

Design and Access Statement

Property Address - Whites Field Farm, Aylesbury, Hp22 4AB

Date - 11th January 2024

Existing Property

The existing plot is currently an unused paddock with agricultural use

Client Brief

The client wishes to change the use or part of paddock from agricultural to B8 storage and distribution

The designated area shall have a hardstanding and shipping containers to be offered for storage rental units

It's anticipated that 33nr 40ft by 8ft containers and 14nr 20ft by 8ft containers will fit within the site and allow sufficient space for access

The containers will be single storey

The containers are anticipated to be rented for medium to long term residential and light business purposes and an average rental period of approximately 3 months

Access to be from existing access with new track to the proposed site

Design Considerations

Proposed Materials

The base and track will be hardstanding formed from compacted crushed concrete and stone

The containers shall be standard shipping containers

Site area - 2,600m²

Perimeter

It is anticipated that there will be a native species hedge surrounding the site, this will have 2 purposes

- Firstly it will compensate for the loss of habitat and provide ecological net gains

- Secondly it will shield the site from view of the road maintaining the countryside views, though to the rear of the site is a working farm with numerous sheds and barns which already impacts this

Highways

The access to the site is from an existing access to the farm

Due to the number and intended use of the containers the additional journeys to and from the site will be minimal

47nr containers x average rental of say 90 days is approximately 1 additional journey per day to the site

Ecology

The site is a currently a vacant paddock and although the hardstanding will have a negative impact on the biodiversity of the overall site, however a mixture of native hedges surrounding the site, tree planting within the remained of the site will off set this

Please see the planting plans to show that a BNG will be achieved

Environment Health

The storage units will have restricted hours of operation, proposed from 7am until 7pm, as mentioned above it is anticipated that the loading or unloading will occur approximately once a day, again given the site is adjacent to a working farm it is felt that noise won't impact the neighbouring properties

Economic Development

It has been established that there is a current requirement for B8 storage in which the site is located so as well as helping serve this need the use of a vacant paddock will provide a much needed income and provide jobs in a rural location

Conclusion

We feel that the application for the change of use of a vacant paddock should be approved for the following reasons

- The economic benefits to the farm and the local area outweigh any negative impacts to the site or surroundings
- The need for B8 storage is proven and will be better use of the land in the location

- The storage units will be shielded from view by native hedging and new trees maintaining the rural appearance
- The addition traffic to the site is minimal and using an existing access
- The loss of natural land and habitat can be compensated for and provide a BNG as shown
- The noise nuisance from the site will be very minimal and restricted to reasonable working hours