

THE BUCKLANDS
GUTTERIDGE HALL LANE
WEELEY
ESSEX
CO16 9AS

DESIGN AND ACCESS STATEMENT

BASELINE

1. The purpose of this application is to provide accommodation for an extended Gypsy / Traveller family, all of whom meet the definition of traveller contained within Annex 1 of planning policy for traveller sites, 2015.
2. The accommodation is to be provided as an annexe to an existing approved Gypsy / Traveller Site at the Bucklands.
3. There are three reports accompanying this application:
 - i. Compliance of the proposed development with Policy LP9 of the Tendring Council Local Plan adopted 256 January 2002.
 - ii. Compliance of the proposed development with Policy H of planning policy for traveller sites, 2015.
 - iii. Personal Circumstances
4. The reports are supported by 30 exhibits of true copy documents in a single bundle. The bundle is indexed and paginated and includes maps and aerial photographs of the site and its location.

5. There are three drawings accompanying this application:
 - i. Location Plan;
 - ii. Block Plan (Existing);
 - iii. Block Plan (Proposed)

6. The application is policy compliant with both the Tendering Council Local Plan and the National Planning Policy Framework. The Tendering Council identifies in its Policy LP9 that it will grant planning permission if a number of criteria are met, and there is a need. The proposed development meets all of the criteria in Policy LP9.

Design

7. The design seeks to ensure that the proposed development is compliant with the criteria contained within Policy LP9 of the Tendering Local Plan, and that the minimum number of accommodation units required by the extended Gypsy / Traveller family are provided. This is five static caravans and five touring caravans.

8. The Bucklands site already has water, electricity and sewage infrastructure. Additional sewage infrastructure is to be provided through a package treatment plant. Tendering is understood to be currently seeking to establish the accommodation requirements of Gypsy / Travellers living in the area. The site is safe for its intended use.

9. The design of the proposed site is shown in a block diagram. There is ample parking space available. There is to be an increase in biodiversity through the planting of additional native species hedging in the location shown on the block diagram.

Access

10. The site has a single access from Gutteridge Hall Lane. This has been established for many years. The existing access has already been determined to be safe by the County Council and able to serve a caravan site.
11. Crashmap shows that Gutteridge Lane is safe due to the absence of collisions. This is shown at TAB 19.
12. CONCLUSION
13. The proposed development will meet a pressing accommodation need, and make a welcome contribution to accommodation provision in the district.

Stuart H CARRUTHERS

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