

# THE KEEKLE INN – ORGANIC GARDEN

## Design and Access Statement

### Proposed Hard standing Access Track, Orchard, Vegetable Garden, EV Charger and Bin Storage Area

The Keekle Inn, Keekle CA25 5RQ

**Applicant:** Mr J Proctor

**Site Address:** The Keekle Inn

**Proposal:** Construction of a hardstanding access track to the rear of the property including provision of a productive orchard, vegetable garden, electric vehicle charger and bin storage area.

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## 1. Introduction

This Design and Access Statement has been prepared in support of a planning application submitted by Mr J Proctor for the construction of a hardstanding access track to the rear of The Keekle Inn, Keekle CA25 5RQ, together with associated external works including the formation of a productive orchard, vegetable growing area, electric vehicle charging point and screened bin storage facility.

The proposal seeks to improve the functionality, accessibility and operational efficiency of the site while maintaining the rural character and appearance of the surrounding area. The proposed orchard and vegetable garden are intended to provide sustainable produce for use within the restaurant associated with the premises.

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## 2. Site Context

The site relates to the rear land associated with The Keekle Inn located within the rural settlement of Keekle, Cumbria. The existing public house and restaurant occupy a traditional roadside position with ancillary land to the rear currently comprising informal open ground.

The surrounding area is characterised by a mixture of rural development, open countryside and established vegetation. Access to the rear of the site is currently limited and lacks a durable surface suitable for regular servicing and maintenance activities.

The proposal area is visually contained by existing boundary treatments and landscape features which assist in limiting wider public views into the site.

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### **3. Proposed Development**

The application proposes:

- Construction of a hardstanding access track to the rear of the property;
- Creation of a productive orchard area with fruit trees;
- Formation of a vegetable garden for sustainable food production associated with the restaurant;
- Installation of raised planters and open ground planting areas for cultivation;
- Installation of an electric vehicle charging point for company vehicle use;
- Installation of a screened bin storage area;
- Planting of native hedgerow screening to the site boundaries and adjoining fields;
- Associated landscaping and ground preparation works.

The hardstanding track will provide improved vehicular and pedestrian access for maintenance, deliveries, waste collection and general servicing requirements associated with the property.

The orchard and vegetable garden are intended to support sustainable food production through the cultivation of fruit, herbs and seasonal vegetables for use within the restaurant. Vegetable growing will take place through a combination of raised planting beds and open ground cultivation areas, allowing flexibility in seasonal planting and efficient ongoing management of the garden space.

The proposed electric vehicle charging point will be for company vehicle use only and will support the transition toward lower-emission operational transport associated with the business.

Native hedgerow planting will be introduced along the application site boundaries and adjacent field edges in order to soften the visual impact of the development, reinforce the rural landscape character and provide ecological enhancement.

The proposal promotes local produce, reduced food miles and enhanced environmental sustainability while making productive use of underutilised land.

The bin storage area will provide a practical and organised location for waste and recycling containers, reducing visual clutter around the main building.

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## **4. Design Principles**

### **Layout**

The proposed layout has been designed to follow the existing landform and minimise disturbance to the surrounding environment. The access track is positioned to provide efficient rear access while avoiding unnecessary encroachment into open land.

The orchard and vegetable garden are arranged in a logical and functional manner to allow ease of cultivation, harvesting and ongoing maintenance in connection with the restaurant operation. Raised planters will be positioned to provide structured growing areas, while open ground planting will retain a natural and productive garden setting.

The electric vehicle charging point will be positioned to allow practical access for company vehicles while remaining visually unobtrusive within the wider site layout.

The bin storage area is located discretely to reduce visual impact from public viewpoints.

### **Scale**

The development is modest in scale and proportionate to the size and function of the existing property. No large structures are proposed as part of the application.

### **Appearance and Materials**

The hardstanding surface will utilise suitable permeable or compacted materials appropriate to the rural setting, helping the development integrate with the character of the area.

Raised planting beds will utilise simple and natural materials such as timber sleepers or similar finishes appropriate to the rural character of the site.

The electric vehicle charging equipment will be modest in scale and finished in standard durable materials suitable for external use.

Boundary screening through native hedgerow planting will soften views of the development from the surrounding area and help integrate the proposal into the landscape setting.

The bin storage area will incorporate appropriate screening through timber fencing, planting or similar materials sympathetic to the surrounding environment.

### **Landscaping**

The proposed orchard and vegetable garden will provide visual enhancement together with ecological and sustainability benefits. Traditional and native fruit tree species may be incorporated where appropriate.

Native hedgerow planting around the application site and adjacent fields will reinforce local landscape character, improve biodiversity value and provide habitat opportunities for wildlife and pollinators.

Additional planting may be introduced around the perimeter of the development to further soften the appearance of the site and strengthen the overall landscape framework.

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## **5. Access**

### **Vehicular Access**

The proposed hardstanding track will improve safe and practical vehicular access to the rear of the site for servicing, maintenance and operational purposes.

The access arrangement has been designed to utilise the existing site access infrastructure where possible and does not materially alter the wider highway network.

### **Pedestrian Access**

Pedestrian movement around the site will also be improved through the provision of a stable and durable surface.

### **Inclusive Access**

Given the nature of the proposal, accessibility considerations have been incorporated through the provision of level and practical access routes where feasible.

The development does not involve public-facing buildings or changes requiring significant alterations to existing accessibility arrangements.

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## **6. Environmental Considerations**

The proposal represents a low-impact form of development that supports sustainable land use, improved site management and local food production.

The inclusion of a productive orchard and vegetable growing area contributes positively toward biodiversity, sustainability and environmental enhancement. Produce grown on site will be used within the restaurant, helping reduce transport requirements and supporting a more sustainable operational model.

The installation of an electric vehicle charging point for company vehicles supports the use of lower-emission transport associated with the operation of the business.

The proposed native hedgerow planting will provide ecological enhancement, improve habitat connectivity and soften the visual impact of the development within the rural landscape.

Any surface water generated by the hardstanding area will be managed appropriately through permeable construction methods and natural drainage where practicable.

The development is not considered to give rise to significant impacts relating to residential amenity, noise, overlooking or loss of privacy.

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## **7. Conclusion**

The proposed hardstanding access track, productive orchard, vegetable garden, electric vehicle charging point and bin storage area at The Keekle Inn represent a modest and appropriate form of development that will improve the functionality, sustainability and appearance of the site.

The proposal has been designed sensitively with regard to the rural setting and incorporates native hedgerow planting to soften the visual impact of the development and enhance biodiversity. The scheme also promotes sustainable food production and lower-emission operational transport associated with the restaurant use of the premises.

The development is considered to comply with the general principles of sustainable development, good design and environmental enhancement.

Accordingly, it is respectfully requested that planning permission be granted

**REED**

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