



DESIGN & ACCESS STATEMENT

TO SUPPORT THE DEVELOPMENT OF A GLAMPING SITE AT

GOPSALL HALL FARM

GOPSALL

ATHERSTONE

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Proposed is the siting of 10no. glamping pods for overnight guest use, external covered decking areas, associated permeable vehicular track and parking/turning areas. Also intended is minor landscaping of the site, the reinstatement of a former pond and the planting of native species hedgerows, shrubbery, and meadow grass with wildflowers throughout the site.

All pods will be connected to a new private package treatment plant and soakaway. All hard landscaping will be constructed from permeable materials and all pods will be surrounded by a gravel border to allow roof run-off to easily infiltrate the ground.

The chosen high-end glamping pods will be constructed off-site by manufacturer Pod Factory and delivered as a full unit ready for installation.

The application site is situated within the grounds of Gopsall Hall Farm, an existing camping, touring and glamping site which also holds weddings and other events. The site location will be easily accessible from across the country via car and public transport. The proposal supports sustainable travel by including E.V. charging points, secure bicycle storage and lending.

The sustainable development is part of a long-term phased plan to expand the existing rural business to provide additional subtle and discreet countryside holiday accommodation for tourists visiting the area on short breaks and weekend stays. The pods are proposed to be in operation year-round, making them an excellent option for visitors to retreat and access everything the area has to offer in all seasons.

In designing the proposed site, Hinckley & Bosworth Borough Council Local Plan 2006 – 2026 and National Planning Policy Framework were referenced, and the following policies were considered. It is believed that the proposal is compliant with each of the following policies:

H&BBC Site Allocations and Development Management Policies DPD and Core Strategy (adopted Dec 2009)

- **DM 1: Presumption in Favour of Sustainable Development**

This policy states *'Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.'*

This policy supports the proposed development as it aligns with the policies listed below.

- **DM 2: Delivering Renewable Energy and Low Carbon Development**

The proposed development aligns with this policy in several ways. The proposal is of a high-quality design and will make a positive contribution to its context in terms of ecology, supporting an existing rural business and the local economy.

The scale and nature of the development are acceptable in this location due to the proposal being an expansion of its current use. The site design has been carefully considered to ensure it is harmonious in its location and is appropriate in terms of scale, mass, form, siting, design, materials, texture, and colour relating to the surrounding area. The proposal appropriately responds to and safeguards the existing site character and context, creates character and interest, and has been designed with health, amenity, well-being, and safety in mind.

The proposal appropriately responds to the wider landscape and safeguards the environment and natural features of the rural site. The development will protect and retain important natural features including trees and hedgerows during the construction and throughout the operation of the site. The site design incorporates a large amount of soft landscaping that will connect to surrounding green infrastructure and networks.

The historic significance of the site as the former location of Gospall Hall will continue to be respected and celebrated by the Site Operator.

The installation of lighting bollards along footpaths for safety when walking out at night will create an environment for people to feel safe. The health and amenity of occupiers and surrounding uses will be protected. The proposal will not result in overlooking, overbearing, results in a loss of daylight, and/or unacceptable levels of light pollution, noise, vibration, odour, emissions, dust, or any other amenity issues.

The proposed development will minimise its dependence on fossil fuels and contribute to the mitigation of climate change through adopting a sustainable approach to energy use. See section 5.0 of this document for more information regarding sustainability choices. The proposal will prioritise movement by foot, bicycle, and public transport. E.V. charging and secure bicycle storage will be available to guests to further encourage sustainable travel choices.

- **DM 4: Safeguarding the Countryside and Settlement Separation and Policy 17: Rural Needs**

The proposed development aligns with this policy due to the strong link glamping has with outdoor recreation, especially in the countryside. The chosen rural location is crucial to the success of this tourism development as a countryside location is vital for glamping businesses to thrive. Glamping guests tend to be looking for a peaceful getaway in nature where they can relax, rejuvenate, and escape their everyday lives. The proposed site will successfully deliver this expectation while also providing social benefits and economic support to the surrounding area.

In addition, the proposed development is the expansion of an existing rural tourism business with the pods building upon the existing diversification of Gosmall Hall Farm with the operations and success of the tourism business supporting agricultural operations.

The Applicant's existing tourism business has provided jobs for the local community with the creation of 3 full-time, 3 part-time, and 3 seasonal roles in the last 2 years. With the proposed development, they expect to create more jobs and employment opportunities for the local community for site cleaning, maintenance, and management.

- **DM 6: Enhancement of Biodiversity and Geological Interest**

A BNG assessment was undertaken of the existing site and proposals which revealed a baseline habitat unit value of 3.17 habitat units and 0.6 hedgerow units, with a proposed outcome of 4.91 habitat units and 1.07 hedgerow units, representing a net change of 55.07% and 78.25%, respectively. As such, the proposed development is considered to provide the necessary net gain for biodiversity, whilst further enhancements to local wildlife will be provided as outlined in the accompanying Ecological Appraisal.

The proposed development will not adversely impact any designated or potentially designated sites or result in the loss or deterioration of irreplaceable biodiversity or geological features or habitats. The Applicant intends to re-introduce the "great pond" that was in place when Gosmall Hall still stood upon the site - this will dramatically contribute to enhanced biodiversity and the recreation of a wildlife habitat that has been lost.

The application site has not been identified as having any geological value.

The design of the site has been carefully considered to ensure the development maintains the character and quality of the existing landscape and current land use. No trees are to be removed and additional native trees, hedgerows, shrubs, and enhanced grassland with wildflowers are proposed around the site to enhance natural landscape features and biodiversity.

The site makes use of existing access with an existing road and tracks leading to the existing caravan and camping site. From here, a new permeable track will be constructed with parking next to each pod for easy accessibility. The site will be well maintained, and the units have been carefully positioned taking existing topography and vegetation into account to ensure no negative visual impact to the surrounding area.

