THE OWLGREAVE FARM COMPLEX SITS JUST OFF THE COMBS ROAD ON THE WAY INTO THE VILLAGE OF COMBS JUST OUTSIDE CHAPEL-EN-LE-FRITH.
ALTHOUGH ORIGINALLY ONE FARM (OWNED BY THE CURRENT MEMBERS OF THE BARRATT FAMILY SINCE THE EARLY 60'S) THE SITE WAS SPLIT INTO FOUR SEPARATE LAND OWNERSHIP USERS IN 1999, WITH THE CLIENT - MR IAN BARRATT OWNING 46 ACRES OF LAND AS PART OF THE OWLGREAVE BUNGALOW FARM.
THE SITE WAS SPLIT AT THIS TIME DUE TO THE REDUCTIONS IN THE ECONOMIC VIABLILTY OF LARGE AREAS OF FARM LAND AND THE VARIOUS ISSUES THAT HAD HIT THE FARMING INDUSTRY THROUGHOUT THE 90'S AND TO A CERTAIN EXTENT STILL DO TODAY.

THE OWLGREAVE BUNGALOW FARM HAS BEEN HIT BY THE ECONOMIC DOWNTURN IN THE FARMING INDUSTRY AS MUCH AS ANY FARM AND THIS HAS LED THE CLIENT TO SEEK SEVERAL MEANS OF DIVERSIFICATION OVER THE LAST 13 YEARS AS A MEANS OF TRYING TO MAKE A LIVING THROUGH THE LAND AND OTHER BUSINESS USES. THE FAMILY HAS HISTORICALLY BEEN INVOLVED IN THE DERBYSHIRE OATCAKE BUSINESS FOR SEVERAL DECADES AND THIS OVER THE LAST FEW YEARS HAS BEEN THE ONLY REAL CONSISTENT SOURCE OF INCOME FOR THE CLIENT-MR IAN BARRATT.
IN TERMS OF FARMING ACTIVITY, THE SITE STILL HAS 70 SHEEP GRAZING ON THE LAND THROUGHOUT VARIOUS FIELDS AND DURING THE SPRING AND SUMMER MONTHS CERTAIN FIELDS ARE USED CROP GROWTH FOR ANIMAL FEED. THESE ACTIVITIES ON THEIR OWN ARE OBVIOUSLY LIMITED IN THEIR ECONOMIC RETURNS.

THROUGHOUT THE YEARS THE FAMILY HAS ALSO BEEN HEAVILY INVOLVED WITH HORSES AND LIVERY AND THE SITE HAS ALSO HAD A HISTORY OF HORSE GRAZING BOTH BOTH PRIVATE AND LIVERY USE. ALTHOUGH THE ECONOMIC RETURNS FOR SUCH LAND USE IS LIMITED IT DOES INVLOVE REGULAR INCOME. THE COMBS VALLEY LIVERY YARD ON THE SITE HAS PLANNING CONSENT FOR 7 STABLES AND ASSOCIATED STABLES YARD - SITED NEAR THE BUNGALOW AND TWO PRIVATE STABLES WHICH SIT NEAR THE HOUSE ARE ALSO USED FOR THE FAMILY HORSES.

FURTHER DOWN THE SITE, CHAPEL AND DISTRICT RIDING CLUB HAVE THE USE OF 10.6 ACRES OF LAND (PART OF THE 46 ACRES OWNED BY THE CLIENT). THIS LAND IS USED FOR THE VARIOUS EVENTS THAT THE CLUB HOLDS THROUGHOUT THE YEAR - THIS CLUB HAS BECOME VERY POPULAR AND PROVIDES A SIGNIFICANT LOCAL RECREATIONAL USE WITHIN THE TOWN AND FURTHER AFIELD - A FACT BACKED UP BY THE NUMBER OF VISITORS ON EVENT WEEKENDS.

ALTHOUGH AGRICULTURAL USE OF THE LAND IS NOT THE ONLY USE OF THIS FARM, THE AGRICULTURAL ACTIVITIES THAT DO TAKE PLACE INVOLVE A SIGNIFCANT AMOUNT OF MACHINERY/EQUIPMENT AND STORAGE REQUIREMENTS, AND WITH THIS IN MIND, 2 ACRICULTURAL SHELTERS ARE PLACED ON THE LAND AND A COMPOUND AREA SITS ADJACENT TO THE ENTRANCE LANE THAT FEEDS INTO THE FARM. THIS SITE IS USED FOR MACHINERY, AGRICULTURE ACTIVITIES FOR MAINTENANCE OF THE FARM AND GENERAL HAY STORAGE. THE SITE ALSO HAS HISTORICAL USE FOR A LARGE AMOUNT OF EQUIPMENT STORAGE RELATING TO THE ACTIVITIES OF THE RIDING CLUB WHICH USE THE ADJACENT THREE FIELDS THE OTHER SIDE OF THE FARM LANE.

