Proposal 03 Extension of existing 'Certificated site' to become Campsite for 11 Caravans and the siting of 4 No. of 'Shepherd Huts' style Camping Pods with Services and 1 No. of Mobile 'Vardo Caravan' (Un-Serviced).

All heights, sizes and dimensions should be checked on site by the contractor before any work is put in hand.

Figured dimensions should be taken in preference to scaling and any errors or omissions reported to the architect at once.

This drawing has been prepared in accordance with the CDM (Construction Design and Management) and all foreseeable design risks to those involved or affected by construction have been avoided wherever possible.

Scale 1 : 200

2 4 10 20 m

Fishing Pond

Judgefield Lane

Access to: Knypersley Mill Caravan Site
(Camping & Caravanning Club)
5 Existing Caravan Pitches at present.

Existing Campsite Access Track

Existing Shared Access Track

Knypersley Mill Farm (Extents)
142,695m² / 35.26 Acres
(All Ownership Edged Blue)

Knypersley Mill Farm Camp & Caravan Site
11,078m² / 2.74 Acres
(Red Edged Area)

Proposal 03 Campsite / Caravan Site
The Existing 'Certificated Site' can accommodate up to five caravans and motorhomes and up to 10 tents legally. The site has been used in this manner for 7 years (2014).

The proposal will be for the number of Caravans on the land to be increased to 11 pitches. (9 Pitches to the 'Main Field' & 2 Pitches to the 'Small Field'.

The Main Field is part of the 'Certicated Site' capable of 5 Caravan Pitches. The 'Small Field' pitch was created as 'isolation' for COVID guests.

This is a spacious layout with good separation of at least 10m per Caravan. The applicant would prefer to limit the site occupancy in this way rather than acheive maximum number of Caravans.

Additionally there shall be 4 No. 'Shepherds Huts' with 'Services'.

Large Caravan / Motorhome 6.5 x 2.8 m exclusion zone

1 2 3 4 5 6 7 8 9 10 11

Site of: Knypersley Mill
Grade II Listed

Existing Dwelling
C3 Use Class.

Proposal 01 - Holiday Let
Full Planning submitted for a C1 use Class would be required.

Proposal 02 - Former Agricultural Barn now converted to B8 Business (Storage & Distribution).

Cattle Store (Agricultural Building Sui Generis) The Applicants occupation is the rearing and sale of 'Rare Breed Cattle'. This building typically houses livestock.

Proposal 02 - Former Menage to become B8 Business (Open Air Storage & Distribution). No enforcement will be taken against the existing land use which has been in place for 6 years. The proposal is for the storage of Caravans for private owners.

Proposal 03 4 No. of Shepherds Huts
These are Single Storey timber structures on a 'Trailer Body/base' making them entirely mobile using a regular towing vehicle.

13m² footprint : 2.4 x 5.4m

A 600mm Raised Platform to the front which is also de-mountable and can be moved using a farm vehicle. This allows access to the raised floor.

Each Shepherds Hut has an Electric 'Hook Up', a Water Supply and Foul Drainage to a Sewage Treatment Unit buried in the ground.

Shepherd Hut 1 of 4 in total

15

Proposal 03 4 No. of Shepherds Huts
These are Single Storey timber structures on a 'Trailer Body/base' making them entirely mobile using a regular towing vehicle.

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A 600mm Raised Platform to the front which is also de-mountable and can be moved using a farm vehicle. This allows access to the raised floor.

Each Shepherds Hut has an Electric 'Hook Up', a Water Supply and Foul Drainage to a Sewage Treatment Unit buried in the ground.

Shepherd Hut 3 of 4 in total

12 13

Proposal 03 An area of MOT Type 1 Porous Hardstanding has been created to allow Farm Vehicles to access the upper areas of the site for maintenance purposes and to allow the Campsite / Shepherds Hut users an area to Park Vehicles safely.

The hardstanding is porous, it has not required engineering / digging down.

There is an option to sow grass seed over the hardstanding to encourage vegetation growth through the groundcover and give a "green effect".

14

Existing Shared Access Track to fields and Tongue Lane Farm's North Access Track

Proposal 03 Campsite / Caravan Site
3 No. of Shepherds Huts. These are Single Storey raised timber structures with an Electric 'Hook Up'.

Shepherd Hut 2 of 3

N

(03) Block Plan
SCALE 1 : 200

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Rev	Date	By	Detail
P0.2	23-07-21	BJ	Revision to Red Line boundary and removal of Vardo style caravan from the proposals
P0.1	04-05-21	BJ	Revision requested by TM during 'Checking Process'

Drawing status
S3 - Planning

Client
Mr M. Hall

Project/Location
Land associated with Knypersley Mill Farm, Judgefield Lane, Brown Edge, Staffordshire, ST6 8UG

Grid Ref: SJ 89625 54705
Easting (X):389625 , Northing (Y) :354705

Drawing title
03 Proposal (Part Retrospective) - Site Plan

Date	Drawn	Checked	Job No.
03-05-21	BJ	TM	3204

Scale(s)
1 : 200 @A0

Drawing number	Revision
KMFH-SA-03-XX-DR-A-0106	P0.2

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