DESIGN AND ACCESS STATEMENT FOR PROPOSED CHANGE OF USE OF LAND TO SITE SIX MOBILE HOMES (LOG CABINS) FOR HOLIDAY USE

at

"WEST END", BARTON IN THE BEANS, LEICESTERSHIRE

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Mid West PLANNING

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1. INTRODUCTION

This report has been produced by Phil Plant of Mid West Planning Ltd and is based on the guidelines as set out in the CABE publication: 'Design and Access Statements: How to write, read and use them' 2006. This report is designed to be read in conjunction with the planning support statement and other supporting statements accompanying this planning application.

2. USE

The application is for the change of use of land to site six mobile homes. The mobile homes will be used for holiday use only. The cabins will be occupied by people on holidays and short breaks in the Leicestershire countryside. The applicant, Mr Neil Bayley has met Mrs Lindsay Orton of Mr Steve Wergerif, Chairman of Hinckly and Bosworth Tourism Partnership. The partnership totally supports the application and Mr Wegerif offered useful advice about marketing and promoting the site.

3. ECONOMIC BENEFITS

The proposal will help to maintain and improve economic prosperity for the locality, including business run in Barton in The Beans and surrounding area. It is generally accepted that every £1 spent on tourism generates £13 for the area.

The site will create employment initially for construction workers and in the long term for grounds maintenance firms, electricians and plumbers for maintenance purposes and will also provide much needed trade for pubs, restaurants and retail outlets locally, thus improving the night time and out of season economy.

4. AMOUNT & SCALE

The application is a full planning application for the change of use of land; a former sewage works to a site for six mobile homes. The mobile homes will each comply with the Caravan Act. Please see Plan Ref: WOL-446-BAY PL-00 for details.

5. LAYOUT

The proposed layout of the development has taken into account the shape of the site. It also makes best use of the irregular shape of the application site, whilst giving a reasonable level of privacy to each mobile home. Please see Plan Ref: WOL-446-BAY PL-02 for details.



Plate One. Proposed Location of the Mobile Homes.

6. LANDSCAPING

A landscaping scheme has been submitted because it is felt that the site would benefit from internal tree planting. The existing trees and hedges around the site screen the proposal from public vantage points and will not be affected by the proposal. In addition, the existing hedges can be allowed to grow taller if required. Please see the submitted landscaping scheme which incorporates a five year management plan.

7. APPEARANCE

The proposed mobile homes are designed to be within the specification of the Caravans Act as amended. The will be of "log cabin" appearance and therefore clad in timber with a felt shingle roof covering.



Plate Two. **Depicting high quality finish of similar cabin.**

Plate Two depicts a typical log cabin style mobile home. In this instance the underside of the mobile home has been filled in with a dry stone wall around the chassis and wheels. This is not essential and can be easily removed or replaced with timber panels if required.

The photograph shows two different shades of timber treatment. The Local Planning Authority can stipulate the colour of the timber preservative if it feels this is an important issue.

8. ACCESS

The proposed development has been sited within close proximity to the existing access road. The development will use the existing access to the highway network.

The site is situated off a private track which is accessed off West End. West End is un-kerbed with a carriageway width of 5.0m at the junction onto Main Street. This width easily allows two cars to pass causing no obstruction.

The visibility from West End onto Main Street is partly restricted to the west with overgrown shrubbery from an existing dwelling encroaching into highway land. This is within the control of Warwickshire County Council's Highway Team and they can ask the owner of the shrub to cut it back to the boundary of their property if it is considered a highway safety issue.



Plate Three. This demonstrates that West End is wide enough to allow cars to access safely, even if a vehicle is leaving West End at the same time.

A visibility splay of 2.0m x 63.0m to the west and 2.0m x 57.0m to the east is available and may be considered as acceptable within the context of this location and type and small scale nature of the proposed development.



Plate Four. Photograph showing good visibility from West End in a westerly direction.



Plate Five. Photograph showing excellent visibility from West End in an easterly direction.

There are no recorded accidents at this location and with a speed limit of 30 mph, the relatively small amount of additional traffic that the proposed development would generate would not increase highway danger to any significant level.

Although the TRICS data base only provides information with regards to large developments consisting of wooden type chalets, it is envisaged that each cabin could produce an average vehicular trip rate of 3 movements per day. It would be unlikely that any of these would occur in the am, pm peak and certainly not at the same time and would be spread out during the day.

Inclusive Access

A level access will be provided from the partially paved parking areas to the mobile holiday homes to allow for inclusive access to them.

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