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HIGH PEAK
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BOROUGH COUNCIL

DESIGN AND ACCESS STATEMENT

Staden Grange Animal Farm
Sarah Gregg

USE

The situation of the site is such that it is within our land, close to the existing business. It will not affect anyone else as it is not near to any other dwelling. Although visible from the A515, it is part of our land and so close to the house that it looks like part of the house and land as opposed to anything extra. The site is in walking distance of Buxton or can be reached by bus if required. There is no other animal farm of this type in the near area and it would be a desirable facility for the area. Our guests (B&B and camping) regularly go into the field to look at our pets – there is so much interest in them and people ask to hold the animals. We feel that we need to formalise the animal contact. With an official petting farm we could charge for entry and therefore have staff which would make a better and safer situation. Local people could enjoy this facility as it would be a good family outdoor activity.
Local use would be good. Buxton is a growing tourist centre (Tourist info centre). Our animal farm would provide local jobs and further visitor attraction for the locality.
We would be supporting the LEA's environment initiatives. Our attraction is set outside. We are already enhancing our land with planting, sustaining and developing our 6 acres to encourage wildlife, plant growth and improvement of natural habitats. This would further add to it. We would also be supporting tourism in the area and supporting Derbyshire's active Derbyshire plan, providing a quality outdoor recreational activity that would enhance people's lives by providing a quality outdoor activity/hobby as well as sustainable development.

AMOUNT

The field for development is 2 acres. (Total land is 6 acres - caravan park/wood is 3 acres; house sits on 1 acre; field is 2 acres). The field already has our pets on it in smaller sectioned off field areas (see photo). We would use these and develop the area further as per the plan. We have a lot of visitors who stay on site. This year we have had 1500 people stay for B&B and approx. the same for camping. We have had therefore 3000 people staying. A large proportion of these go to look at the animals. We also have some people who come for a day visit, either to have a meal, visit the café or visit a friend who is staying here. There is plenty of room for the visitors, we would just need some extra parking which is indicated on the plan for the people specifically visiting the animals. (The B&B people park on the courtyard and campers park next to their tents/caravans.)

As part of the pre-application discussions with HPBC and DCC (as highway authority) we have agreed to reduce the number of camping pitches from 45 to 30 to offset any increased traffic associated with the proposed petting farm. (See S106)

LAYOUT

The layout has been planned to allow easy access to all of the animal enclosures, both for visitors and cleaning out purposes. We have also put some outdoor recreational activities.
Huts and shelters are set in line with the fencing/walls. The whole farm has been planned to compliment the shape of the house having been designed in the same line. There is a picnic area in the wood away from the animals which visitors could use. There are also toilets in the café. We would put 2 sinks in the

field (as shown) for people to wash their hands after touching animals. There is a toilet block on the camping field that visitors can use. It is shown on the site plan (B). The biggest field area is at the back so that any possible view from the road would be of the field rather than the smaller areas. Paths have been designed 8 feet wide and straight to allow easy access. The ground is level at all parts. The entrance is wide to allow easy access. Taps/sinks have been designed near the entrance to encourage hand washing on leaving the field.

SCALE

We propose:
1 double stable for donkeys. Ideally this would be 12x24x10feet.
1 stable for the alpacas. 12x12x10 feet.
1 stable for the miniature donkeys. 12x12x10 feet.
Additionally it would be good to have an indoor hut for the rabbits: 12x12x10 feet
an indoor hut for the small animals: 12x12x10 feet
An indoor handling area for guinea pigs/winter housing : 24x12x10 feet
Stables/huts would all be constructed of wood and be of the same design & shape. Stained with wood preservative to give natural look and blend in with the surrounding trees.
We propose also: smaller huts for the goats: 2 huts at 8x6x8 in the same design as the stables.
Fencing to be made of round and half round posts with 3 horizontal bars. 4 foot high. Natural wood.

LANDSCAPING

Pathways as indicated on the plan to be laid 1.5m wide. The main path to be composed of hoggin to provide accessible route for all. Level ground all the way with seating – benches with backrests and arms set at the side of the path.
Planting of trees at appropriate points, in keeping with surroundings. Possible shielding from road (take advice from planners). Shrubs to be planted to shield the muck heap sight from view. Plants to provide sensory enjoyment in the larger open sections near the donkey field gate. Land to be kept as grass; paths to be of hoggin/grass with flexible edging. Hardstanding areas for animals to be made of paving slabs. All areas to be maintained in good clean condition. Lighting to be put along pathways – small solar powered lights (12" high)/low power electric lights. Bird boxes and food to encourage wildlife. Good tree management to encourage biodiversity and wildlife.

APPEARANCE

The aim is to keep the farm looking natural and neat. Natural wood would blend in with the trees that are to the left. Hay bales would be used to section off the play areas; benches and huts put in line with walls and constructed of the same wood. Use of brown and greens where any colour needed. Fences all the same to provide a blended natural look from afar and near. Play area to be based on the floor with shrubs to shield it from view. Hay bales around toy tractor rides with hoggin floor.

ACCESS

The area is all flat and accessible to able bodied and disabled persons. Sinks have been planned low to provide access for all. Wide, straight pathways for accessibility for all. Parking on the courtyard is available for disabled people. Clear signage will indicate parking and entrance ways. Emergency service access is through the gate and there is clear marking of evacuation area in case of emergency. There is room for a coach to turn round on the courtyard. There are buses available to us from Buxton Centre and many buses

go to Buxton from all areas of the country. We would enhance the environment around us, attempt to sustain local animal breeds and provide facilities for local disabled people.

The scheme looks to improve the existing access at the junction of the private lane to Staden Grange onto Staden Lane. In addition part of the private access has been widened to allow a passing place should a large vehicle (such as a coach) meet another vehicle on this route. The junction improvements and passing place have been discussed and agreed in principle as part of the pre-application discussions.

Our visitors are very keen for this to go ahead. We are often asked if they can go and see/hold the animals. If this were an official animal farm we would have the income/staff to enforce the necessary health and safety issues. We have consulted various local documents (peak district figures and nation park figures). The Peak district has 8.4 million visitors a year (national parks.gov.uk). According to peakdistrict.gov.uk ('Why do people visit?' and 'What do people do?') we would be providing for visitors requirements.