

Design-Access-Planning and Heritage Statement

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*Siting of Storage Building &
Management of habitat*

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Land Adj Shanklin Manor
Manor Road
Shanklin
Isle of Wight



Date February 2024

Revised

Ref No 3-2023

Macaire associates

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1 Preamble

This application is somewhat unique given, that it is in support of the ongoing enhancement and management of a wildlife habitat.

The actual principles are very straightforward, the application seeks consent for the placement of a container for use as a secure storage facility, this Statement and the appended reports, set out the proposals and how the use of the site and the storage unit, will accord with the relevant criteria.

2 Drawings.

- i This Design Statement is to be read with drawings generally numbered 3-2023.

3 The Site, & history.

- i The Site itself has no relevant recent history, other than a Pre-App that preceded this application (Refer later details).
- ii The Site was originally part of the Shanklin Manor development, and access to the site, is still via the main entrance to the Manor, it is however, now under separate ownership.
- iii This Site which is delineated from the Manor by a Listed boundary wall, was at the time the Manor was converted, used as a general dumping ground, much of which remains to this day.

4 Consultations.

- i Prior to this application, there has been formal Pre application consultations with the LPA, and the submission outlined in this application, is based on the advice given.
- ii The Pre-App response is Referenced iw23/8/15008.
- iii The LPA response was supportive of the general principles, subject to the relevant reports and criteria being provided and met.



5 Access & Parking.

- i The site is accessed via the existing Shanklin Manor main entrance, access to the site is to the North East via an existing gravel track, off which, there a number of existing gravel parking bays.
- ii At this point there is parking and turning for at least 2-4 cars (it should be noted that this is well away from the Manor, and as such does not form part of the Manor's parking arrangements.
- iii The site will be wholly managed by the applicant Paul Creer, in most instances, he will have one vehicle, and this will likely be taken onto site, where there will be parking and turning for the vehicle (*refer to Tree Report which highlights this*).
If not taken into the site it will be parked in the area referred to above.
- iv Overall there will be minimal vehicular activity to and on the site, no additional parking provision is required, and no changes to the access outside of the site boundary.
- v We submit that given the proposals as outlined above, there no issues in relation to access and parking.

6 Site Designations and Policy. (see also Heritage).

- i The site is located in the Wider Rural Area, on the outskirts of Shanklin.

The boundary wall to the West of the Site is Grade II Listed, as it the attached Summerhouse within the grounds of Shanklin Manor.

Shanklin Manor is Undesignated Heritage Asset.

The Site is within Shanklin Conservation Area 9.

The site is designated Mineral Safeguarding area.

7 Context of the area. (to be read with Heritage Statement)

- i The site is located within the grounds of Shanklin Manor (now multiple residential properties), abutting Manor Road.

However, it is not only a substantial distance from the Manor, it is set behind the Listed wall, and reads as a separate parcel of land, especially as there is open land to the North and East.

Whilst there were historically Tennis courts and gardens here, they are long disused with the land having been used as a dumping ground, falling into disrepair and overgrown.

The land is also the most wooded, in all respects, it is a stand alone parcel.



7 Context, continued.

- ii Given the above, the context of the proposals is somewhat unique, as there are to be no formal buildings, just the storage unit, and the land itself is to be retained as a wild-life sanctuary.
- iii On this basis there is no necessity to assess the context in relation to the surrounding area or buildings, as it will essentially not change.

8 Proposals. (to be read with Paul Creer's Statement)

- i As explained in the Preamble, the actual principles are very straightforward, the application seeks consent for the placement of a container for use as a secure storage facility, this Statement and the appended reports, set out the proposals and how the use of the site and the storage unit, will accord with the relevant criteria.
- ii The proposals also include the Management and enhancement of the site as a Wild-life sanctuary.
- iii In essence the proposal is to retain the site as a wild-life haven, that Paul will enhance, maintain and improve, this will be an ongoing project that is close to Paul's heart and one that he has long wished to develop.
- iv The site itself will not change a great deal, from a Planning point of view the main change is the placement of the contained, this will be on the original Tennis Court which still partly remains, all be it overgrown, the container will be a secure storage facility.
- v Because the container is a self contained structure, it is technically not permanent, it has no foundations, and is not connected to any services, it is in principle removable, it also therefore has no material effect on it's setting, or the adjacent listed wall.
- vi The proposals have been fully expanded on in the appended Heritage Report and in Paul's Statement.