- **DM 7: Preventing Pollution and Flooding, DM 10 Development and Design and Policy 24: Sustainable Design and Technology**

Due to the site being within the open countryside, there is no main sewerage connection available. Therefore, a sustainable private treatment system has been proposed to provide suitable foul drainage for the units. The site is not at risk of flooding and will not cause any flooding in the surrounding area. SuDS principals have been integrated into the site design with the use of permeable materials for the proposed vehicular track and parking/turning areas and all pods will have a 250mm wide by a min 200mm deep gravel border to all draining sides for roof runoff. For further drainage details please refer to drawing 240219-02-04 - Drainage Plan A1.

As mentioned above, the installation of PIR lighting bollards with timers for safety when walking out at night will not have any negative impact due to only being illuminated for a limited time when activated by someone walking nearby to not disturb local wildlife.

The proposed site is situated in open countryside with several small villages nearby which provide public transport connections to the wider area. The Applicant intends to provide E.V. charging points in the existing carpark next to the site reception in the future and secure bicycle storage is available to guests to encourage use and promote sustainable travel. Public walking and cycle routes also pass near the proposed site which will also be promoted to guests to reduce reliance on private car use and encourage outdoor recreation for improved health and wellbeing.

A site management plan is already in operation, with no antisocial behaviour or loud music tolerated to control noise pollution and provide a safe environment for all guests.

Due to the positioning and orientation of the proposed pods as well as distance from neighbouring residential properties, the proposal will not propose any harm to the residential amenity of any surrounding properties relating to outlook, privacy, light, noise, and odour.

The site has been proposed with multiple soft landscaping enhancements to help screen the units and provide an ecological and biodiversity gain. Through the planting of native trees, shrubs, hedgerows, and meadow areas, the proposal will protect the natural environment and local character.

At the end of their lifetime, the pods can easily be removed and the site returned to its original state due to the non-invasive construction methods of ground screws and the very little groundwork required to site the pods.

- **DM 11 Protecting and Enhancing the Historic Environment and DM 12 Heritage Assets**

The proposed location for the new pods is not within the direct vicinity of the former location of Gopsall Hall. Therefore, no existing historic or heritage assets will be affected by the proposed development. Furthermore, the proposal is an expansion of the existing business and is in keeping with existing land use, on-site operations, landscape character and settlement pattern.

- **DM 17 Highways and Transportation, Policy 14: Rural Areas: Transport and DM 18 Vehicle Parking Standards**

This proposal has carefully considered the impact of the proposed development on the highway network. The existing business incorporates safe and accessible connections to the transport network to enable travel choices, including non-car modes (such as bicycle hire), for guests and employees which will continue to be the case with the addition of the proposed glamping pods.

The existing camping and caravan site does not have as many pitches in operation as approved in the associated planning application (18/00294/FUL - 16 touring caravan pitches and 6 glamping pitches). Therefore, it is understood that the traffic generated by the proposed new pods will not result in increased traffic or trip generation to the site. Therefore, the expected traffic generated by the site will be equal to or less than the previously approved planning application and will not negatively impact other road users.

Existing access on Ashby Road will be used. This is of a suitable size and condition to serve the existing camping site and caravan park as well as surrounding agricultural and residential properties. A permeable vehicular track which provides access from the site reception to existing glamping pods will be extended to reach the new pods and each pod will be provided with a parking bay next to their accommodation. Existing parking near the site reception buildings can be used for parking overflow if required.

The site benefits from nearby public rights of way which will allow guests to explore the area on foot or bicycle. Guests will be encouraged to use alternative modes of travel during their stay to promote sustainable travel.

- **DM 24: Cultural and Tourism Facilities and Policy 23: Tourism Development**

The proposed site is suitably located near several tourist attractions including Twycross Zoo, Conkers Adventure Playground, Hicks Lodge and Bosworth Battlefield. See the supporting Market Research document for additional information. Bus stops in nearby Twycross, Bilstone and Congerstone will connect visitors to the wider area via public transport, with public walking and cycle routes also passing near the proposed site to reduce reliance on private car use.

Glamping sites promoting outdoor recreation and spending time in nature require a countryside location to achieve this. The expansion of the existing site at Gopsall Hall Farm will respect the character of the countryside and will not adversely affect local infrastructure. It will benefit nearby businesses, tourist attractions and the local economy by providing a retreat from the city in a peaceful, natural environment and luxury glamping pods.

Due to the design and construction of the proposed pods, these fall under the definition of a caravan under the Caravan Act. They are temporary in nature and will be mounted on ground screws, allowing the site to easily revert to its current use at the end of their lifetime. They are designed to integrate well with their surroundings and will use materials which will weather over time.

National Planning Policy Framework: Supporting a prosperous rural economy

88. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses, and places of worship.*

89. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

This proposal is for the *sustainable growth and expansion of an existing rural business*. As mentioned in national policy above, it should be recognised that some rural sites are required to be located in rural areas which may not be well served by public transport. Given the nature of glamping, it is known to thrive in remote locations where guests can be immersed in nature. Outdoor recreation, relaxation and rejuvenation in a peaceful countryside environment are central to the character of glamping sites.

The development has been carefully designed with the above in mind and is believed to be an appropriate scale, density, and design to respect the surrounding area. The existing and proposed vegetation around the site assists in concealing the development and integrates the proposal into their natural surroundings so no negative visual impact is created.



*Photo looking east along the boundary between the fields where P1-P6 will be located.
The historic 'Great Pond' will be reinstated in the dip of the field toward the left-hand side of the image.*

3.0 Site Context

3.1 Location

The proposed site is within the grounds of Gopsall Hall Farm, an existing camping, touring and glamping site which also holds weddings and other events.

The site is situated between the villages of Twycross to the southwest and Bilstone and Congerstone to the southeast, all within a 2 mile radius. The site is very well located with larger towns including Atherstone, Tamworth, Coalville, and Hinckley all within 12 miles of the site and the city centre of Leicester is only 20 miles away.

