

FOX-AD

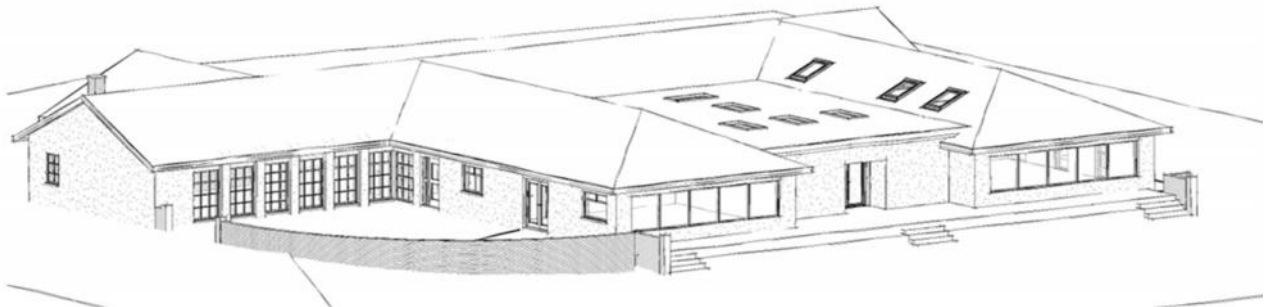
Design & Access Statement

For The

Creation of a new vehicular access including the installation of gate and posts,
landscaping, and 9 additional car parking spaces

At

Millom R.U.F.C – Wilson Park – Haverigg – LA18 4GY



This document is to be read in conjunction with FOX-AD LTD Planning Documents

1. Introduction

Fox Architectural Design Ltd has been appointed by Millom R.U.F.C to provide design documentation and submit a Full Planning Application to seek planning approval for the Creation of a new vehicular access including the installation of gate and posts, landscaping, and 9 additional car parking spaces to the West of the site.

The purpose of this document is to provide the local authority with a design proposal that is fit for purpose in terms of the client's requirements and remains sympathetic to its local and immediate setting.

In addition to this document is a set of drawings they are as follows:

- 23-11-P-L -A - Location - Block Plan
- 23-11-P-07B - Proposed Site Plan

2. Location



(Fig.01 – Google Maps Aerial Image)

The site for this application is located to the South of Haverigg and located approx. 450m West along Sea View from the public toilets/car park and beach café accessed via a small road. (Fig. 02 & 03 below).



(Fig.02 – Google Maps Aerial Image with distance from Public Car Park)



(Fig.03 – View of the existing Club House from the small public road)

The Clubhouse which is the immediate location for this planning application is approx. 180m South-West from the residential dwellings along St. Lukes Road to the North (*Fig. 04*), approx. 120m West of the Holiday Park (*Fig. 05*), and approx. 170m East of the Farmstead to the West (*Fig. 06*).



(Fig.04 – Distance to Residential Dwellings)