THE FARM AS WHOLE HAS READY MADE ACCESS THROUGHOUT THE SITE IN THE FORM A PRIVATE LANE THAT LEADS TO VARIOUS LOCATIONS ON OWLGREAVE BUNGALOW FARM LAND - INCLUDING THE SITE IN QUESTION. THIS LANE IS FED FROM COMBS ROAD WITH A VERY GOOD ACCESS POINT THERETO - LARGE RADIUS CURVES AND SIGNIFICANT VISIBILTY SPLAYS MEAN THIS ENTRANCE ALLOWS EASY ENTRY EXIT INTO THE FARM - IT SHOULD BE NOTED THAT IN RECENT APPEAL APPLICATION, THE SITE ACCESS WAS NEVER RAISED AS REASON FOR CONCERN IN THE GENERAL MOVEMENT OF TRAFFIC AND THE INCREASE OF TRAFFIC INTO OWLGREAVE FARM. WHILST COMBS ROAD IS NARROW IN PLACES, IT IS NOT A SINGLE TRAFFIC WIDTH ROAD AND HAS VARIOUS PASSING PLACES WHERE THERE ARE PINCH POINTS. THE ROAD IN QUESTION IS ALSO ADOPTED BY THE LOCAL AUTHORITY AND ONLY FEEDS A SMALL COMMUNITY IN THE FORM OF COMBS. NOT WITHSTANDING THIS, IT SHOULD ALSO BE NOTED THAT THE COMBS ROAD PROVIDES SIGNIFICANTLY BETTER ACCESS THAN IS MADE AVAILABLE TO MANY CAMPING AND CARAVAN SITES THROUGHOUT THE COUNTRY. IT IS FOR THESE REASONS THAT ALTHOUGH A PREVIOUS APPEAL FOR CARAVAN STORAGE WAS TURNED DOWN, THE ISSUES OF ACCESS WERE NEVER RAISED AS AN ISSUE. THE SITE IN QUESTION CAN ALSO PROVIDE A SEPARATE EXIT POINT WHICH OFCOURSE FURTHER EASES TRAFFIC FLOW INTO AND OUT OF THE SITE AND THE IMPACT ON MOVING TRAFFIC ON THE HIGHWAY.

WITH REGARD TO THE ABOVE ISSUES OF TRAFFIC MOVEMENT THROUGHOUT THE SITE, WE HAVE ALSO RECENTLY HAD A FULL INDEPENDANT TRAFFIC SURVEY UNDERTAKEN BY DERBYSHIRE COUNTY COUNCIL TO ILLUSTRATE THE TRAFFIC MOVEMENT AND SPEED ON COMBS ROAD AS IT PASSES THE FARM COMPLEX. THE ATTACHED RESULTS SPEAKING FOR THEMSELVES, WITH LITTLE TRAFFIC MOVEMENT AND SPEEDS IN THE LOW 30'S AS THEY PASS THE FARM ENTRANCE AND SIGNIFICANTLY UNDER 30mph AS VEHICLES PASS THE PROPOSED VEHICLE EXIT POINT FURTHER UP THE ROAD. THESE FACTS AND THE PROPOSED ONE ROUTE IN-ONE ROUTE OUT CLEARLY ILLUSTRATE THAT THE PROPOSED VEHICLE MOVEMENT IN AND OUT OF THE FARM IS MORE THAN ACCEPTABLE WHEN LOOKED AT IN THE CONTEXT OF ANY CONCERNS HIGHWAYS MAY HAVE WITH A PROPOSED SITE OF THIS NATURE.