The site is easily accessible via the A444 and bus stops in Twycross, Bilstone and Congerstone will allow visitors to reach the site and explore the local area using public transport. Public walking and cycle routes passing near the site will also reduce reliance on private car use.

Many tourist spots and attractions are within a suitable travel distance to the site including Twycross Zoo, Conkers Adventure Playground, Hicks Lodge and Bosworth Battlefield. It is perfectly suited for visitors looking to enjoy the natural beauty of this area and the proposal will create a significant economic benefit to the surrounding area and local businesses.



Figure 1. Aerial view of site location. Source: Google Maps

3.2 Proposed Site Information

As previously mentioned, the application site is within the grounds of Gopsall Hall Farm. The wider context of Gopsall Hall Farm includes a working farm and campsite (comprising camping and touring caravan pitches, tipis, and glamping pods with associated landscaping). There is also a large caravan storage facility to the west. It is located outside any identified settlement boundaries and is therefore classed as 'open countryside'.

The application site is an L-shaped parcel comprising two sections of grassland with the existing Gopsall Hall Farm camping and caravan grounds directly to the north and west and arable fields to the south and east. The areas for the proposed pods have been specifically chosen due as they are not productive farmland and are therefore ideal for farm diversification.

The site has a gentle slope running downhill in all directions from its highest point, where the existing glamping pods are located (to the north/west of the application site).

The nearest residential property is the existing Gopsall Hall Farmhouse located to the west of the site. Given the existing use of the site, the additional pods are not expected to adversely impact residential amenity in respect to noise and disturbance.



Figure 2. Aerial view of site with red line boundary. Source: Google Maps

3.3 Site Access

The glamping site will be reached by following the existing private site access to Gopsall Hall Farm off Ashby Road (B4116). The existing camping and caravan site does not have as many pitches in operation as approved in the associated planning application (18/00294/FUL). Therefore, it is understood that the traffic generated by the proposed new pods will not result in increased traffic or trip generation to the site. Therefore, the existing access is accepted in terms of road safety, visibility and passing places while the expected traffic generated by the site will be equal to the previously approved planning application and other road users will not be negatively impacted.

Existing access on Ashby Road will be used. This is of a suitable size and condition to serve the existing camping site and caravan park as well as surrounding agricultural and residential properties. Visibility is good in both directions from the existing site access onto the public road where the access lies perpendicular, as can be seen in figures 3 and 4 below. A permeable vehicular track which provides access from the site reception to existing glamping pods will be extended to reach the new pods and each pod will be provided with a parking bay next to their accommodation. Existing parking near the site reception buildings can be used for parking overflow if required.



Figure 3. Facing northeast on public road where it meets existing access road.



Figure 4. Facing southwest on public road where it meets existing access road.

3.4 Site Photos



1. Facing south towards proposed location for P1-P6 and the "Great Pond" in field beyond.



2. Facing southwest towards proposed location for P1-P6 and the "Great Pond" in field beyond.



3. Looking east along boundary between the fields where P1-P6 will run along.



4. Looking west along boundary between the fields where P1-P6 will run along.



5. Looking north along proposed location for P7-P10.



6. Facing south from proposed location of P10, where new enhanced grassland/wild flowers will be planted.



7. Looking north along bank/boundary between fields where P7-P10 will be positioned between existing trees.



8. Facing southwest along bank/boundary between fields where P7 and P8 will be located.



9. Looking south along proposed location for P7-P10.

3.5 Flood Risk

It has been identified from flood maps that the site lies in a very low risk zone with regard to surface water, river, and sea flooding. It is therefore anticipated that a flood risk assessment is not required.

All hard landscaping will be constructed from permeable materials to allow water to freely infiltrate the ground. Likewise, a pebble border around the pods will be provided for roof run-off. See drawing 'Drainage Plan' for additional information.

