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CHARTERED SURVEYORS & PLANNING CONSULTANTS

Design and Access Statement

PROPOSED LOG CABIN PARK FOR HOLIDAY USE AT THE FORMER SEWAGE WORKS, WEST END, BARTON IN THE BEANS.



Prepared for:

Neil Bayley

Date

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RICS

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1 INTRODUCTION

This report has been produced by Richard Foxley of Acorus Rural Property Services 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 report and other supporting statements accompanying this planning application.

2 REPORT

CONTEXT

Physical

The proposal is to create a park home site to accommodate six log cabin style mobiles homes for use as holiday accommodation.

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Social

The cabins will be occupied by people on holidays and short breaks in the Leicestershire countryside.

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Economic

The proposal will help to maintain and improve economic prosperity for the locality. The site will create employment for grounds maintenance firms, electricians and plumbers for maintenance purposes and will also provide much needed trade for pubs, restaurants and retail outlets locally.

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Environmental

The holiday accommodation will be available to those who do not have access to a motor car because the site is close to the bus route through the village.

The proposal also includes a landscaping scheme which will greatly improve the appearance of the site in the landscape and as a habitat for wildlife.

ACCESS

The existing access to and from the site will be used, without need for additional access. Please see PL-02 for details.

DESIGN

Use

The timber log cabins will comply with the Caravan Act and will be used for holiday and short breaks accommodation.

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Amount

The timber log cabins measures approximately 6.1m x 10.6m. It will arrive on site in two halves and be bolted together in the normal manner for a twin unit timber log cabin.

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Layout

The layout of the timber log cabin is typical of a twin unit timber log cabin. The positions of the timber log cabins are shown on the site plan PL-02.

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Scale

The scale of the timber log cabin is within that permitted under the Caravan Act as revised in 1997.

The overall height of the timber log cabin is approximately 3.25m at the highest point from the ground, and 3.05m internally.

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Landscaping

Landscaping for the timber log cabin is detailed in the accompanying Landscape Management Plan. Approximately 200 trees and shrubs will be planted as part of the scheme.

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Appearance

The position of the mobile home site will have a minimal negative visual impact on the appearance of the landscape. In fact the improvements to the site will outweigh any potential impact the mobile homes will have. The proposal will result in a well cared for and attractive site.