

**Center Parcs (Operating) Co. Ltd**

Longleat Forest Holiday Village,  
Wiltshire,  
BA12 7PU

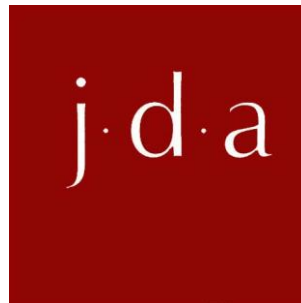
**External Landscaping Upgrades to  
Existing Lodges.**

# **Design & Access Statement**

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## I INTRODUCTION

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- I.1 This Design & Access Statement has been prepared in support of a 'FULL PLANNING APPLICATION' for the proposed external landscaping works to existing holiday lodges to include extensions to patios and cycle parking areas at Center Parcs at Longleat Forest Holiday Village, Wiltshire, BA12 7PU
- I.2 This statement has been prepared under the requirements of the Town & Country (General Development Procedures) (Amendment) (England) Order. The structure and content have been informed by:
- The Town & Country Planning (General Development Procedure) (Amendment) (England) Order.
  - 'Design & Access Statements – How to write, read and use them' (CABE 2006); and
  - Secretary of State Appeal decisions on the role of a Design & Access Statement.
- I.3 The statement seeks to explain the design principles for the development which are appropriate to the site and the surrounding area based on national planning and local design guidance.
- I.4 The document has the following functions and purpose:  
To provide a description of the key issues, constraints and opportunities afforded by the site and their evaluation that has informed and led to the current form of development; and to provide comprehensive information on the development in terms of layout, scale, access, appearance and landscaping.

## 2 ASSESSMENT & LOCATION

### Site Location

- 2.1 The application site is located within the Center Parcs Holiday Village at Warminster, Wiltshire. The total holiday village comprises an area of approximately 400 acres.



Figure 1: Site Location Plan.

- 2.2 The site is located in the centre of the village, to the west of the subtropical swimming paradise.



Figure 2: Aerial Plan, Source Google Earth.



Figure 3: Front of Existing Lodges, Cycle Parking Area.



Figure 4: Rear of Existing Lodges, Patio/BBQ Areas.

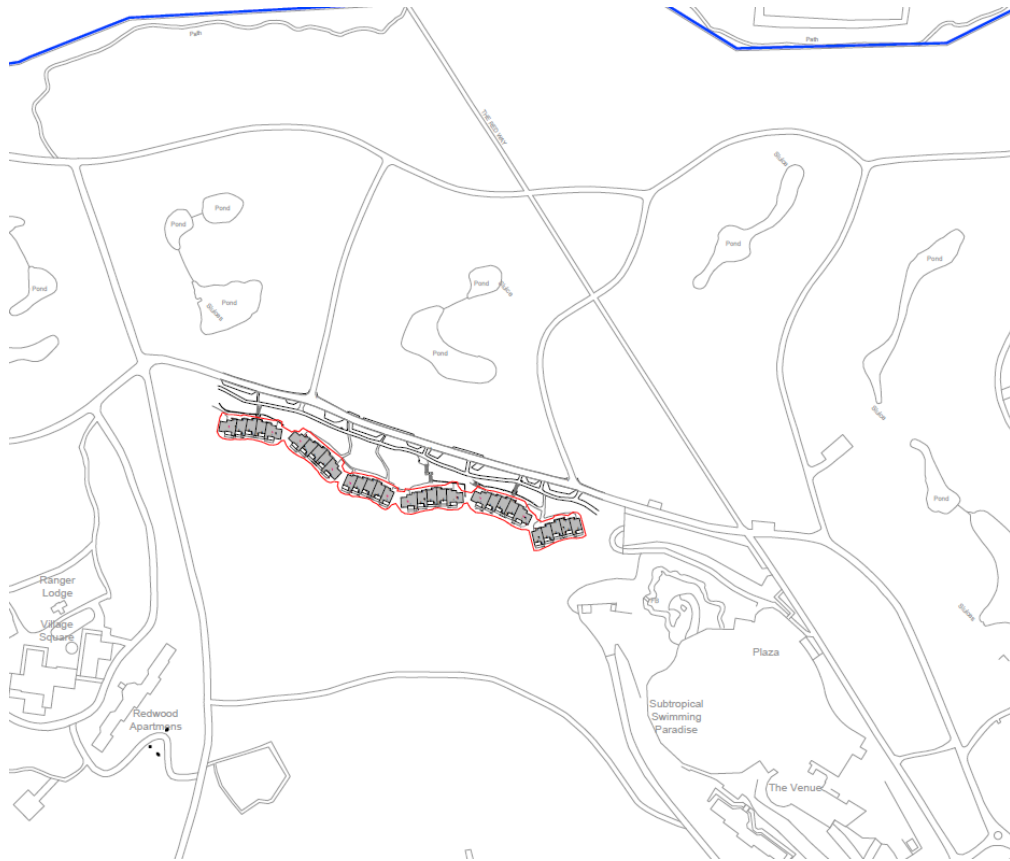


Figure 5: Existing Lodges, Incl. Application Blue Line.



