DESIGN & ACCESS STATEMENT

CHANGE OF USE / GROUND ENGINEERING WORKS TO CREATE MOTOR CROSS TRACK

Motor Cross Site January 2017

Introduction.

i) This design and access statement is made in support of the application to regularise by a change of use for part of the site at the Red House Shack Lane to C3 Dwelling..(shown in green hatch) and to regularise the current private motor cross circuit that sits in part of the site...

ii) The applicant, Mr Cole owns the property and the site will become the family home... the site will be C3 use in its entirety with no commercial use... the motor cross track is entirely for personal use by Mr Cole and his family

iii) The site is approximately 1.88 Hectares in size in total with 0.45 Hectares shown green hatched and the motor cross site sits within the garden taking up approximately 0.4 Hectares

iv) The site consists of a single dwelling with associated outbuildings with the bulk of the site given over to soft landscaping including a wooded area and a drainage ditch

Red House Shack Lane
**Existing Use**

i) The property is a large detached family home with extensive gardens.

ii) The property stands in a rural location with open fields to three boundaries and a road frontage to the south.

iii) In terms of Planning Policy GC4 the motor cross site does form an amenity for the owner, slightly specific to the current owners use, but it is effectively an earth moving / landscaping exercise. Any future owner should they prefer could alter the site to a more traditional domestic use / soft landscape, as there are no hard landscaping works associated with the motor cross track.

**Scale**

i) In terms of scale.... the proposed motor cross track is well contained within the overall site ... and takes up approximately 20% of the overall site.

**Landscaping**

i) This proposal has been landscape to provide a challenging motor cross circuit ... but has also been designed so as not to impact on the neighbours and as such is not visible from the adjoining fields..

ii) The motor cross track has involved some earthwork movement and forms part of a bigger landscaping scheme which has included the planting of some 1500 trees...by the applicant.

iii) In terms of Planning Housing Objective 3 Environmental our contention is that the motor cross track will not have an adverse effect on the countryside or the wildlife habitats. Once the track is fully established, the use is only occasional for personal riding, and the areas to the immediate sides of the track itself which have formed part of the earthworks will return to the soft landscaping associated with the overall site. In terms of Planning Policy EN2 Landscaping the site is still a green space incorporating natural and semi natural features...

**Access**

i) The site is currently accessed from Shack Lane and the site incorporates existing parking facilities and it is not envisaged that the proposed use will have any increase in traffic movements...

**Conclusion**

i) This proposal is for the regularisation of the domestic use of the site, and the regularisation of the motor cross track which is for personal use... in terms of Policy GC4 the proposal will not impact upon the amenity of the existing properties or adjoining properties .....the motor cross site has been up and running for six months and its impact on the immediate neighbourhood has been minimal... so I would ask that both parts of this application are approved.

4th July 2017
View from the North of the site looking back at the motor cross track

View from the West of the site looking back at the motor cross track
View from the West of the site looking back at the motor cross track