THE PRIVATE LANE WITHIN THE FARM RISES THROUGH THE LAND PAST THE EXISTING BUNGALOW FARM AND ENDS AT THE SITE INTENDED FOR THE CAMPING AND CARAVAN SITE. THE SITE IN QUESTION IS ROUGHLY 4000m2 OF GREEN FIELD WITH NO CURRENT USE FOR AGRICULTURAL GRAZING OR CROP GROWTH - THE LAND IN QUESTION NOT BEING SUITABLE.
ALTHOUGH AT THE TOP PART OF THE FARM, THE SITE ITSELF IS GENTLY BOWLED DOWN FROM THE SURROUNDING FARM, MEANING IT OFFERS A SECLUDED POSITION THAT CANNOT BE SEEN FROM ANY POINT WITHIN THE FARM OR COMBS ROAD UNTIL THE VISITOR ACTUALY ARRIVES AT THE PLOT. TO THE OTHER BOUNDARY SITS THE BUXTON-MANCHESTER RAILWAY LINE AND A SIGNIFICANT AMOUNT OF MATURE TREE SCREEN PLANTING. THE RAILWAY IN QUESTION HAS LIMITED PASSENGER TRAIN ACTIVITY WITH BUXTON BEING THE END OF THE LINE - WITH TRAINS RUNNING ONLY EVERY HOUR AND NOT AT ALL AFTER 10.30-11PM. THE OTHER SIDE OF THIS RAILWAY LINE IS FURTHER LAND BELONGING TO THE OWLGREAVE BUNGALOW FARM AND A PUBLIC RIGHT OF WAY FOOTPATH - FROM WHICH THE MATURE TREES MEAN THE SITE IS MAINLY SECLUDED FROM THE ONLOOKER. INDEED, AS THE WALKER CLIMBS UP THE PATH IN QUESTION ONTO THE HILLS BEHIND, THE SITE IS COMPLETELY OUT OF VIEW DUE TO THE TREE LINE AND NATURAL CONTOURS SURROUNDING THE SITE.

WHILST THE CONTOURS OF THE SITE ITSELF MEAN THAT THE POSITION IS VERY ATTRACTIVE IN TERMS OF REDUCING ITS VISUAL IMPACT ON THE RURAL LANDSCAPE TO A MINIMUM, IT DOES MEAN THAT AS THE VISITOR APPROACHES THE SITE THEY ARE OFFERED WONDERFUL VIEWS OVER THE COMBS VALLEY DOWN TO THE COMBS RESERVOIR AND THE COUNTRYSIDE BEYOND. THE RURAL LOCATION AND THE READY ACCESS TO PUBLIC FOOTPATHS THROUGHOUT THE FARM AND BEYOND ALSO MEAN THAT THE SITE IS IN A GREAT LOCATION FOR RURAL RECREATION. THE READY MADE ACCESS TO THE BEEHIVE PUB IN THE VILLAGE OF COMBS ONLY A FEW HUNDRED METRES AWAY WOULD ALSO MEAN A SIGINIFICANT BENEFIT TO RURAL TRADE IN AN AREA THAT RELIES ON TOURISM AND OUTSIDE VISITORS FOR MUCH OF ITS INCOME. THE SAME APPLIES TO THE LOCAL GOLF COURSE, COMBS FISHING RIGHTS AND NOT TO MENTION THE TOWN OF CHAPEL-EN-LE-FRITH. THE LATEST PARISH COUNCIL INTIATIVES ARE ALSO ACTIVELY SEEKING TO PROMOTE RURAL TOURISM AND RECREATION AS PART OF THEIR FRAMEWORK AND AS THE AREA HAS ALMOST NO SUCH FACILITIES FOR MANY MILES AROUND, THIS SITE CAN BE SEEN TO PROMOTE SUCH ACTIVITIES IN THE AREA AND BE OF ECONOMIC BENEFIT TO THE GREATER RURAL AREA WHEN SUCH PARISHES NEED IT MOST. THE ECONOMIC DOWNTURN HAS SEEN A SIGINIFACNT NUMBER OF HOLIDAY MAKERS STAYIING IN ENGLAND FOR THEIR HOLIDAYS AND SUCH PARISHES SHOULD ACTIVELY SEEK TO PROMOTE SUCH FACILITIES WHEN THEY CAN BE ACHIEVED WITHOUT DETRIMENT TO THE RURAL LANDSCAPE - AS CAN BE ACHEIVED IN THIS CASE.

THE SITE ITESLF CAN ALSO MAKE THE USE OF THE CONTOURS TO PROVIDE A FACILITIES BLOCK THAT USES THE CONTOUR CHANGES TO REDUCE ITS VISUAL MASS. WITH THIS IN MIND, THE BLOCK IS ONLY TO BE SMALL (PROVIDING 3 SHOWERS FOR MALE AND 3 SHOWERS FOR FEMALE VISITORS AND THE ASSOCIATED TOILET FACILITIES) AND A SINGLE STOREY CONSTRUCTION THAT IS BUILT INTO THE RISING HILLSIDE TO THE REAR. THE STRUCTURE ITSELF IS TO BE NATURAL RANDOM GRITSTONE TO MATCH THE SURROUNDING BOUNDARY WALL AND WILL USE STAINED JOINERY ELEMENTS FOR THE WINDOWS AND BARN DOORS. THE ROOF WILL BE A VERY GENTLE (5deg) PITCH WITH A TURFED ROOF COVERING TO BLEND WITH THE SURROUNDING FIELD - AS THE VISITOR APPROACHES THE SITE FROM AN ELEVATED POSITION, THEY WILL READ THE GRASSED ROOF BEFORE THEY READ THE BUILT FORM. THE CONTINUATION OF FURTHER RANDOM GRITSTONE BOUNDARY WALLS WILL ALSO FURTHER BLEND THIS BUILDING INTO ITS RURAL CONTEXT.