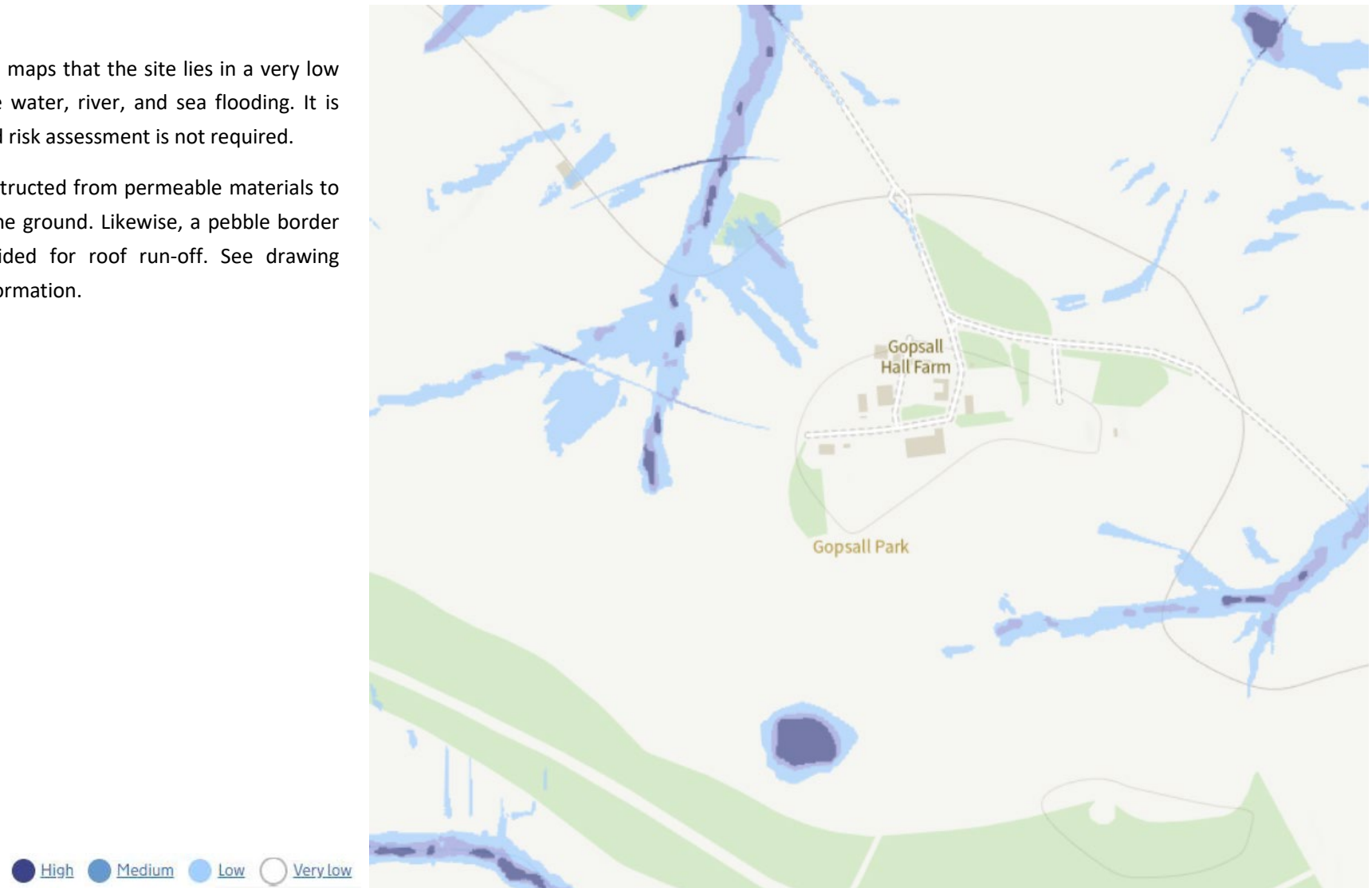


Figure 5. Map of Surface Water Flood Risk. Source: gov.uk

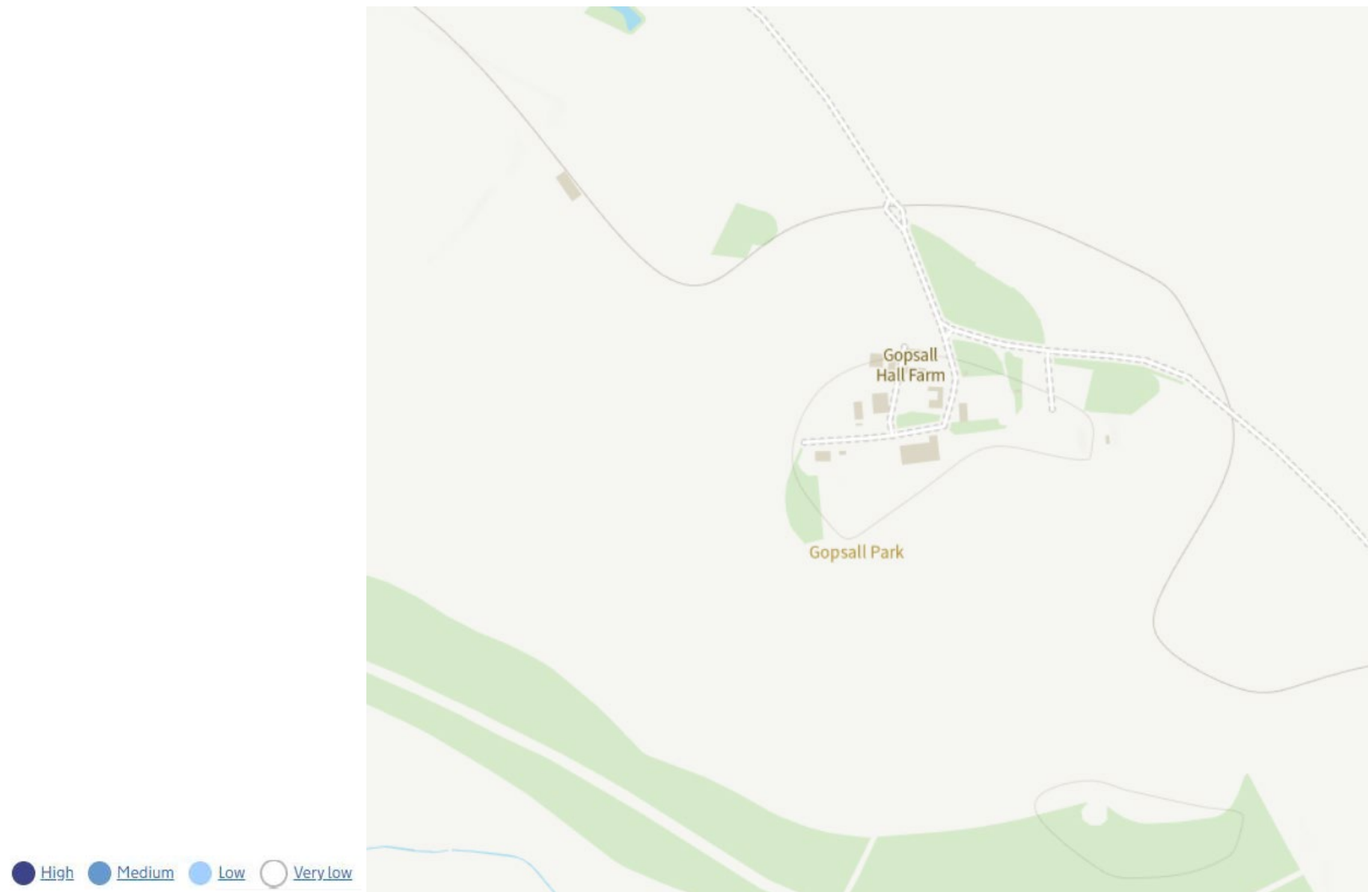


Figure 6. Map of Flood Risk from rivers and sea. Source: gov.uk

3.6 Public Rights of Way

No public rights of way will be affected by this proposal during construction or after completion.

Several public right-of-way footpaths in the surrounding area will allow guests to easily explore the area and reach surrounding villages on foot, reducing the need for private cars.

