Design and Access Statement

Touring Caravan Park Ingfield Farm

1.Purpose of Development

To abandon "Certificated" Caravan Club status currently on site which allows use by up to 5 caravans and unlimited rallies to a more controlled 30 pitch site.

There is unsatisfied demand for caravan facilities in this location which will allow income streams to be generated as a farming diversification project. It will support the tourism strategy of BMBC by providing a much needed touring van facility.

It will help the success of recently developed fishing facilities in the same family ownership and bring income to the village pub/restaurant and shop.

2. Access

Access will be taken off the main Huddersfield Road which runs through the village at New Row Lane and Wellthorne Lane. Vans leaving the facility will follow an agreed safe route to exit at Wellthorne Lane.

The road network is lightly used and road speeds are low. Because all rallies are to be abandoned, caravans using the site will generate low numbers of movement even in the peak season. The unlimited rallies currently available with the site's present status generate more movement than the current new proposal.

3. Facilities

Toilet and shower facilities exist on site in existing buildings electric points already exist and facilities are in place to drain caravan bathroom facilities.

4. Impact of Proposal

The field to be used will be screened with new trees to exposed boundaries and can not be seen from the village of Ingbirchworth. The owner exercises strict control of users and the facility has never generated complains from neighbouring properties. The bulk of usage will be in the summer months when trees are in leaf so the visual impact from any elevated surroundings will be minimised by the planting.

MAC