

STRIDE TREGLOWN



Environmental Statement: Chapter 3 – Site and Project Description

Ellel Holiday Village, Lancaster

Ellel

Ellel Holiday Village LLP

3. Site and Project Description

3.1. Introduction

3.1.1 This Environmental Statement (ES) accompanies an application for planning permission for:

Creation of a holiday village/leisure destination comprising of; circa 450 Lodges (2/3/4 bed and studios) and 27,000sqm of new and refurbished outbuildings associated with the holiday park, together with circa 80,000 sq. ft. of commercial [leisure/retail/F&B/Hotel/ancillary uses] at The Marketplace.

3.1.2 The application is made in outline (with all matters reserved except access), full details of which are set out in section 3.3 below.

3.2. Site Description

3.2.1 The application site lies some 0.54km south of the village of Galgate and is split into two parts by the Lancaster Canal.

3.2.2 The 'Entrance Site' is a loosely rectangular shape measuring 19.035 hectares. It lies immediately to the west of the A6, adjacent to Hampson Green roundabout which itself, provides direct access to Junction 33 of the M6 in both and northerly and southerly direction. The existing vehicular access to Ellel Grange bisects the southern part of the site.

3.2.3 The main site lies to the west of the Lancaster Canal and immediately south of the 'Glasson Branch' and extends to approximately 39.815 Hectares. The site excludes Ellel Grange itself but includes land to the north and west of it. Home Farm – a collection of farmhouse, cottages and vernacular agricultural buildings set adjacent to a walled garden, is currently omitted from the application site but is within the same ownership. Following it's listing in August 2020, the owners are reviewing the implications of this before advancing proposals for it under the cover of separate planning and listed building consent applications

3.2.4 Land uses on both sites are largely agricultural grazing interspersed with stands of woodland. Several public footpaths bisect the site, providing access to the Lancaster Canal, Cockerham and a number of farmsteads.

3.2.5 There are two listed buildings within the site, Ellel Grange Bridge and Double Bridge, which are both Grade II listed. Adjacent to the site lies Ellel Grange and Redwards (Grade II) whilst further to the south lie Kings Lee Chapel (Grade II*) and the Preston Family Mausoleum, Church of St Mary (Grade II). Home Farm is a Grade II group of listed buildings and structures.

3.2.6 The site does not include or lie close to a Conservation Area and has no specific landscape or policy allocation.

3.2.7 A site location plan is included in Appendix 1 and further detailed analysis of the site is set out in the Planning Support Statement which accompanies the planning application.

3.3. Proposed Development

3.3.1 The proposed development which is the subject of the outline planning application and considered in this Environmental Statement is for a new holiday village at Ellel. As the application is made in outline, the exact form and quantum of development is subject to future reserved matters applications to be submitted if outline planning permission is granted.

3.3.2 Despite this, for the purposes of undertaking technical and environmental impact assessment, the proposals submitted are for the following quantum of development:

- Up to 450 lodges (2/3/4 bed and studios)
- 8,500m² of commercial floorspace consisting of hotel (Class C1), marketplace (Class E, Sui Generis), Class E commercial worker spaces, and ancillary buildings for the holiday village.