

## Design and Access Statement

### Proposed Caravan Site -Land off A539, Hanmer

#### 1. Character (including appearance, layout, scale, amount and landscaping)

- 1.1 The site has been designed to accommodate 38 touring pitches with an internal access track around the site and the pitches all accessed directly off this track. The pitches are to the north, east and one row to the southern side of the site. There are no pitches along the road-side. The pitches will be divided by dwarf border hedges. Each pitch will have a designated parking place, water supply point and electric hook up. A grass amenity area will be provided in the centre of the site.
- 1.2 There will be an amenity block to the south-west corner of the site providing toilets, showers and washing up facilities. There are disabled facilities. A waste collection point and chemical toilet disposal point will be located next to the amenity block. This will be the only permanent structure on the site and will have a timber clad appearance. There are existing trees in addition to the hedge in this corner of the site which will help to screen the building. The existing hedges and trees within the site will be retained and additional planting will take place to reduce any views of the caravans.
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- 1.4 The pitches will be divided by dwarf hedges. Tree planting will take place around the caravan pitches and to the front of the site between the pitches and the road. This will help to screen the site and reduce visual impact as well as improving privacy for people staying on the site.

#### 2. Environmental Sustainability

- 2.1 An ecology survey and report has been carried by Elite Ecology which makes several recommendations to ensure there is no ecological impact and to advise biodiversity enhancements. Recommendations include the creation of wildlife corridors for species such as badgers, planting a

small area of wildlife meadow, and creating opportunities for species by including hedgehog boxes, a bumblebee box and bug hotel.

- 2.2 The development site itself is relatively flat and level in nature and is predominantly free from development constraints. The proposed development is at a density that makes appropriate use of the site.
- 2.3 It is proposed to use a bio-disk system to take the foul drainage from the amenity block. A reed bed system or drainage field will then be used to outfall to the existing pond.
- 2.4 The pitches will be constructed of Grassforce GF50 grass reinforced sustainable drainage system. This offers a permeable ground reinforcement paver system for siting the caravans. The grid units will be filled in with grass. This will provide sustainable drainage for the pitches.
- 2.5 Lighting will be provided by 600mm high black bollard lights with polycarbonate diffuser and E27 60W bulbs. These will be located at points along the access track and will provide enough light to guide campers at night but not cause light pollution.
- 2.6 The development proposal protects the natural environment by utilising a site currently of limited ecological value, whilst the site's proposed layout and planting scheme minimise the proposed development's visual impact. In addition, existing trees and hedgerows on the site will be retained and additional planting will take place to enhance the ecological value of the area.

### 3. Community Safety

- 3.1 The proposed development is considered to enhance community safety in this location, as it will provide new development, thereby increasing natural surveillance.
- 3.2 The intention is to provide an operational CCTV system for the site together with an alarmed security barrier to enter and exit the site.

### 4. Access and Parking

- 4.1 The caravan site will be accessed by the current field access off the A539 which will be improved as part of the scheme. There is a 2.4m x 212m visibility splay to the south and 2.4m x 116m visibility splay to the north. The first part of the access track of the road will be bitumen macadam vehicle crossing to highways specification.
- 4.2 The internal access track around the site will be 3.7m wide permeable vehicle access. Each pitch will have its own dedicated parking space.