

Planning Statement

Planning permission is sought for the construction of a noise attenuation bund at Shepherds croft/cottage, Radford Road, over a 7.2 acre area field immediately adjacent to the m42 between junction 2 and 3.

The bund would be constructed of waste soil under the U1 waste exemption – in line with the environment agency and would be 8m above the original ground level at its highest point. The bund will be seeded with wild flowers and grass seed upon completion.

Access to the field would be the current drive so no temporary roads will be required. Operations would be commencing at the furthest point and working back towards to the properties.

The vegetation within the location of the proposed bund is believed to be of negligible ecological value. The site is suitable for grass snakes, but we believe the quality is low. It is believed that the replanting of seed and wild flowers will create a greater diversity of vegetation after the development which would support a larger number of animal and plant species.

The bund is to help with noise control that reaches the property however there are multiple other issues we have. Firstly our field is for grazing horses the noise on occasion has become a problem for them when large or extremely loud vehicle pass it makes the herd panic and gallop around the field. I have also had an issue with litter – I have to pick litter from the field every other day to ensure the horses don't have access to it and no harm is caused.

I believe the main point to be addressed is the openness on greenbelt. The Framework in respect of the purpose of the Green Belt at paragraph 133 states; '*The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*' Land is zoned Green Belt with the main aim to prevent urban sprawl, it is not to protect aesthetic value or landscape character. However please note that we believe the bund will make a far better view once planted than the current 70mph m42. Furthermore paragraph 134 lists 5 purposes of green belt:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another
- to assist in safeguarding the countryside from encroachment
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

This again supports that Green Belt zoning is concerned with urban sprawl – this application does not include a building development or expansions of current buildings.

The proposal would preserve openness of green belt and would not conflict with regulations. The proposed bund is to be located adjacent to the m42 motorway which is a busy six lane motorway; this is a dominant feature of the landscape. It is important to note that land either side of this field is not flat there are many areas where the land rises or falls. The field that is on the right hand side of our proposed bund is far higher than our land level and forms a hill, this does not look out of place

from our property or from our field. It has not affected openness if anything is has enhanced our view and allowed us to look at trees and fencing rather than speeding vehicles on the motorway.

The proposed bund is justified in regard to reducing the road noise that currently reaches our property. The proposal would preserve the openness of the green belt and would not conflict with current green belt regulations.