

Design & Access/Planning Statement
Proposed erection of 2 log cabins holiday lets
At

Bush Farm, Pay Street, Densole, Folkestone, Kent. CT18 7EA

Applicant:

Miss C. L. Snoad, Bush Farm, Pay Street, Densole, Folkestone, Kent. CT18 7EA

Proposed Description:

Proposed 2 Holiday Cabins on land forming part of Bush Farm house (approximately 1.00 hectares in total)

This statement covers the following aspects:

Context involvement, Design, Layout, Scale, Landscape, Appearance, Access, Use, Tourism and Benefits to the local economy – and supporting information regarding, local development plan, central government and tourist board policies and guidance etc. This statement has been prepared and set out in accordance with guidance related to design and access statements.

1.00 Introduction and Background to the proposal.

1.01 The total site comprises of approximately 1.00 hectares of land which is the remains of the original working farm called Bush Farm which is now a residential property. Included with the owner's house is a paddock with stables for 2 horses and informal gardens surrounding the house (approximately 0.2 hectares in size). Whilst the site lies within the north downs ANOB, the landscape character is a domestic small holding in appearance, surrounded by properties at a distance with lands used for equestrian activities and small scale firewood production. In 2009 planning permission was granted to a previous owner of the property for change of use to a camp/caravan site for holiday customers. This permission was not activated, reference Y09/0095/SH – 2009-09-28.

1.02 The site falls to the west of Densole village, separated by fields used as horse paddocks and an equestrian centre. It is approximately 0.5 mile from the main A260 Canterbury Road. To the south is a wooded area owned by the MOD.

1.03 The site is well screened on 3 sides by mature hedges and trees; the fourth side (east) is mainly fenced to another horse paddock owned by Lime Farm.
The only properties close to Bush Farm are Bush Farm Cottages and a bungalow called Redwoods, The Bush Farm Cottages are close to the main house, but well screened by bushes from the proposed locations of the cabins. The bungalow on the west side of the property is shielded by an earth bung 1.8m high with mature trees and shrubs behind it, plus it has its own workshops used for firewood cutting between it and the proposed site of the holiday cabins. The 2 cabins would not therefore have a detrimental impact on the visual amenity of the properties or the greater AONB.

1.04 A public footpath crosses the property but the 2 cabins would not interfere with its use.

1.05 Access to the site would be by means of the main property's drive, no new access would be required. As each cabin will be designed for only 2 adults occupancy, the maximum number of

extra cars accessing the site would be 4 at any time. The entrance is 4 metres in width with a bell mouth and vision splays to east and west, the lane it opens onto is called Pay Street which at this point is a low usage country lane.

- 1.06 An essential component of the activities to be encouraged by the users of the cabins is to use the easily accessed connection to the local public footpath network which starts from a public footpath that crosses the site. Documentation will be provided to users showing routes and amenities in the area i.e. pubs, shops etc.
- 1.07 Part of the site will be set aside to wild flower meadow to enhance the local environment.
- 1.08 The proposal would create a small amount of local employment and contribute to the local economy which is heavily dependent on the tourist trade, and would help to support other local attractions, public houses, restaurants and convenient stores in the locality.
- 1.09 This area is reliant on the tourism industry and there is a need for exclusive upmarket high quality accommodation – these factors are encouraged within the local development plan tourist board policy, the regional & central government policy. Such accommodation needs to be provided in the region.
- 1.10 This site has good access:

