

Client:- Mrs L. Purcell  
Project Title: Land at Ashley Road, Middleton, Corby  
Project Ref: 08\_185\_PURC1  
Date: 21<sup>st</sup> July 2008

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## **DESIGN & ACCESS STATEMENT – REVISION A**

Site: Land at Ashley Road, Middleton, Corby.

**- 1 SEP 2008**

Applicant: Mrs L. Purcell

Application for: Change of use for the stationing of caravans for 3 no. gypsy plots with utility/day rooms and hard-standing ancillary to that use and including retention of the existing use of the land for stabling horses.

### 1.0 Brief & design process.

- 1.01 The applicant wishes to provide 3 no. gypsy pitches to meet a recognised need for such facilities in the area to facilitate a gypsy lifestyle.
- 1.02 Following a site visit and consultation with the client the site layout has been determined to best meet the applicant's requirements and has been designed with reference to the standards defined in 'Model Standards 2008 for Caravan Sites - Caravan Sites and Control of Development Act 1960 – Section 5.

### 2.0 Location and Layout

- 2.01 The site is located in the countryside approximately 0.5km NW of Cottingham and the facilities therein. The site is bounded to the south and west by open field and to the east and north by Ashley Road.
- 2.02 The proposed pitches are located on a new area of hard-standing to the western part of the site away from the existing stable building and each is provided with a single storey ancillary utility/day room positioned to allow convenient access to the stationed caravans during the day. The utility/day rooms will provide facilities that enable the occupants of the caravans to minimize the recognised hazards associated with cooking and fire in the close confines caravans and provide facilities for washing and bathing in the maintenance of basic hygiene.
- 2.03 The application site has an area of 0.4 hectares.

### 3.0 Appearance and Access

- 3.01 The site lies within open countryside and the extensive and dense nature of retained existing hedgerows, and areas of substantial vegetation and trees generally screen the site from public view although additional planting of native species hedgerow and trees is proposed to augment this.
- 3.02 Access into the site is from the existing site access point off Ashley Road widened and with a hard surfaced set back.
- 3.03 The size and appearance of the proposed utility day/rooms are similar to many domestic scale agricultural buildings throughout the countryside and are appropriate for this proposal.
- 3.04 As the proposals are for private use with no public access required it has reasonably been determined that no specific provision for disabled access is required.