Figure 6: Existing Lodge Clusters.

## Planning Policy Context:

- 2.3 In addition to the National Planning Policy Framework 2024 and Planning Practice Guidance, the following policies from the Wiltshire Core Strategy Adopted January 2015 are relevant to this application:

### Tourist Development (CP39)

- CP39 confirms that in exceptional cases development may be supported away from the Principle Settlements, Market Towns, Local Service Centres and Large and Small Villages where it can be demonstrated that all of the following criteria are met: i. There is evidence that the facilities are in conjunction with a particular countryside attraction; ii. No suitable alternative existing buildings or sites exist which are viable for reuse; iii. The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; iv. The building is served by adequate access and infrastructure; and v. The site has reasonable access to local services and local employment base. Extensions to existing facilities should be appropriate in scale to its location and help to ensure future viability of the business, including farm diversification schemes.

### Biodiversity and Geodiversity (CP50)

'Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale...All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the life of the development...All development should seek opportunities to enhance biodiversity...'

### Landscape (CP51)

The Cranborne Chase and West Wiltshire Downs Landscape Character Assessment is relevant to this application in terms of the implementation of this policy. The policy states that 'Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
- ii. The locally distinctive character of settlements and their landscape settings.
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.
- iv. Visually sensitive skylines, soils, geological and topographical features.
- v. Landscape features of cultural, historic and heritage value.
- vi. Important views and visual amenity.
- vii. Tranquility and the need to protect against intrusion from light pollution, noise, and motion.
- viii. Landscape functions including places to live, work, relax and recreate.
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty. Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plan for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.'

#### Sustainable Transport (CP60)

The policy states that – “the local planning authority and local transport authority, the council will use its planning and transport powers to develop, maintain and improve a sustainable transport system for Wiltshire.”

#### Transport and New Development (CP61)

The policy notes that ‘the following must be demonstrated:

- ...ii. That the proposal is capable of being served by safe access to the highway network.
- iii. That fit for purpose and safe loading / unloading facilities can be provided where these are required as part of the normal functioning of the development.

#### Flood Risk (CP67)

‘The Core Strategy supports a sustainable approach to surface water drainage, and development will be expected to incorporate Sustainable Drainage Systems (SuDS) such as rainwater harvesting, green roofs, permeable paving, and ponds, wetlands and swales, wherever possible...In addition to the requirement for development to provide SuDS, any opportunities to reinstate or create additional natural, functional floodplain through the development process will be encouraged.’

- 2.4 The application site is within Flood Zone One of the Flood Map for planning. Therefore, will have ‘low probability of flooding’.



Figure 7: Flood map

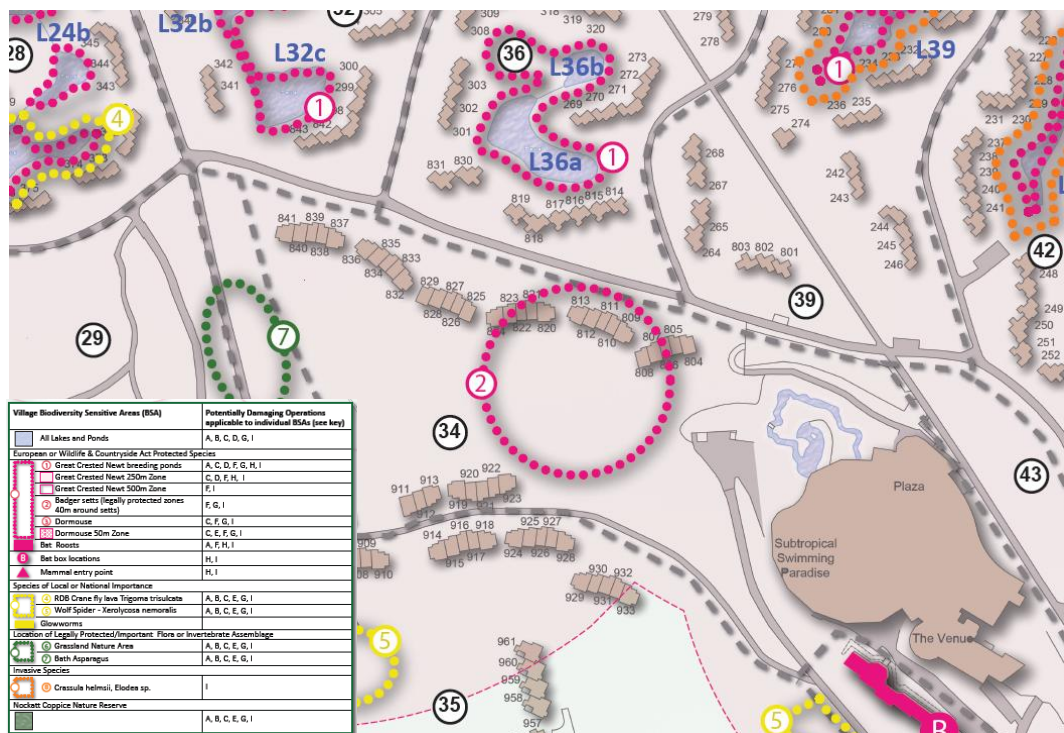


Figure 8: Biodiversity Action Plan

## Biodiversity / Ecology

- 2.5 Center Parcs has its own Biodiversity Action Plan identifying different types of areas including ecologically sensitive zones and varying habitats. This shows the site is within areas of great crested newts and badger sets. Refer to accompanying PEA for further information.