Likewise, a cycle route which passes through Shakerstone and Congerstone to the east of the site allows guests to reach Gopsall Hall Farm and also explore the surrounding area using bikes. Bike rental is already available on-site, which will also be available to guests staying in the new glamping pods. Recognised routes will be promoted within the pods to encourage guest use.

Layers		
	Footpath, Bridleway, Byway	
	National Trails / Coastal Path	
	Right to Roam	
	Cycle Network	

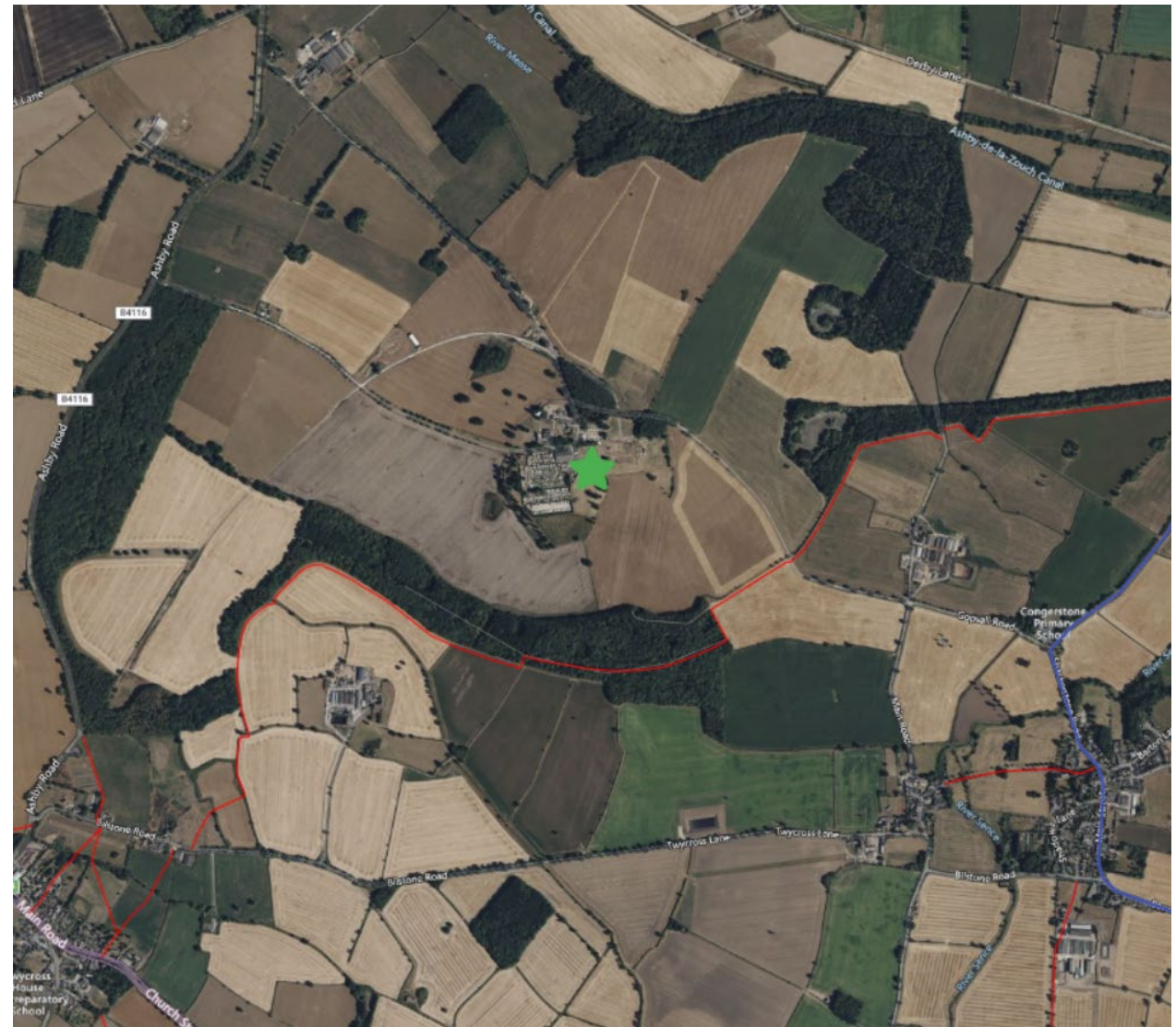


Figure 7. Map of Public rights of way – site indicated by green star. Source: footpathmap.co.uk

3.7 Justification for Proposed Use

The proposed glamping site would help retain, support and future-proof the long-term viability of the existing agricultural, cultural and tourism business at Gopsall Hall Farm. It will expand an existing rural business to offer more contemporary, luxury holiday accommodation to visitors within a suitable travel distance of Leicester, Birmingham and further afield across the country, thus being suitable for weekend trips and short stays.

The area and surroundings are rich in tourist attractions such as Twycross Zoo, Conkers, Tamworth Snowdome, and Bosworth Battlefield Visitor Centre to name but a few. Nearby towns and villages offer plenty of cafes, restaurants, and local shops for guests to visit and as such, the proposal will create an economic benefit to local businesses and services. The proposed development would enhance, extend, and retain existing facilities while additional users staying for longer as a result of the enhanced accommodation will generate additional income for the wider borough.

The proposed accommodation will have social benefits by allowing visitors to spend time outdoors to relax in a natural setting as well as explore the surrounding area, promoting outdoor recreation for health and wellbeing.

Glamping installations require minimal groundwork and non-harmful construction practices. We, therefore, believe the proposed small-scale glamping pods, built from natural materials, will provide an ecologically viable accommodation solution, suited to the area.

The concept of luxury glamping is gaining popularity throughout the UK, with standards and guests' expectations on the rise. This site is intended to be amongst the best available in the area and provide an exciting new alternative, offering guests a secluded retreat in nature and high-quality, modern glamping accommodation.



