

MR J. WILLIAMS

THE PADDOCKS, GOOSE LANE, MINSTERWORTH, GLOS., GL14 1QX

DESIGN AND ACCESS STATEMENT

1. THE PROPOSAL
2. The Applicant was initially encouraged to make a Prior Notification P0972/22/AG to Forest of Dean District Council on this agricultural holding with regard to the secure storage of a specialist vehicle needed for forestry and other woodland management activities. This PN was withdrawn in agreement with the LPA in order to submit a planning application.
3. Forestry management activities are currently carried out by the applicant in the Putley Hfds. area and a copy of the landholding, totalling 20.3hectares, is attached to this Statement of Access and Design.
4. In short, a UNIMOG Tractor is required for these operations, at considerable expense, together with a trailer. Due to the speciality and value of the machinery, it needs to be stored securely under lock and key and the ideal place for this is on the agricultural holding at The Paddocks, Goose Lane, Minsterworth.
5. After carefully considering the standard design of the building for the storage of what is classed as an agricultural vehicle which also carries out activities on The Paddocks agricultural holding as well as moves to service the woodland at Putley, the Applicant has decided to change the exterior design to more traditional close Yorkshire boarding
6. There is no safe or secure accommodation ,or indeed any services whatsoever at Putley and the area has been subject to sporadic break-ins to farms and other agricultural businesses.
7. The other reasons why the vehicle needs to be stationed at The Paddocks is that there is an existing drained and available hardstanding, the site is secure with existing good access and egress and the Unimog can be fully maintained in the existing purpose built agricultural workshop..
8. Following a separate pre-application inquiry of the County highways department there are no highways objections to the proposal or the use of Goose Lane.
9. There is an existing agricultural building on site .
10. The Parish Council supported the proposal and there are no objections from neighbours.
11. This application is for the storage of an expensive forestry equipped vehicle which can also be categorised as an agricultural vehicle within a purpose built

- agricultural secure building. Please review attached documents relating to the use class of the vehicle.
12. Contrary to supposition by the Lead Flood Authority the application site does not and has never flooded. This is reinforced by a consultation response from the Environment Agency which is attached to this D&A
 13. The proposal is for an agricultural use rather than residential. The new bund works adjacent to the Paddocks carried out very recently by the Environment Agency substantially protect the application site and other properties along Goose Lane from potential flood risk of a tidal nature.
 14. The Applicant is prepared to accept any conditions that pass the Tests of NPPFII and attach herewith –
 - a. Photographs of the vehicle
 - b. A copy of Land Registry ownership at Putley
 - c. Agricultural holding number in connection with The Paddocks
 - d. Log book Image UniMog Vehicle
 - e. Location Plan
 - f. Biodiversity checklist
 - g. Site Drawing Paddocks 1
 - h. Email from the Environment Agency

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