Design & Access Statement relating to submission of planning application for new vehicular access to Elms Farm and associated track/parking/turning area for boarding cattery (prev. applic. no. 07/01321/FUL), extended to existing farm road at Elm Farm, Ratcliffe Lane, Sheepy Magna, Atherstone, Warks, CV9 3QZ

DESIGN

Use

Change of use to operate a boarding cattery from Elms Farm was granted as part of the planning application referred to above and the proposed track/parking/turning area is associated with this use.

Amount

The site in question has ample room to accommodate the new vehicular access and track/parking/turning area associated with the cattery.

Layout

The proposed track separates the access to the applicants dwelling from the vehicular access to the parking/turning area provided for customers visiting the cattery and extends beyond the cattery to join the farm road to the east of the site. It will include an improvement to the existing vehicular access in accordance with Condition No.7 of the planning approval (i.e. provide a minimum width of 4.25m for at least 5m behind the highway and have 4m controlled radii at its junction with the adopted road carriageway).

Scale

The track leading to the parking/turning area is sufficient to accommodate the anticipated traffic flow associated with the cattery of approximately 2-5 cars per day.

Landscaping

The track and parking/turning area is constructed at ground level and will not, therefore, be landscaped.

Appearance

The track and parking/turning area is constructed from a hardcore base covered with 'crushed stone' and will drain 'naturally' (i.e. surface water will permeate through the crushed stone/hardcore into the ground beneath. The track will be surfaced with either tarmacadam, concrete or similar hard bound material for a minimum distance of 5m from the highway boundary of Ratcliffe Lane (i.e. in accordance with Condition No. 3 of the planning approval).

ACCESS

The track will provide vehicular access to the parking/turning area for the cattery to all customers visiting by private car (we would not expect the normal traffic flow to include any light or heavy goods vehicles). The parking/turning area itself will provide a minimum of 3-4 parking spaces and this is more than adequate for a cattery of this size.

Statement produced by Welland Timber Products Ltd.
Date: 11th June 2008.