Artist Impression looking north from reinstated pond towards proposed new glamping pods

4.1 Proposed Layout

10no. new glamping pods are proposed around the boundaries where the existing camping and caravan site grounds meet the surrounding arable fields to the south and east.

The vehicular track to the existing glamping pods will be extended south to reach the proposed new pods. Each proposed pod will have parking next to it for easy access. Each pod will have an area of partially covered external timber decking to match the existing pods. These areas allow guests to relax outdoors and enjoy their natural surroundings. Planting native hedgerows and shrubbery between pods will provide privacy for guests and help to incorporate the pods with their natural surroundings.

The proposal also incorporates reinstating the historic 'great pond' to the south of P1-P6, which was in place when Gopsall Hall was still standing. This will establish a historic feature of the site which has been lost while also providing additional wildlife habitat and enhancing biodiversity in the area.

The proposal has purposely underdeveloped the site, with less than 6% of the site area taken up by the proposed pods and private external decking.

See drawing 'Proposed Layout Plan' for further information.



Figure 8. Proposed Layout Plan

4.2 Landscaping

The proposed site has a gentle slope running downhill in all directions from the highest point, where the existing glamping pods are located. As a result, some minor levelling may be required to create suitable footings for the new pods (small footings or ground screws). Where needed, a minor cut-and-fill exercise will be conducted so there will be no need for the removal of any earth from the site. Any broken ground will be re-instated (turfed where required).

The intention is to maintain the existing topography of the site, thus preventing the need for any retaining structures. The pods will be installed on adjacent ground levels and therefore will be at varying levels relative to each other.

The design of the glamping site has been developed with landscaping, ecology, and biodiversity at the forefront. An ecological appraisal and biodiversity net gain report accompany this planning application. No significant ecological constraints regarding protected and Priority species that could not be sufficiently mitigated were identified within the site or surroundings. Subject to the implementation of mitigation and enhancement measures, and appropriate implementation and management of the new habitat within the site, the proposed development is considered to meet all national and local policy requirements.

Landscape features are summarised below, see the accompanying Ecological Appraisal for additional information.

- Reinstall the historic 'great pond' to the south of the proposed pods.
- Introduce new native hedgerows and shrubbery between proposed pods for screening and habitat creation.
- All existing trees will be retained and 8no. new native trees will be planted for habitat creation.
- Plant a large area of enhanced grassland and wildflowers.
- Provide habitat opportunities with the installation of dead wood piles, bat, and bird boxes per ecological appraisal.
- Minimise/control external lighting to avoid disturbance to wildlife and dark skies.

4.3 Drainage Strategy

The pods will be connected to a new package water treatment plant and soakaway, located south of P10. See full drawing 'Drainage Plan' for further information.

New vehicular track and parking/turning areas are to be constructed with a porous build-up of free-draining stone.

All pods are to have a 250mm wide by a min 200mm deep gravel border to all draining sides.

