

Chinley Camping

Change of land use of 0.81ha from agricultural use to campsite.

Change of use of detached agricultural outbuilding to a toilet block for campers.

Black Lane Head Farm, Buxton Road, Chinley, High Peak, Derbyshire, SK23 6DT.



View down the field with Charley lane on the left.

How the campsite proposal conforms to the local plan.

- a) The campsite will fall into the area covered by the High Peak Local Plan 2014 (HPLP) and is just outside the border of Chapel-en-le-Frith neighbourhood development plan (CNDP) 2013-2028. Therefore these are the documents we have used to develop the plan for our campsite. The High Peak Local Plan applies to our site so this is the one we have referenced most.
- b) We have identified the areas we feel are relevant to our campsite and will address these below.
- c) Both plans specifically address touring camping and caravanning sites. The CNDP identifies that efforts should be made to encourage land use for high quality touring caravan and camping sites as both these activities can increase tourism revenue in the area.
- d) The proposed area for camping is in a valley outside the main village of Chinley. Due to the position the field never breaks the horizon and is only visible from a few surrounding houses. Therefore, the development would not have a prominent and adverse impact on the character and appearance of the immediate or wider landscape (HPLP policy E7 and CNDP policy TM2).
- e) 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 an short and longer term screen for the campsite. Therefore any visual impact would be reduced (HPLP policy E7 and CNDP policy TM2).
- f) The toilet block will be situated in an existing agricultural building and this will be adapted to meet our needs (HPLP 5.35). To lessen the impact of this building it has been designed with a green living roof and a render paint colour sympathetic to the surrounding natural stone buildings (HPLP policy EQ3 and E7).
- g) As well as planting to screen the site we hope that trees planted will provide new habitats for wildlife in the area and in time increase biodiversity. The field was previously used for grazing and hay making. This monoculture dominates the surrounding area and does not encourage wildlife and insects. We would like to divide the campers on the site with wild meadow areas to encourage bees and other wildlife providing a habitat which is not often available due to the commercial pressures of farming. While this habitat adds value to a campsite by improving the aesthetics and atmosphere it is not financially viable when the land is to be used for grazing as it limits production (HPLP policy EQ4). Increasing the number of trees on the site will also help to reduce the flood risk down stream by reducing run off (HPLP policy EQ10).
- h) We feel by using plants and trees to create screens and divides on the site, the campsite will integrate sympathetically into the landscape (HPLP 5.38). This development will bring minimal change to the character of the site as we will continue to graze the lower section of the field and the camping area over winter (HPLP policy EQ2).
- i) The Campsite is close to the peak district national park so could play an important role in supporting the tourist industry there (HPLP 4.105). From the campsite, campers will have easy access to Buxworth canal basin and the Peak Forest tramway which the local plan seeks to protect and enhance (HPLP 4.115). The Peak Forest tramway as part of the green

infrastructure network will allow those staying at the campsite to access services in and around Chinley. This will help to support the local economy which is one of the key issues in the high peak local plan (2.29). The current accommodation options in Chinley are limited and our campsite would provide tourists with an alternative base from which to explore the surrounding area.

- j) The proposed site is ideal for accessing local green infrastructure routes such as the peak forest tramway and Pennine way (HPLP policy EQ7). We are also well situated to encourage people camping with us to use sustainable transport to the site. The train station with direct links to Sheffield and Manchester is within walking distance and there are a number of bus routes which pass close to the site. Both the Pennine bridleway and national cycle route 68 pass close to the campsite allowing long distance cycle tourers to stop off at the site. Other national cycle routes 6 and 55 and the Monsal trail are also within cycling distance of the campsite for those wanting to explore the area by bike. There are a number of different footpaths close to the campsite for anyone walking to the site and the main road has a pavement from both Chinley and Chapel to keep walkers safe. We will offer a financial incentive to encourage people to arrive by public transport, bicycle or foot by charging people extra to bring their car. We feel sustainable travel is important in this area due to the high level of per capita carbon emissions (HPLP 2.28). By encouraging people to travel to site by sustainable methods we will lessen our overall environmental impact.
- k) To encourage sustainable tourism we would like to provide an information hub on the toilet block. This would provide information to those staying at the site about local attractions and which footpaths/cycle route to take to reach them. We would also encourage local businesses to contribute to this to encourage campers to use local facilities whilst out in the area.
- l) We will encourage walkers, cycle tourers, mountain bikers, climbers, cavers, nature lovers and anyone who enjoys camping to stay with us. The proposed site is in the greenbelt. However, the campsite will provide a base for people to access outdoor sport and recreation which will benefit the community in this area (HPLP 4.46). As previously stated there currently isn't an accommodation option for this target market in Chinley. This meets the need to provide tourist facilities in sustainable locations where identified needs are not met by existing facilities as outlined in the high peak local plan policy on countryside and green belt development.
- m) Encouraging this type of sustainable tourism will help to meet climate change goals (HPLP policy EQ1). To further support this we will be retrofitting the toilet block into an existing agricultural building to reduce the need for new building materials. We will encourage recycling of waste by campers by providing facilities for recycling and composting. We will not be providing electric hook ups for campers to reduce the use of electricity. We will also be encouraging campers not to waste water by using water saving gadgets in the toilet block and providing rainwater for washing bikes and other outdoor kit instead of tap water. We will also be providing information boards around the toilet block encouraging people to save water and electricity where possible (HPLP policy EQ1).