1.0 INTRODUCTION

1.1 The applicants run a small, licensed caravan park on land adjacent to the site proposed for the camping pod.

1.2 The site is adjacent to the applicant's property, which includes grazing land employed for livestock farming.

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 Gunthwaite Lane

2.2 Parking for visitors to the caravan site park is available on adjacent land by arrangement with The Countryside Regeneration Trust

2.3 Parking for the proposed camping pod will be available in the application site.

2.4 Refuse bins including facilities for recycling will be shared with the existing caravan site.

3.0 DESIGN STATEMENT

3.1 **Context;**

The application site is situated to the south of the village of Denby, part of which is a conservation area. 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 and the relationship between the proposed pod and surrounding properties.

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.

4.0 **Green Belt Statement;**

4.1 The property includes a small, licensed caravan site, which attracts visitors to the area. This facility supports economic activity in the local community.

4.2 Whilst job creation on site will not result from this development, employment in local hospitality businesses will be enhanced by increased visitor numbers.

4.3 Income generated by the proposed camping pod will be spent in the local community through the employment of local contractors and use of local suppliers.

4.4 The location of the camping pod has been selected to ensure that it is seen as part of an established building group.