

DESIGN AND ACCESS STATEMENT

Please see documents 'How the campsite proposal conforms to the local plan' and 'Chinley camping: Our plan' for further details to support this document.

AMOUNT:

At full capacity the field would accommodate 40 units on the 2 acre field. We will convert an existing agricultural building into the toilet block. The toilet block will provide basic facilities comprising of 1 toilet, 1 shower and 1 sink for each gender.

LAYOUT:

Access to the field will be provided via the existing gateway onto Charley Lane. We will encourage campers to choose their own pitch site to give a more organic pitch pattern in the field. This will also reduce wear on the grass. There will be foot access only up the edge of the field from the camping area to the toilet block. The toilet block is situated at the north east corner of the field.

SCALE:

We propose converting 2 acres to a campsite for tents.

We propose converting a small agricultural building into the toilet block for the campsite. The floor area of this building can be seen on the document 'Existing floor plan and elevation'. There is an existing foul sewer connection into the agricultural building.

LANDSCAPE:

The field is screened at the bottom with deciduous trees. The north western edge of the field has mixed blackthorn hedge and deciduous trees which provide a protective screen. The edge along Buxton road has recently been planted with a mixed orchard and these trees will grow to provide a screen in the future. We propose planting a mixture of screening plants down Charley lane including, vines, hops and native British trees. These in combination will provide a short and longer term screen for the campsite. Therefore any visual impact would be reduced. We also hope that through planting of native species we will provide wildlife habitats and increase biodiversity. No landscaping will take place as we feel the current gradient of the field is acceptable. Due to the surrounding valley landscape the field does not break the horizon.

APPEARANCE:

The appearance of the field will largely remain unchanged and will continue to be grazed at low points in the camping season. The boundary dry stone wall along Charley lane will be left in place. Hedges and tree lines will continue to be maintained and, as detailed above, we will add screening plants along Charley lane.

We propose a porous mot type 1 surface to the track across the field. This will allow grass to grow through, over time, lessening the visual impact of the track.

The agricultural building has a green roof planted with wild flowers. We propose rendering the breeze block walls and applying a render paint colour sympathetic to the surrounding natural stone. These cosmetic changes are to improve the appearance of the building and reduce its impact on the surrounding landscape.

ACCESS:

Vehicular access is via the existing gateway from the field onto Charley Lane. Maximum achievable visibility splays will continue to be maintained. The gateway is positioned on a straight section of Charley lane, an unclassified road, where visibility is good.

There is pedestrian access onto the field by the toilet block and at the main gateway onto the field.