CHARTERED SURVEYORS & PLANNING CONSULTANTS

WOODTHORNE – WERGS ROAD – WOLVERHAMPTON – WV6 8TQ

Design and Access Statement

Application for Change of Use of Land for the Storage of Caravans and Horse Trailers



Prepared for:

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Design Component

Use and Amount

The development proposal involves the change of use of part of a compound for the storage of caravan and horse trailers; 12 units in total.

This is a re-submission of a previous application (ref: HPK/2010/0597), which was refused on 30 December 2010.

The storage of caravans has been undertaken within the compound area for several years.

Scale and Appearance

The site area for the storage of the caravans and horse trailers amounts to 283m2. The total area of the compound is 1,310m^2.

Within the compound there is an agricultural building, a storage area for agricultural equipment and a storage container.

The compound has an earth bund around three sides (approx. 1.5m high) and a field boundary with mature trees to the other (i.e. North West).

Layout

The site plans detail the location of the compound and the siting of the storage areas within the compound.

Landscaping

As noted above the compound has an earth bund around three sides and a field boundary with mature trees to the North West. The trees comprise of Oak, Silver Birch and Ash.

As a means of reducing the impact of the storage facility the following works are proposed:

- Erecting a timber fence along the North West boundary from the corner of the existing building to the northern corner of the compound. This fence will be 2m high and will be vertical timber boards to match the agricultural building.

- Planting a hedgerow around the North East and South East boundaries of the compound.

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The hedgerow will comprise of the following:

Hawthorn transplants (30-60 cm) will be used and planted in a double row; 8 plants per metre run (rows 300 mm apart, plants in each row at 250 mm intervals), producing a thick stockproof fence. Up to 10 hedgerow trees (e.g. Oak and Ash) will be planted within the hedgerow – planted as transplants and allowed to grow (without trimming or laying).

The transplants will be protected with spiral guards/shelters. A netting fence will be erected, if required, to protect the hedgerow from grazing livestock within the field.

In respect of maintenance, for the first 3 years after planting a weed free area will be maintained around the base of the plants and through to establishment any dead and dying plants will be replaced.

Access Component

Access to the storage area is via the existing access off Combs Road

Planning Policy Context

The primary planning policy of the Local Plan in respect of the proposal is OC1- Countryside Development.

The proposal is a small scale storage facility which provide the following benefits:

- a storage site for local people (caravans and horse trailers)
- farm diversification income for the applicant

Also at present the applicant has caravans and horses trailers sited/stored on a site east of the railway, which was refused planning consent (ref: 2020/0596). This site is within the Special Landscape Area. Consent for the compound area will provide a dedicated site at the farm for all caravans and horse boxes.

In terms of planning policy the main issue is its impact on the local landscape. However, given the compound is an existing site, the small scale nature of the storage site for caravans and horses trailers (i.e. 12 units), with the existing natural screening of the site, it is considered that the development will not have a significant adverse impact on the character and distinctiveness of the countryside. And of course, my means of mitigation, the proposal includes additional screening and landscaping (i.e. the timber fence and hedge planting).

Prepared By:

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