THE SITE ITSELF IS TO REMAIN A GRASSED PLOT AFTER CAREFULL EXCAVATION TO ALLOW FOR LAND DRAINS TO REMOVE ANY WATER PONDING ISSUES, WITH EACH PITCH BEING A GRAVEL HARDSTANDING BASE. SURROUNDING EACH PLOT IS TO BE DENSE HAWTHORN PLANTING TO FURTHER MINIMISE THE IMPACT OF CARAVANS AND TENTS WITHIN THE PLOT. SERVICES SUCH AS ELECTRICITY AND WATER ARE ALSO EASILY AVAILABLE WITHIN CLOSE PROXIMITY MEANING THE SERVICING OF THE SITE DOES NOT POSE ANY SIGINFICANT ISSUES DESPITE THE RURAL LOCATION.

TO EXIT THE SITE, AN EXISTING GATED ACCESS IS CURRENTLY IN PLACE OFF COMBS ROAD TO THE FIELD BELOW. ALTHOUGH THIS ACCESS HAS NOT BEEN USED FOR MANY YEARS IT DOES MEAN THAT AN EXIT CAN BE PROVIDED ONTO COMBS ROAD, PROVIDING A ONE WAY THROUGH ROUTE FOR ACCESS TO THE SITE - FURTHER MINIMISING TRAFFIC FLOW IN THE FARM. THE EXIT IS TO BE ALTERED AS PER THE WORDING IN THE SUPPORTING DOCUMENTATION WITH INCREASED RADIUS CURVES AND SIGNIFICANT VISIBILTY SPLAYS BEING AVAILABLE AT THIS POINT - IT SHOULD ALSO BE NOTED THAT TRAFFIC SPEED GREATLY REDUCES AT THIS POINT AS THE 30mph ZONE STARTS WITHIN A FEW METRES. A NEW LANE WILL FEED DOWN THE HILL TO THIS EXIT ALONG THE LINE OF THE EXISTING FIELD BOUNDARY. THIS LANE WILL BE 5m WIDE AND OF A BEDDED GRAVEL CONSTRUCTION WITH NON SLIP SURFACING AS VEHICLES APPROACH THE EXIT TO THE ROAD.

THE APPLICATION IN QUESTION IS ONLY FOR A SMALL SITE - WITH 8 CARAVANS AND 10 TENT PITCHES, AND AS SUCH THE CLIENT DOES NOT WISH TO BE SEEN TO BE TRYING TO TURN OWLGREAVE FARM INTO ONE BIG CARAVAN SITE. WHAT THIS APPLICATION DOES DO IS TO INTEND TO PUT A SMALL PLOT OF LAND (WHICH IS ONLY 1/50TH) OF OWLGREAVE BUNGALOW FARM TO A USE THAT BRINGS ECONOMIC BENEFITS TO A RURAL PARISH. IT IS ALSO IN LINE WITH THE LOCAL AUTHORITY THOUGHTS ON RURAL TOURISM, HAS NO NEGATIVE IMPACT ON THE RURAL LANDSCAPE AND CAN PROVIDE A VERY ATTRACTIVE SETTING FROM WHICH THE VISITOR CAN EXPLORE THE HIGH PEAK AND FURTHER AFIELD, THE VERY THINGS WE SHOULD BE ACTIVELY SEEKING TO PROMOTE IN A TIME WHEN MORE AND MORE PEOPLE ARE HOLIDAYING IN ENGLAND THROUGH EITHER CAMPING OR CARAVANING.

DESIGN ACCESS STATEMENT -CARAVAN/CAMPING SITE

DWG: CARAVAN/CAMPING SITE
OWLGREAVE BUNGALOW FARM
COMBS RD, COMBS

REVISIONS:

NTS	CHECKED:
DATE: FEB'12	DRAWN:

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D-A STATEMENT

OWLGREAVE FARM