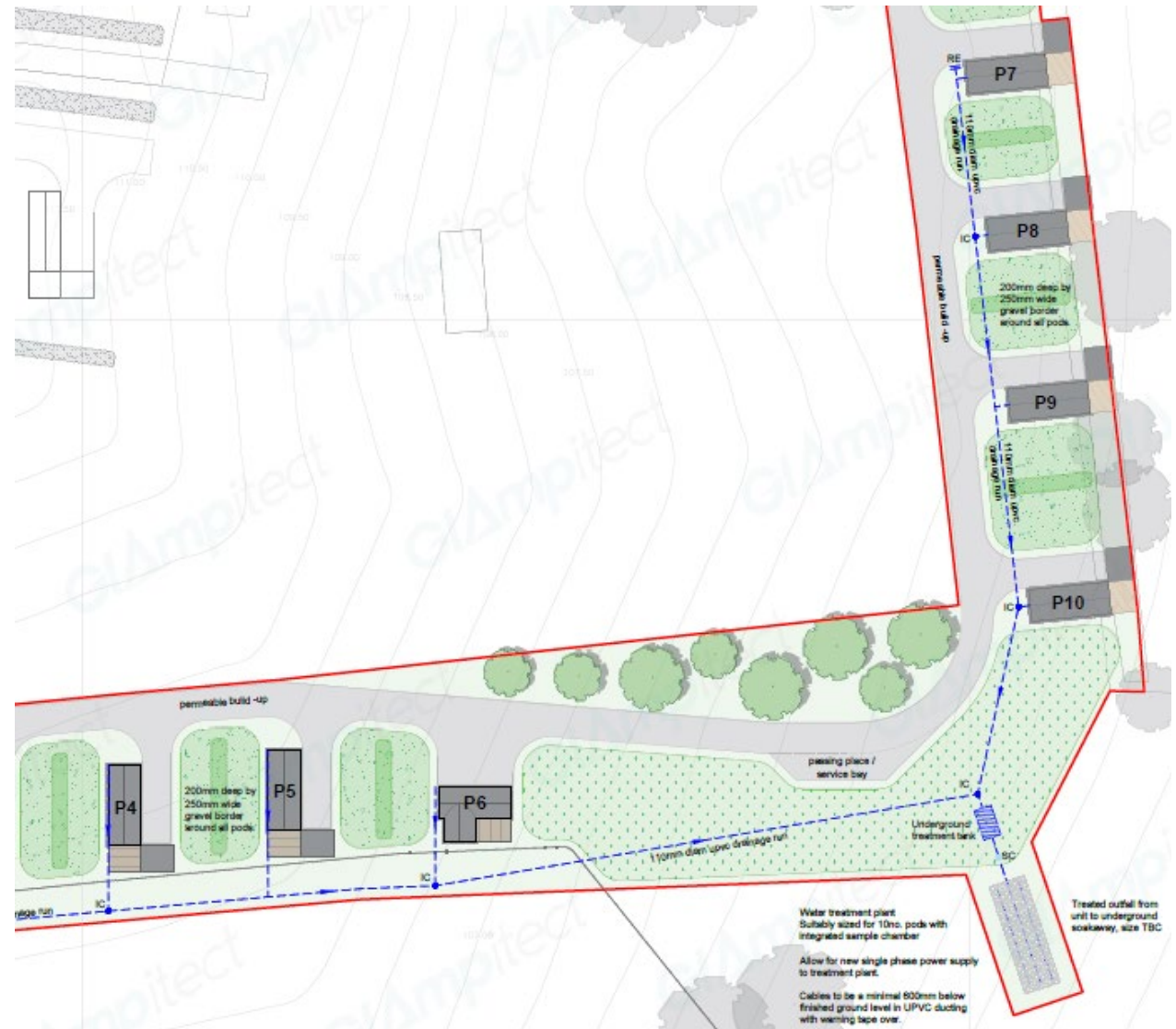


Figure 9. Partial image of proposed Drainage Plan

4.4 Lighting Strategy

16no. LED lighting bollards with PIR sensors will be provided along footpaths for safety when walking at night.

The chosen lighting will minimise effects on local wildlife, not cause disruption to neighbours and is suitable for use in dark sky areas. See full drawing 'Lighting Plan' for further information.

Benefits of low-level lighting bollards:

- LED mains are wired.
- Low-level height, only 40cm high.
- LED bulbs installed into this pillar lamp are in such a manner that they shine downwards onto cascading reflectors, keeping all light at low level.
- Integrated PIR sensor, keeping light levels low and only on when required.
- Range 2-8metres, set at 5m as shown.
- Lighting duration (5 seconds to 6 minutes) are configurable.
- Detects movement at an angle of 90 degrees.



Figure 10. Partial image of proposed Lighting Plan

4.5 Proposed Units

10no. high-quality glamping pods are to be installed, constructed off-site and delivered as full units by manufacturer Pod Factory to match existing glamping pods on site. See drawings 'Front-Entry Pod Plan and Elevations' and 'Side-Entry Pod Plan and Elevations' for more details.

The pods are considered to be temporary structures and have been designed to meet the specifications to be defined as a caravan under the Caravan Act. They are single-story units (approx. 3m tall) so no restriction of neighbouring views will occur. Since the pods will be clad in natural materials, they will also be in harmony with the surrounding landscape and will naturally weather over time.

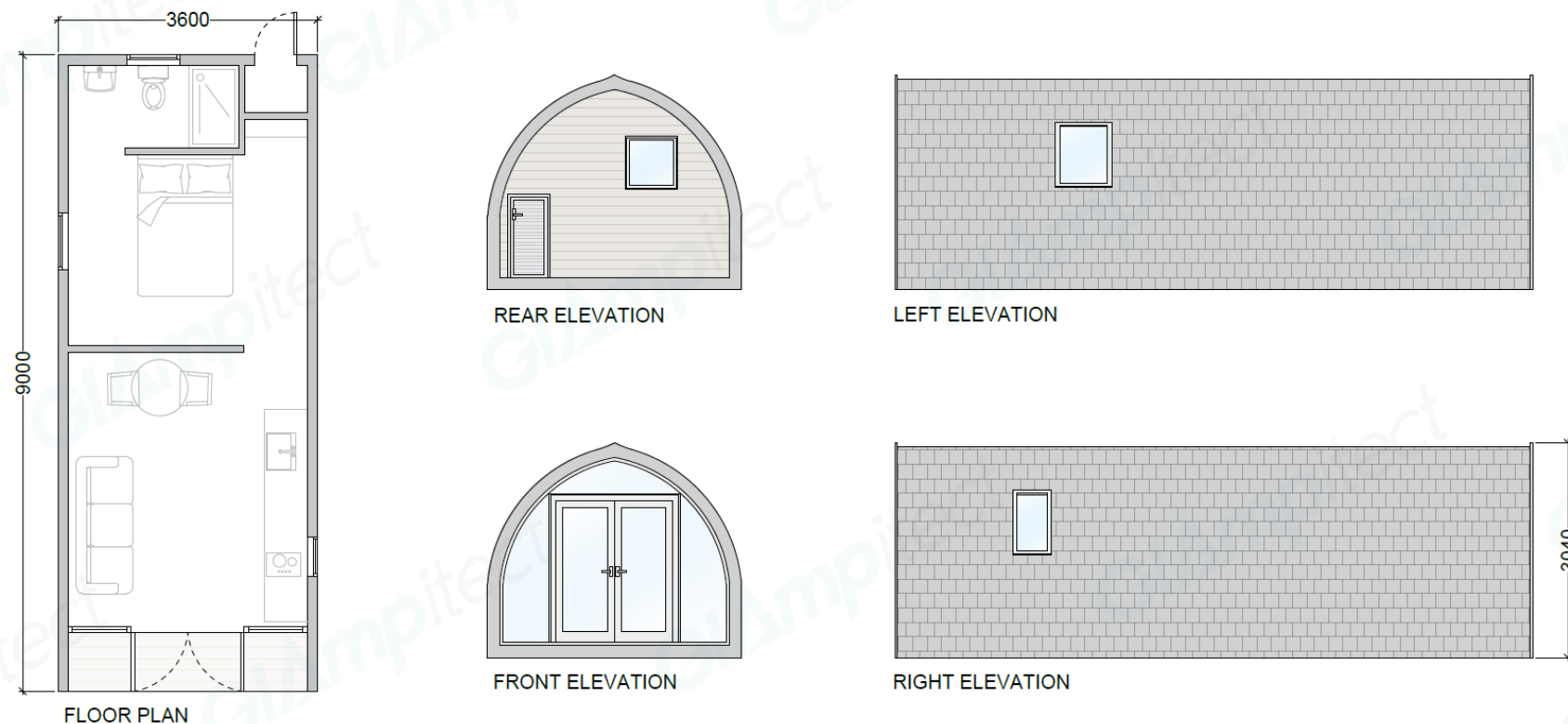


Figure 11. Proposed Front-entry pod drawings

4.6 Use

The site will be operated as a typical (year-round) holiday let, with the glamping pods being rented out on a per-nightly basis. Patrons will likely be couples and small families as the chosen target markets by the site operators. Party groups will not be permitted.

