

Design and Access Statement

Project: Proposed Yurts, Hayne Barn, Saltwood, Hythe, Kent.

Client: Mr. I. Record

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Image of one of the existing yurts and shower and toilet block

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1.0 Site Analysis

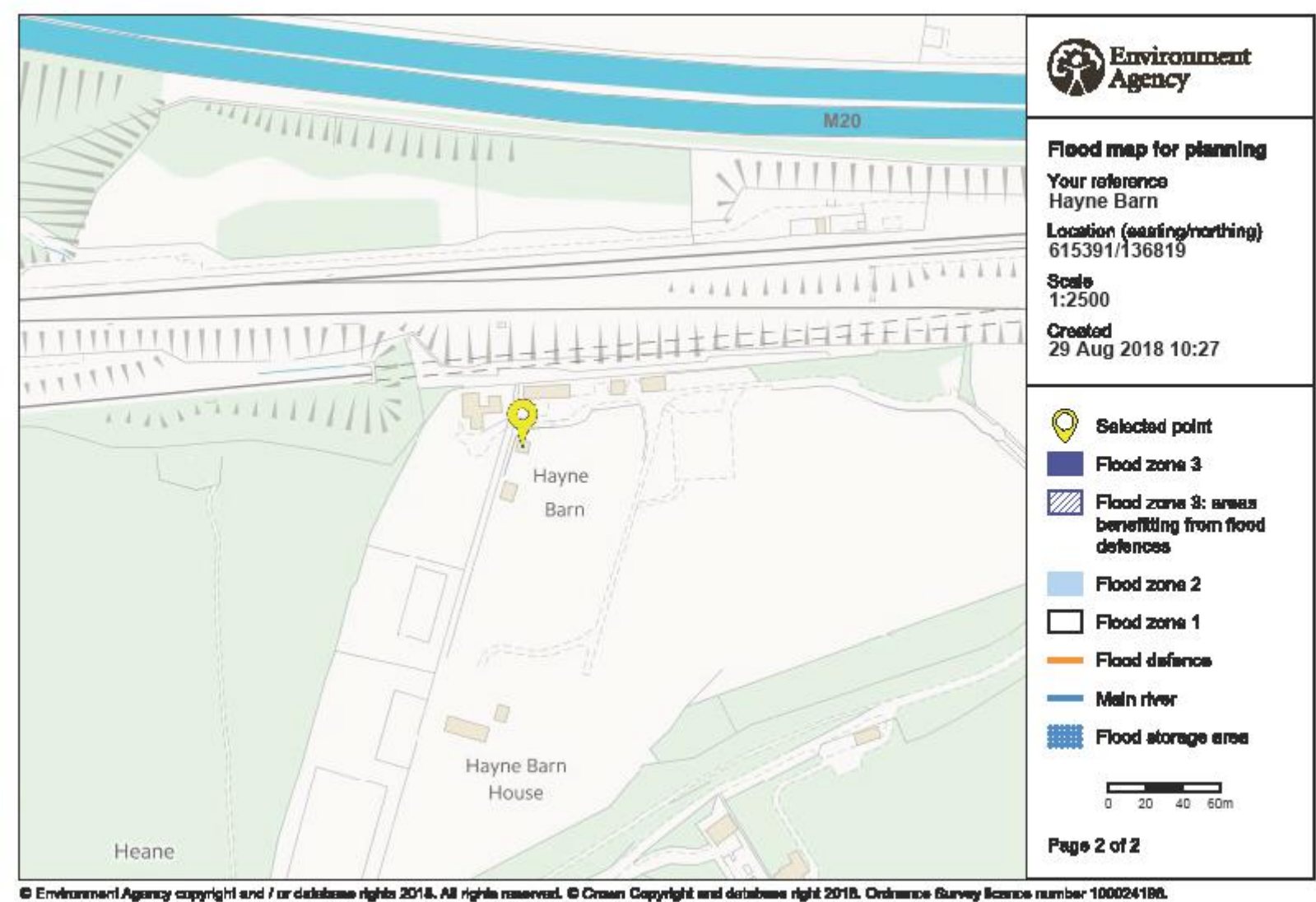


The curtilage of Hayne Barn Estate is edged in blue as shown on drawing number 01.854.01.P0 and the proposal site is edged in red.

The ariel view was downloaded from Google Maps UK

1.01 Site Location

The site is situated due north of the village of Saltwood and is located on a plateau on the lower southern edge of the north downs, within the Kent Downs Area of Outstanding Natural Beauty (AONB) and Special Landscape Area (SLA). The overall site curtilage occupies an area of 8.652 hectares and the proposal site located within the curtilage occupies an area of 0.096 hectares. The site is bounded to the west and south by mature woodland with extensive mature tree screening to the east and north boundaries. Heane Wood to the west including sections on the west and short section of woodland to the south west boundaries are designated ancient woodlands. Running due south of the site is a disused railway cutting with a disused tunnel close to the south west corner of the site curtilage. To the north of the site lies the M20 motorway and the High-Speed rail Link (HS1), the north boundary being acoustically protected by 3 metre high acoustic fencing erected as part of the HS1 development to reduce noise pollution.



