

145 Nine Mile Ride
Funchampstead
Wokingham
RG40 4HY

Proposal: Change of use of land including existing hardstanding to enable siting of a residential chalet.

DESIGN AND ACCESS STATEMENT

1. The purpose of this application is to provide an accommodation unit on an existing area of hardstanding on land that has been identified by the Wokingham Council as being of importance to trees.
2. The application is supported by 14 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. The exhibits are identified **as Tab 1 – Tab 14.**
3. There are four drawings accompanying this application:
 - i. Location Plan;
 - ii. Block Plan;
 - iii. Chalet Brochure (including floor plan). The chalet meets the definition of caravan contained within the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968.
 - iv. Habitats Plan

DESIGN

5. The design seeks to ensure that the proposed development is compliment with the Local Plan, and make better use of land that can not be subject to significant disturbance if tree health is to be maintained.
6. The site already has water, electricity and sewage infrastructure.
7. There is a recognized shortage of accommodation within the Wokingham area. This is shown at **Tab 4**.
8. The land has previously been granted planning consent for the standing of a caravan. This is shown at **Tab 5**.
9. Natural England identifies that the development proposed does not require them to be consulted. The land is within the Thames Heath Special Protection Area as designated by the Local Planning Authority. It is likely that a mitigation payment will be required unless the Council reviews its Local Land Charges, and exercises its powers under Local Land Charges legislation.
10. The site is to be developed to be Biodiversity Net Gain compliant. This is shown in the BNG report.
11. The proposed development has little effect on heritage assets. This is shown at **Tab 7**.
12. The proposed development has little effect on landscape. This is shown at **Tab 1** and **Tab 8**.

13. It is unlikely that the land is contaminated. This is shown at **Tab 9**.
14. The proposed development is within the Environment Agencies Flood Zone 1, and there is a very low probability of flooding from any source. This is shown at **Tab 10**.
15. There is good access to services and amenities. This This is shown at **Tab 14**.
16. The chalet is to be positioned to ensure that the effect on the amenity of neighbouring properties is minimized (i.e. overlooking).
17. A chalet is to be stationed on the existing hardstanding on the land to prevent issues with trees.

ACCESS

18. There is an existing access to the land (including dropped kerb). This dates from its previous use. There is good visibility to the east and west onto Nine Mile Ride. A history of road accidents on Nine Mile Ride is shown at **Tab 13**.

CONCLUSION

12. The proposed development will meet a pressing accommodation need, and should make a welcome contribution to accommodation provision in the district.

Stuart H CARRUTHERS
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