Figure 1 Site location 'X' in relation to the wider area

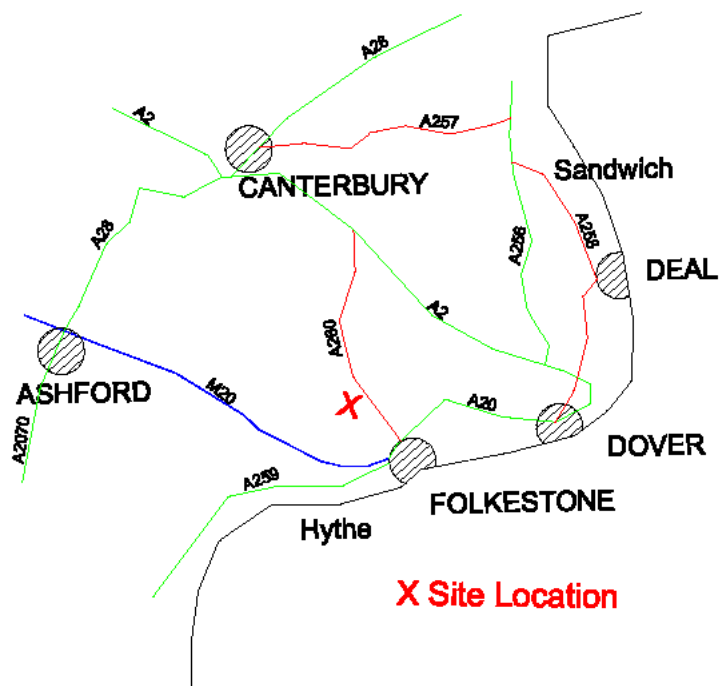
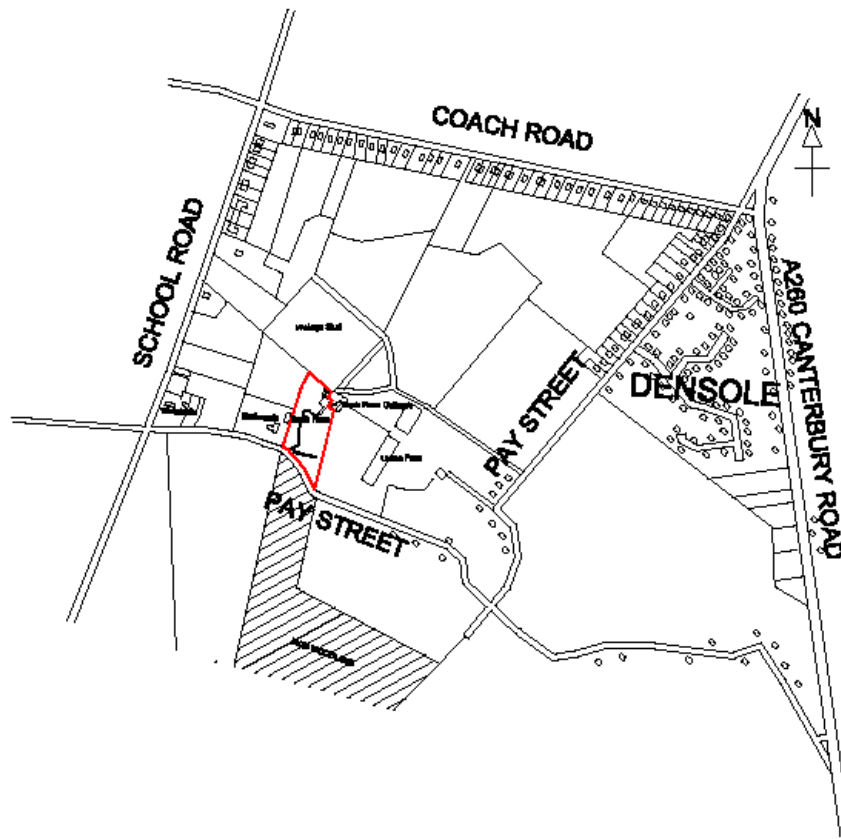


Figure 2 Site location in red in relation to the immediate surrounding area CT18 7EA



- 1.11 A report prepared by the Tourism Solutions – Self Catering shortage study – advised that “Trends in Product Development have pointed towards the development of higher quality units: people have increasingly experienced quality self-catering apartment/villas abroad and living standards generally have risen in the UK over the past 10 years and people to expect, and demand, quality that is at least as good as their homes, and preferably better”
- 1.12 The cabins would be constructed from timber and stained in environmental colours to blend into the natural environment – Palette of colours to be agreed with LPA.
- 1.13 Accommodation of this nature encourages tourism usage in the “off season” shoulder months.

2.00 Amount (and type of development.)

2.01 The elements to the proposal comprise 2 No high specification holiday cabins.

2.02 The area for the proposed is well screened from any properties in the area and would be unseen from them due to the nature of the landscaping of mature trees and shrubs.

3.00 Community safety

3.01 The close proximity of the owner's property of Bush Farm would enable 24 hour supervision, safety, control and security to be maintained.

4.00 Movement within the site and car parking.

4.01 Car parking will be provided next to each cabin for 2 cars to each cabin.

5.00 Foul sewer, electricity and mains water

5.01 Mains electricity, mains water and foul sewers would be made available from the main properties systems. Additional services will be provided by means of bottled gas for cooking/heating backup and solar panels for electrical generation for daytime use for lighting and underfloor heating, all lighting will be low energy consumption devices.

6.00 Flood zone

6.01 The properties are not in a flood plain and are not at risk of flooding, the proposal therefore comply with Local Development Planning Policy and the NPPF in that the site is classified as flood zone 1 and is therefore at the lowest risk of flooding.

7.00 General Development Control Guidance

The proposal satisfies General Development Control Guidance in that:

1. The development pays due regard to its surroundings in terms of scale, siting and design.
2. The development does not have an adverse visual impact on the street scene and landscape.
3. The development does not have an adverse effect on nature conservation interests.
4. The development pays due regards to the amenity of occupants of adjoining properties.
5. Provision is made for satisfactory access and car parking.
6. The development pays due regard to the existing public right of way network.
7. The development will not cause or exacerbate the risk of flooding.

Relevant Planning Statements and Policies.

Planning policy guidance and statements:

PPS1 Delivering sustainable development

PPS7 Sustainable development in rural areas

PPG17 Planning for open spaces, sport and recreation

South East Plan

- CC1 Sustainable development
- CC4 Sustainable design and construction
- C3 A.O.N.B.
- C4 Landscape and countryside management
- TSR2 Rural tourism
- TSR5 Tourist accommodation
- EKA1 Core strategy-East Kent Plan

Folkestone and Hythe Local Plan

- SD1 Sustainable development
- TM1 New tourist development
- CO1 Development in the countryside

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