

1.0 INTRODUCTION

- 1.1 The application site, which extends to approximately 0.5 hectares is situated to the north of the village of Upper Denby.
- 1.2 The site is part of a detached property known as the Acres which is located on Greenfield Close.
- 1.3 Leisure is identified as an appropriate activity in the greenbelt by the NPPF and is actively encouraged by central government to promote economic activity in rural areas.
- 1.4 This application seeks approval for a single camping pod.

2.0 ACCESS STATEMENT

- 2.1 The site is accessed from Back Lane, which is a private road that has been upgraded to include passing places.

3.0 DESIGN STATEMENT

3.1 Context;

The application site is situated to the north of the village of Denby. This is a landscape of small fields associated with livestock farming, which is typical of West Yorkshire. Field boundaries include some hedges and mature trees.

3.2 Amount;

This application seeks approval for the construction of a camping pod.

3.3 Scale;

The scale of this proposal will not impact on the openness of the site.

3.4 Layout;

The layout has been determined by the location of a current field access.

3.5 Appearance;

The appearance of the proposed pods has been derived from the small scale agricultural buildings, which populate the surrounding countryside.

3.6 Landscape;

Landscaping will be restricted to the reinstatement of disturbed surfaces