## Arboricultural

- 2.6 The existing lodges / landscaping shown in figures 3-6 comprise of paved areas, soft landscaping and a number of existing trees. Assured trees have been appointed to carry out an arboricultural impact assessment and arboricultural methods statement.

### The Proposal:

- 3.1 The application seeks planning approval for the extensions of existing patios and block paved cycle parking to improve external spaces for the holiday lodges. To the rear of 4 bed lodges the patio extensions allow for better use of space. The proposed works will have a minimal impact on the wider site, with no significant effects on the surrounding facilities or landscape character.

### Layout:

- 3.2 See below extract of Cluster C, which shows proposed patio extensions in blue to lodges 809 and 813.

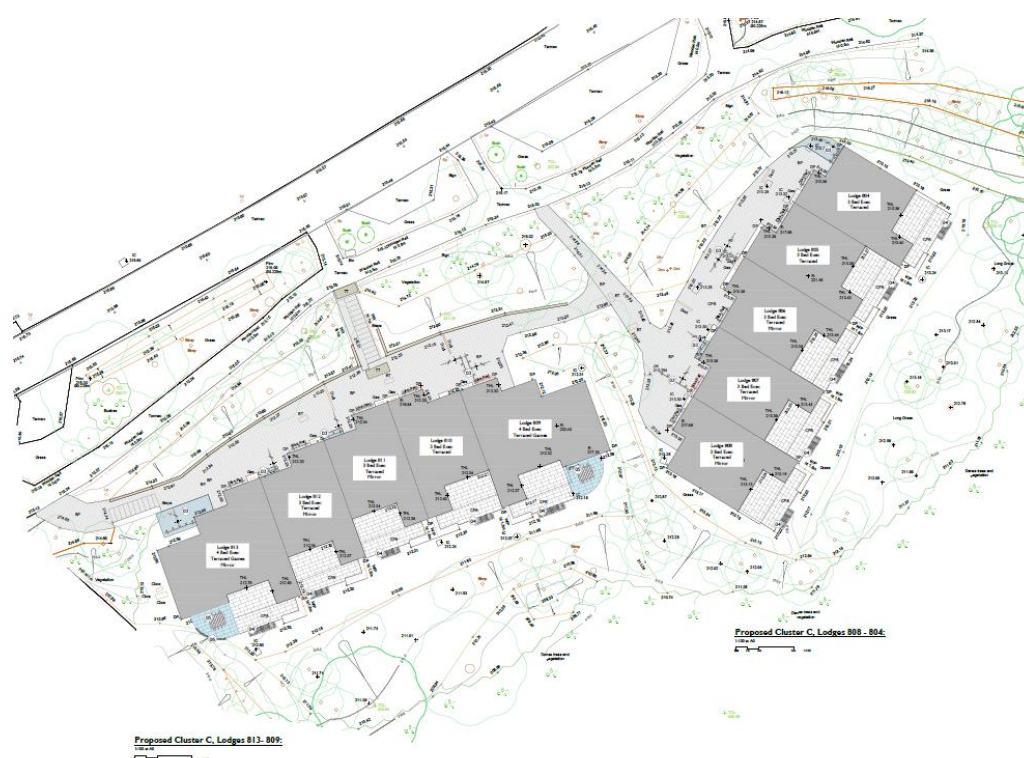


Figure 9: Proposed Site Plan

### Scale & Appearance:

- 3.2 The patios will be extended using matching granite slabs. Extensions to the block paving and bike racks will provide 1 no. cycle parking space per bedspace per lodge.



Figure 10: Proposed Curved Patio Extension and New BBQs.



Figure 11: Proposed Block Paving Extension and Cycle Parking.

**Access:**

- 3.3 The proposals do not impact existing site access.

**Landscape:**

- 3.4 Proposed block paving and patio slabs to match existing
- 3.5 Existing BBQ's will be reconstructed as a result of the extended patio.
- 3.6 Existing Patios are laid with a fall so surface water runoff is directed into the adjacent woodland areas. Where the extensions to the patios are relatively small (less than 10m<sup>2</sup>) we would propose to maintain this arrangement. Where the extension to the patios is larger (more than 10m<sup>2</sup>) it may be necessary to include a channel or land drain to the perimeter of the paving which will direct runoff to a soakaway, existing drainage ditch or nearby lake depending on site conditions.

## **4 CONCLUSION**

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- 4.1 The proposal aligns with several Core Policies of the Wiltshire Core Strategy (Adopted January 2015), including CP39 (Tourist Development). The upgrades are modest in scale and have been carefully planned to ensure minimal or negligible impact on the existing environment.