The site is located within a Flood Zone 1 area as designated by the Environment Agency.

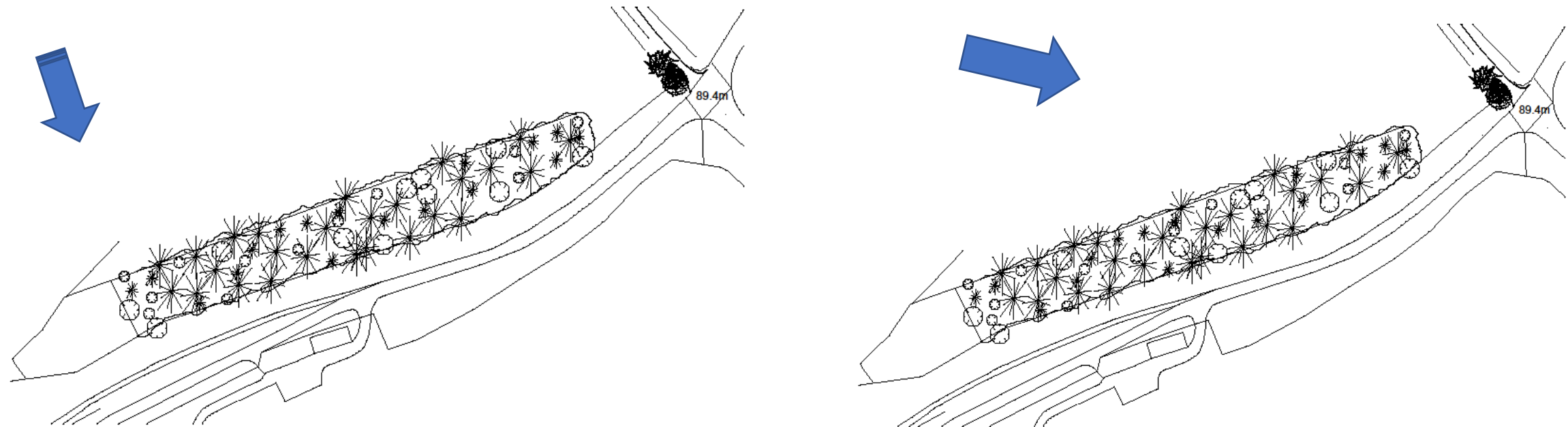
The site is located within a designated area of archaeological potential.

The site is not located within a designated conservation area and there are no listed buildings or ancient monuments within the curtilage of the site.

The site is not located within an area of special scientific interest.

1.02 Site History

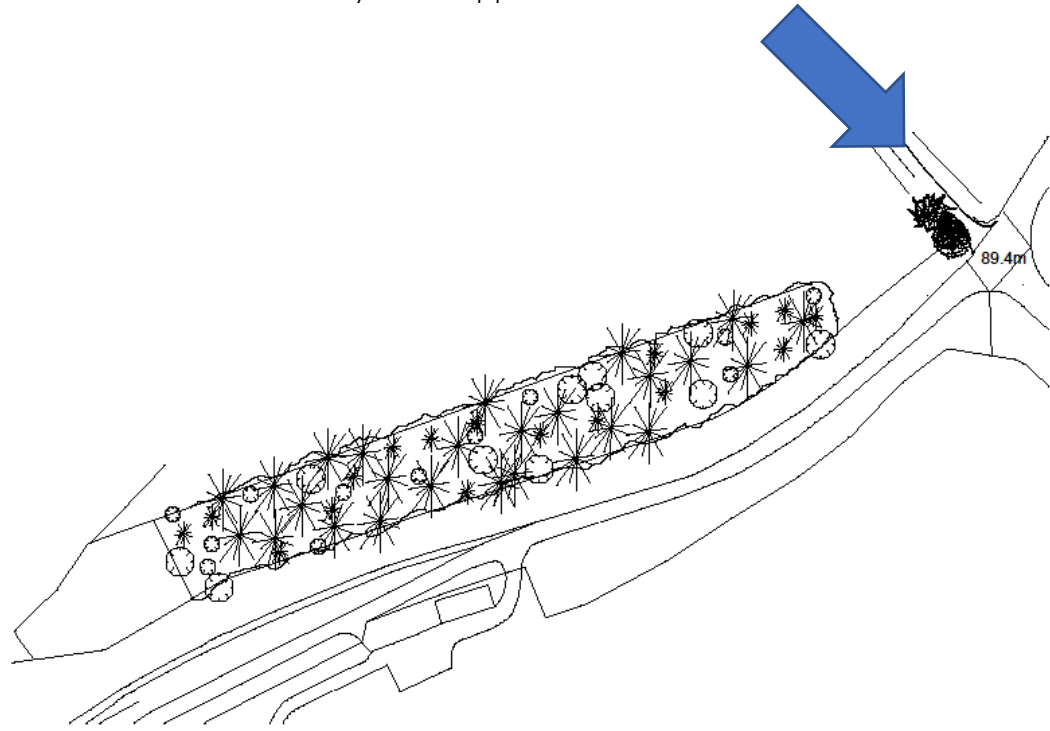
Originally Hayne Barn House site was a residential dwelling and extensive gardens with additional buildings located within the curtilage used for industrial purposes. As part of the consented change of use to a wedding and reception venue, reference Y10/0342/SH (temporary consent granted 18 May 2011), several of the industrial units were removed and Hayne Barn House use designated in part as an administrative facility serving the site. Subsequent applications that have been granted consent are: an extension to the existing open sided loggia, reference Y14/1193/SH (granted 19 December 2014) and the erection of a 3 bedroom holiday chalet, reference Y16/0257/SH (granted 28 July 2016), erection of 5no. eco lodges reference Y18/1115/FH granted 22 May 2019, erection of a ground source heat pump plant hut granted 20 November 2020, erection of 2no. yurts and associated shower and toilet block reference: 21/0109/FH granted 19 March 2021.



