

## Planning Statement in support of 15 touring caravan pitches at Crowtrees farm Waterhouses

Crowtrees farm has run a very successful caravan club certified location 5 cl for the past 9 years proving to be very popular with walkers and cyclists. The location on the edge of the village of Waterhouses is ideal for these activities and also visiting the Manifold Valley, Peak District and the local market towns of Leek , Ashbourne and Cheadle.

Crowtrees Farm cl has become very popular over the last few years, having many repeat bookings and being fully booked most weekends of the year. It has become apparent that demand is outstripping supply of caravan touring pitches in the Waterhouses area. With this in mind we think that some extra pitches would benefit tourism in the local and surrounding area, bringing much needed extra income to the shop, chip shop and local pubs and rural businesses in the area.

It is proposed that an additional 15 pitches be created at Crowtrees Farm having good access from the main A523 with excellent visibility from the west and east directions, with the added benefit of the access being by a speed camera in the 30mph zone. The driveway to the proposed caravan pitches would use the existing cl access with a passing point half way along. The pitches would measure 8 x 8 metres and be accessed by a 3 metre wide roadway . The construction of the roadway and pitches would be 150mm depth of MOT limestone to be inkeeping with the area and not disrupt the flow of rain water into the ground causing little or no enviromental impact. Toilet and shower facilities are already available on site for the existing 5cl so no new toilet block would need to be built.

During the early part of 2017 over 3500 native willow rods have been planted along the northern boundary of the of the property by the A523. These willows are very fast growing and mature within three years to a height 5– 6 metres and with regular trimming bush out to make a very good hedge and screen. In addition to the willow screen native trees will be planted between the pitches to add privacy for individual pitches which will help to soften the view of the caravans even more.

I hope you can look on this application favourably to bring much needed tourism and visitors into the area.