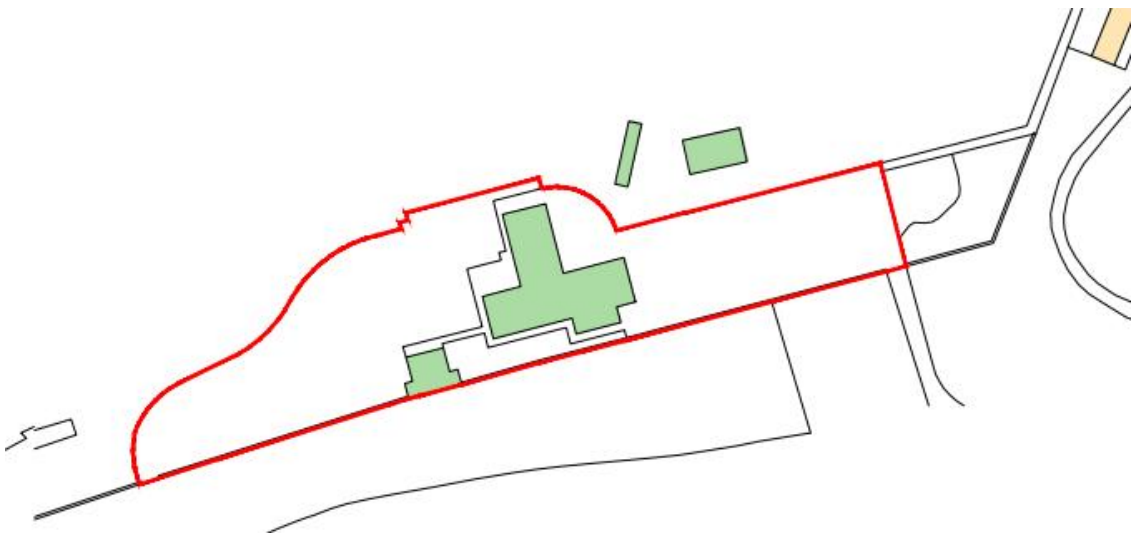
(Fig.05 – Distance to Holiday Park)



(Fig.06 – Distance to Farmstead)

3. Development Boundaries

The documents appended to this application clearly identify the site application (red) boundary with colour annotation as required by the Local Planning Authority. See Fig. 07 below.



(Fig.07 – Site Location Plan – see drawing 23-11-P-L-A)

4. Existing Site/Context

The existing site and associated building that forms this application comprises of a single storey purpose-built clubhouse with associated changing facilities for Millom R.U.F.C.

The eastern section of the site together with the main vehicular entrance is associated with the Rugby Club and the visitors/users of the club and its facilities.

Caravan and Camping facilities are located to the West of the site for tourists with 5 dedicated areas for parking. The site has a licence to certify that the land use is approved as a camping and caravan site for recreational purposes. (Current licence reference: 096/059 expires 28th February 2025).

Fronting the site to the South is a stone wall with approx. 10-15m of Dense Gorse before reaching the current access track that also serves properties to the West.

5. Planning History

This site has received three successful planning applications.

The first application consisted of the construction of a new clubhouse and changing/showering facilities.

The second application consisting of the hipped roof northern extension which created improved women's toilets and a new club lounge area.

Due to the dates of both applications the reference numbers are unknown.

The last successful application on this site is for the extension and modernisation of the existing Rugby Club – dated 25th March 2024 – reference: 4/23/2344/0F1.

6. Proposal

Access:

The existing vehicular access point to the East will be retained for the users and visitors associated with the Rugby Club.

A new access point to the West with 9 additional parking spaces, including provision for an emergency vehicle and new surfacing is proposed.

Appearance:

Visually the new access point will be provided with a new gate and posts within a 3.6m opening. Any removed rubble will be used to make good to the existing walls.

The gorse will be removed by hand (whilst checking for any wildlife) and burnt immediately on site.

Landscaping:

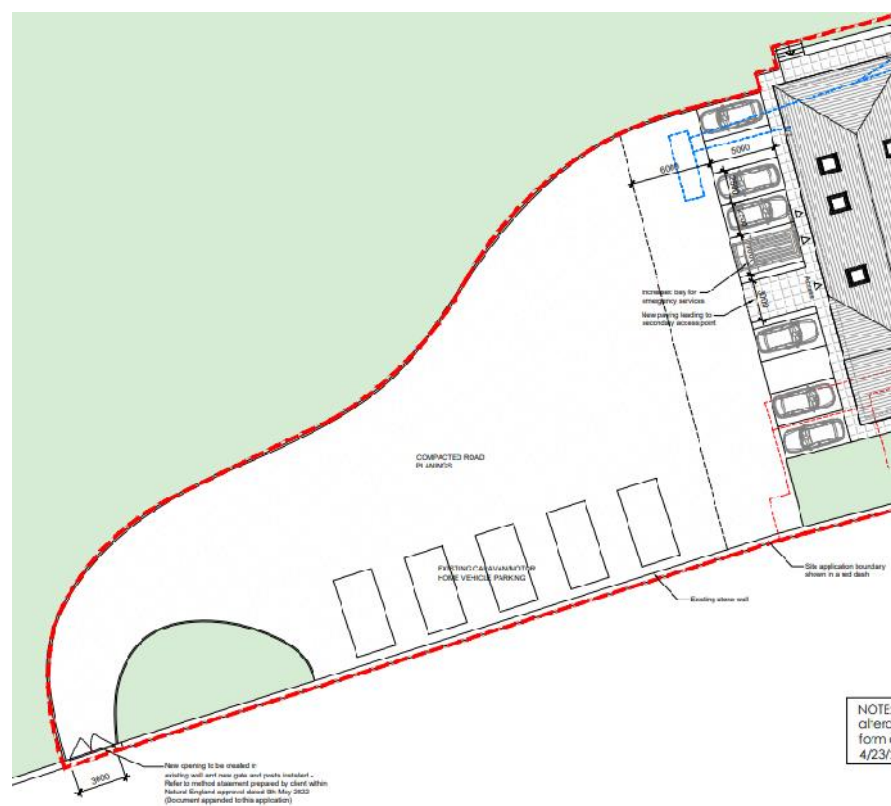
The defined area from the new access onwards up to the new approved Rugby Club extension will be surfaced in 75mm road planings.

As per the comments from Natural England, no concrete will be used due to the high pollution risk and threaten the integrity of the Duddon Estuary SSSI, Morecambe Bay (SAC) and Morecambe Bay and Duddon Estuary (SPA).

Also, as per the comments received from Natural England, garden boulders will be installed to sections of the access track where gorse is removed to prevent any vehicles from parking outside of the site.

Layout:

Please refer to the Proposed Site Plan for the proposed layout – Fig. 08 below.



(Fig.08 – Extract of Proposed Site Plan – see drawing 23-11-P-07B)

Scale:

The proposal is minor in scale and consists of creating a new vehicular access to an existing stone wall, making good, installing a new gate and posts, with new landscaping as per the proposed drawings and above descriptions.

Natural England Comments:

Below are comments received from Natural England (blue) during the application stage.

Track Construction

The creation of the small track as outlined in the application is acceptable. However, Natural England requires any materials used for the resurfacing of the new track to be semi-natural. For example, an inert gravel type surface would be appropriate, but the use of concrete/tarmac would pose a high pollution risk and threaten the integrity of the Duddon Estuary SSSI, Morecambe Bay (SAC) and Morecambe Bay and Duddon Estuary (SPA).

The concrete parking spaces from the original site plan drawing have been removed and the 'Road Planing' areas have been extended to form these parking spaces.

As the Method Statement previously submitted to Natural England by the client stated that the area would be finished in 75mm of road planings we assume this is acceptable to Natural England.

The 'Consent of Natural England' notice dated 9th May 2022 is appended to this document for clarity.

Increased Visitor Pressure Mitigation

Mitigation for impacts on the SSSI will be required, as the agent has confirmed that there could be an increase in visitor pressure due to the new development. Therefore, Natural England advises the use of boulders or fences along either side of the section of track running parallel to Millom Rugby Clubs site boundary to mitigate cars parking on and encroaching upon the SSSI.

7. Conclusion

This Design & Access Statement details how the proposal for a new vehicular access and additional on-site parking spaces can be achieved with minimal disruption to the local environment and users of the access track.

As planning permission for the extensions and alterations to the existing Rugby Club has been achieved, there is potential for a greater number of users of the site & its facilities especially on match days.

Due to the potential for increased vehicular and pedestrian traffic the 9 new spaces are warranted together with a new access for cars, caravans, and emergency vehicles.

We feel that the proposal is minor in scale and would greatly benefit the Rugby Club and all associated with it, and therefore should be recommended for approval.