

# **DESIGN & ACCESS STATEMENT**

## **TO SUPPORT A PLANNING APPLICATION FOR A NEW PADEL COURT WITH ASSOCIATED LEGACY PLANTING AND NEW REPLACEMENT PLANTING BEDS AT SPATHAM FARM COTTAGE, SPATHAM LANE, WESTMESTON. BN6 8XH**

### **PREAMBLE**

This statement has been prepared in line with DCLG Circular 01/2006.

Spatham Farm Cottage is a Grade II Listed Building, it is not however, in a Conservation Area but is in the South Downs National Park.

The property sits on the East side of Spatham Lane and enjoys some 200m<sup>2</sup> of residential accommodation over two floors plus outbuildings including a triple garage, storage buildings and a home gymnasium.

This application seeks consent to build a new Padel Court in the area immediately beyond the boundary line of the current residential curtilage to the North of the host property.

This area has, for the past ten years or more, been used in the production of fruit and vegetables for the benefit of the host property, and this will continue.

The new Padel Court - together with an associated legacy planting plan - which is proposed to be sited some 40 metres from the house, will have no detrimental material impact upon the setting of the listed house, or on the wider character or appearance of the area. On the contrary this proposal seeks only to enhance the heritage asset and its surrounding area.

Therefore, we believe that the inclusion and specific siting of the new Padel Court meets the criteria of Adopted Local Plan policy SD13, in that there is no harm to the significance of the Listed Building or its setting.

**USE**

The Padel Court is for the use and enjoyment of the occupants of the host property.

**AMOUNT**

The new court measures 20 metres by 10 metres, giving a footprint of 200m<sup>2</sup>.

[Half the recommended total area for a conventional tennis court]

**SCALE**

The size of the court fits comfortably into the surrounding landscape.

**LAYOUT**

The layout is indicated on the submitted drawings.

**APPEARANCE**

The external appearance of the court is shown on the submitted drawings.

**LANDSCAPING**

It is proposed to build 6 new replacement beds, to the south side of the new court, with a new fruit tree orchard included also. A dedicated area will also be planted as a wildflower meadow.

Proposed legacy planting will be carried out - with the addition of trees and shrubs - to the North, West and East sides of the court to soften vertical lines.

These lines are in no way overbearing, obtrusive or detrimental to the landscape, but our clients welcome the opportunity to plant trees and make good environmental use of the area around the court.

**ACCESS**

Access to the padel court will be via the already existing gateway that leads into the field.