9 Design Philosophy.

- i Given the unique nature of this application, there is no Design Philosophy as such, other than to provide and maintain a Wild-life habitat that builds on the existing flora and fauna.
- ii The proposal is ecology led for the benefit of the community overall.
- iii It is very unusual these days for there to be a stand alone project to enhance a wild life zone, that is not connected to a development project, it is therefore to be commended.



10 Heritage.

- i A detailed Heritage Statement has been prepared by Dr Ruth Waller, this is appended to this Statement.

11 AONB

- i The site is not located in the AONB.

12 Landscaping. (refer also to Arboreal report)

- i The site was historically part of the Shanklin Manor Estate, it was/is separated from the main estate by a high boundary wall.

Historically the area included the Tennis Courts to the Manor, these are in part still in place, but have long since be covered by growth, and have fallen into disrepair.

- ii When the Manor was converted to apartments, the area was used as a general dumping ground for a multitude of debris, this included rubble, concrete, steel beams, pipework and general building rubbish, the area was effectively left as a tip, until taken on by the applicant.
- iii The area is wooded and has some historic planting but is generally unkempt, the wildlife setting that exists will not in principle be changed, it will be 'managed' by Mr Creer for the wildlife on the site.
- iv Generally, there is therefore no change to the overall landscaping of the site.

13 Trees.

Refer to appended Arboreal report by Woodside Tree Consultancy.

13 Flooding.

The site is not within any designed Flood Zone.

14 Drainage.

- i There is no drainage requirement associated with this proposal.

There is no foul drainage required on the site.

The proposed storage container has no formal rainwater drainage.

There are therefore no issues with drainage.



15 Materials.

- i The proposed storage building is a standard metal storage container (refer photos), the finish is dark Green paint
- ii There are no other materials applicable to this application.

16 Neighbouring properties.

- i The site is in a semi rural location, well away from residential properties, it is bounded to the West by lawned gardens, and to the East by Manor Road, (this is not a general through road, it has restricted access).
- ii The site is located some 45-50m from the Shanklin Manor to the West, there are therefore no issues in this respect.
- iii The very nature of the proposals for the site do not raise any issues by way of disturbance, to neighbours, the site is a Nature Conservation Site, as such all work on the site is related to maintenance and enhancement of the flora & fauna.
- iv The Site is separated from the Manor by the substantial dividing wall, the site is set down from the Manor garden, the proposed container storage unit will be approximately 1.0m lower than the wall, so will not be visible from the Manor.

17 Employment and business.

- i The site is not a commercial enterprise.
- ii It is privately owned by the applicant, and is wholly related to maintaining and enhancing the Flora & Fauna/Wildlife on the site, to be maintained as a wildlife sanctuary.



18 Conclusions.

- i The proposals presented here have long been a dream for the applicant Paul Creer, that is to provide a wild life haven, one that is protected, maintained and enhanced.

It is a Nature Conservation Project.

- ii It is very unusual these days for there to be a stand alone project to enhance a wild life zone, it is therefore to be commended.
- iii Paul is well known on the Island for his expertise with respect to Badgers, he has been our resident Badger expert for many years, and as such, he has a wide and detailed knowledge in the field.
Because of his long standing involvement with the Badgers, he also has a wide knowledge of all the associated wild life.

Paul Creer is very much the ideal person to take on a project of this nature, which will be in safe hands.

- iv The provision of the container on site has specifically been chosen because it will provide the secure storage that is required, but also because it is a non invasive structure, it is self contained, it is not permanent, it has no material effect on it's environment.
- v **Overall the project is one that is being implemented for all the right reasons, and deservesto be supported.**

