

Design & Access Statement

1. Description of Proposal

change of use of part of a field to form a commercial vehicle park, including lowering levels to allow access.

2. The Site

The site is south of and adjacent to an existing commercial shed used by T H Brown & Son for fruit & vegetable packing and distribution.

3. Relevant Planning History

none

4. Amount

The site subject to the change of use is 300 sqm., the existing access is 87 sqm.

5. Scale & Mass

The site as previously existing was 1m higher than the adjacent shed and access. It has been lowered to allow level access and parking. The surrounding field remains 1m higher, so the view of vehicles is partly hidden.

6. Layout.

The business uses various sizes of vehicle. The layout of the parking area is informal, allowing a flexible arrangement of mixed sizes of commercial vehicles to park.

7. Access.

The existing access is utilised with no alterations (see photo to right).

8. Design & Appearance

the permeable surface of well consolidated road stone is typical of the informal appearance of rural commercial enterprises. The lowering of the surface partly hides the view of vehicles from adjoining land. Planting a native hedge towards the top of the boundary bank will further restrict views of the site.

9. Trees & shrubs

none existing. An indigenous hedgerow is proposed to the west, south, and east boundary. The north boundary is formed by the existing shed.

10. Impact on neighbours

The neighbouring land is owned by the applicant, and the closest house is 135m distant, so the impact is insignificant.



view looking west from SE corner of shed



view looking east towards existing access



view looking NE towards existing access



view looking west from existing access

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