

DESIGN & ACCESS STATEMENT

For

**Manor Farm
Sandridge Common
Melksham
SN12 7QT**

Proposed Camping Site

Purpose of the development

To provide additional income from running a basic campsite.

Site history

W/81/00118/HIS Cubicle house silage building

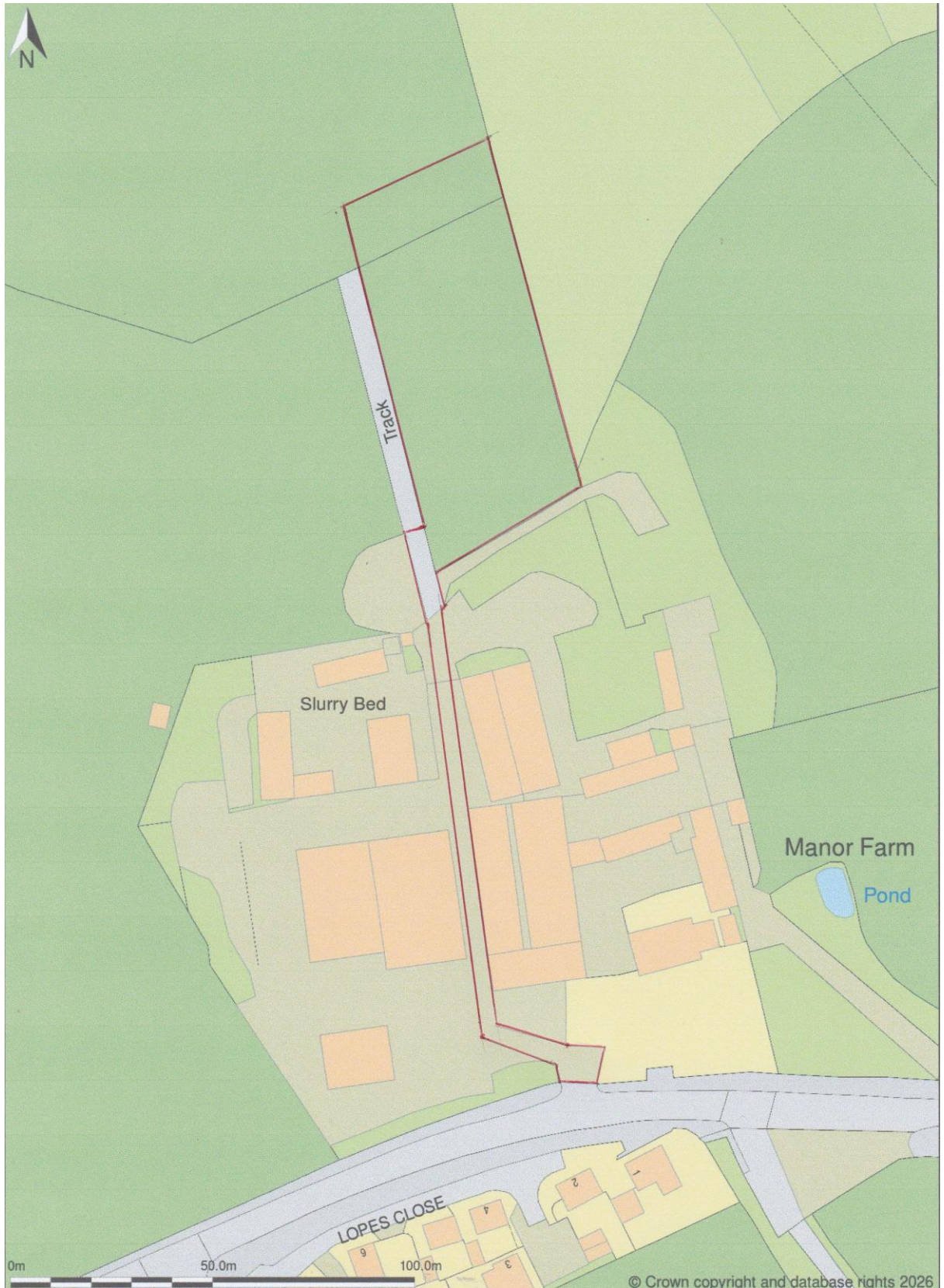
W/07/01170/FUL Change of use farm buildings to light industrial

W/07/02984/FUL Change of use farm buildings to light industrial

The Site

The site is found on the A3102 east of Melksham towards Calne.

The site is generally made up of the original farmhouse with gardens, outbuildings & courtyard. To the west a small industrial estate utilising redundant farm buildings. To the East & North fields. Where one has been identified to provide a quiet small campsite.



Use

The campsite is intended to be used for short term stays by tourist visiting the many local attractions or overnight stays when passing through. The basic facilities will not cater for longer periods.

The applicants will run the business from their home.

Access to the Campsite.

There is good access from the A3102 into the site, where you will be directed though part of the industrial estate to it's rear. The Camping field on the right. New arrivals will be met in an area just inside the entrance on the right.



Main entrance LH side



Main entrance centre.



Main entrance RH side

Facilities

A small portable cabin providing a wc & shower is proposed. Serviced by a Klargestar for the visitors.

An Elsan for chemical disposal.

Standpipe to provide fresh water.

Waste disposal.

Overlooking and privacy

The nearest neighbour is 370m to the south, the other side of the A3102. So the campsite will not be visible to any neighbour. Also with no mains electricity the likelihood of excessive noise being generated is very unlikely.

Landscaping and Ecology

The Camp site will be adjacent to a small wood. Additional native hedging & trees will be introduced as identified in the Biodiversity Net Gain Matrix.



Style of portable wc/shower .

Operation

Campsite Season

The site would operate from the start of April to the end of September.

The site would offer up to 20 pitches observing the recommended distance between pitches.

Visitors would be checked in within the concrete yard to the left of the main entrance before being shown to their pitch. Shown on plan 2449-4.