The site will be marketed as a peaceful and relaxing retreat in nature, which should mean noise from guests is not a consideration, with minimal likelihood of noise and disruption to neighbouring properties and road users etc.

There is no intention to use the units for long-term lease / permanent residences. The compact footprint of the pods would not be suited to this in any case.

Land Usage Item	Area Used	% Of Site
Site Area (Red Line Boundary)	9,280 m ²	-
Post-development Green Space (inc. new pond)	7,332 m ²	79 % (of red line)
Areas of enhanced planting	2,200 m ²	23.7 %
Glamping Pods (10no. units)	320 m ²	3.4 %
Partially covered external decking	218 m ²	2.3 %
New permeable track, parking and turning areas	1,410 m ²	15.2 %

4.7 Installation

4.7.1 Stage 1 – Access

As previously mentioned, the traffic associated with the glamping site will not impact the surrounding area due to the number of vehicles travelling to and from the site not increasing overall. The existing access road is of suitable condition and width to provide easy and safe vehicle access. The existing access will provide initial access for the installation of plant and services and will then become the main visitor access as well as provide access for any maintenance vehicles when the site is in operation.

4.7.2 Stage 2 - Groundwork

The slightly sloping gradient across the site will mean some minor groundwork may be required to level the ground for the footings of the units. The existing topography will be retained, with no retaining walls or structures required.

All units will connect to a new package water treatment plant and soakaway. See drawing 'Proposed Drainage Plan' for further information. Service ducting will be laid for power, water and telecoms as required. Pipework will be run for water and cables for electricity and telecoms will be pulled. All service installation and groundwork will be conducted by local contractors.

4.7.3 Stage 3 – Unit Install

10no. pods are to be prefabricated off-site and delivered as a full unit, ready to connect to services. By manufacturing the pods off-site, construction waste will be kept to a minimum and a high-quality finish can be achieved more easily than traditional construction. The choice of glamping pods aims to minimise disruption to the site as much as possible due to their temporary nature.

Any new native trees, hedgerows, shrubbery, and wildflowers planted will match species of the local area as closely as possible.

4.7.4 Stage 4 – Roads, Parking & Clean up

No more plant/transport access is required other than to build up the new vehicular track and parking / turning areas next to each pod. These will be constructed with permeable materials to avoid the use of concrete/tarmac and a dedicated surface water drainage system.

Finally, a total clear-out of the site will be conducted to ensure no leftover waste from the build stage is left. All cleaning waste will be recycled where possible and safely disposed of otherwise.



Artist Impression looking west towards new glamping pods P7-P10

The glamping pods are designed and manufactured to be energy efficient, using materials with a low environmental impact such as reclaimed wood, recycled materials or composite materials made from recycled content wherever possible. Additionally, locally sourced materials will be used as much as possible. Low VOC (volatile organic compound) paints and finishes will be employed to ensure good indoor air quality. Floors and walls will be well-insulated with high-quality insulation to minimise heat loss during colder seasons and reduce the need for heating or cooling. Double glazing will be used throughout to also reduce heat loss. LED light fittings will be installed as standard throughout.

Water-saving sanitary fittings and appliances within the units will deliver water efficiency to the site. A sustainable surface water drainage strategy (SuDS) will be implemented across the site with all hard landscaping to be constructed from permeable materials to allow water to freely infiltrate the ground without the need of a dedicated surface water drainage system. Minimal surface water run-off from the pods will discharge into pebble borders around the units.

Appropriate implementation of measures will minimise environmental impacts arising from any site works; the site will be constructed with efficient construction methods as stated in Stage 3 above thus reducing any waste and carefully considered groundworks will result in no removals required from the site. The site has been designed to integrate harmoniously with the surrounding natural environment to minimise disruption and preserve natural features.

An efficient operational waste management and recycling strategy will be integrated with the existing scheme in operation at the site as required by the council. Waste and recycling bins will be conveniently located for easy access by guests.

The proposed expansion to the tourist accommodation on offer at Gopsall Hall Farm will provide new and exciting options for the area, offering more relaxing and sustainable stays in nature in the peaceful and picturesque Leicestershire countryside. Demand for this type of rural accommodation is high throughout the country, which has also been shown to be true of other glamping sites within this part of the country.

The development will increase footfall for local businesses and through correct marketing, should increase the length of time tourists remain in the local area. This will be beneficial to the local economy including tourist attractions, restaurants, other businesses, and local services. The Applicant intends to build upon relationships with local businesses in the area to offer their goods and services to their additional guests, including taxi services, shops, cafes, and restaurants to name but a few. The operator will promote these services within the pods, along with providing the guests with local knowledge of the many beauty spots to visit, allowing them to connect with nature and the surrounding area.

The operator also intends to use local businesses where possible to conduct groundworks and installation of services, using local suppliers and local labour. The Applicant's existing business has provided jobs for the local community with the creation of 3 full-time, 3 part-time, and 3 seasonal roles in the last 2 years. With the proposed development, they expect to create more jobs and employment opportunities for the local community.

The expansion of the glamping aspect of the accommodation options available at Gopsall Hall Farm using glamping pods with a small footprint and of a temporary nature can be achieved in less time, with less intrusive construction methods and less environmental impact, than traditional permanent tourist accommodation builds require. This is clearly favourable in an area of countryside rich in natural beauty.

Through a thoughtful and considered approach, the design for this proposal emphasises the integration of a small-scale glamping development with the natural landscape to ensure a comfortable and enjoyable experience for all guests. The project aims to promote sustainability and a harmonious connection between the built environment and the rural surroundings. Based on the points discussed throughout this document, it is reasonable to suggest that the proposed glamping accommodation is warranted in this location, to cater for increasing visitor demand, without sacrificing the area's beauty, ecology, or heritage assets.