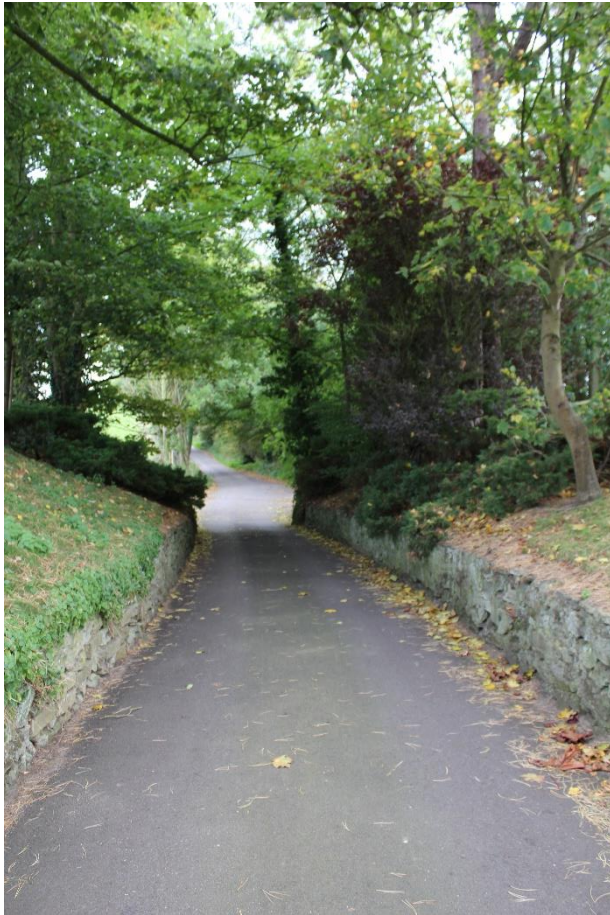
1.03 Site Photographs



View of the northern boundary of the application site



View of the proposed service vehicle parking area



vehicular entrance to site

2.0 Design and Access Statement



2.01 Use:

The proposal is for the installation of three self-contained yurts for onsite accommodation in support of the existing established and successful wedding and reception venue facilities and is in direct response to further growing demand for the wedding and reception venue and the problems experienced in finding suitable local accommodation. Planning consent was granted on 22 May 2019, application reference Y18/1115/FH for the construction of five self-contained eco lodges and granted for two yurts and associated shower and toilet hut on 19 March 2021, consent reference 21/0109/FH. Demand for the wedding venue has grown due to the introduction of on-site accommodation provided by the eco lodges and yurts therefore the proposal to introduce three further yurts will further enhance the wedding venues facilities in view of growing demand.

2.02 Amount:

It is proposed to provide three yurts located within the western end of the existing planted area containing the eco lodges. The resultant areas are as follows:

Gross internal floor area single yurt:	26.4m ²
Toilet and shower pods	8.5m ²
Total GIFA for both yurts and shower pod:	87.7m ²

2.03 Layout Yurts:

Typically the yurt is manufactured using FSC certified Ash and oak, comprising a lattice framework forming the external walls and fanned poles forming the conical roof and timber floor. No foundations are required for the erection of the yurts therefore a no dig solution except for below ground foul water drainage serving the shower and toilet pod. The internal plan is entirely open and the space heated by a sealed wood burning stove.

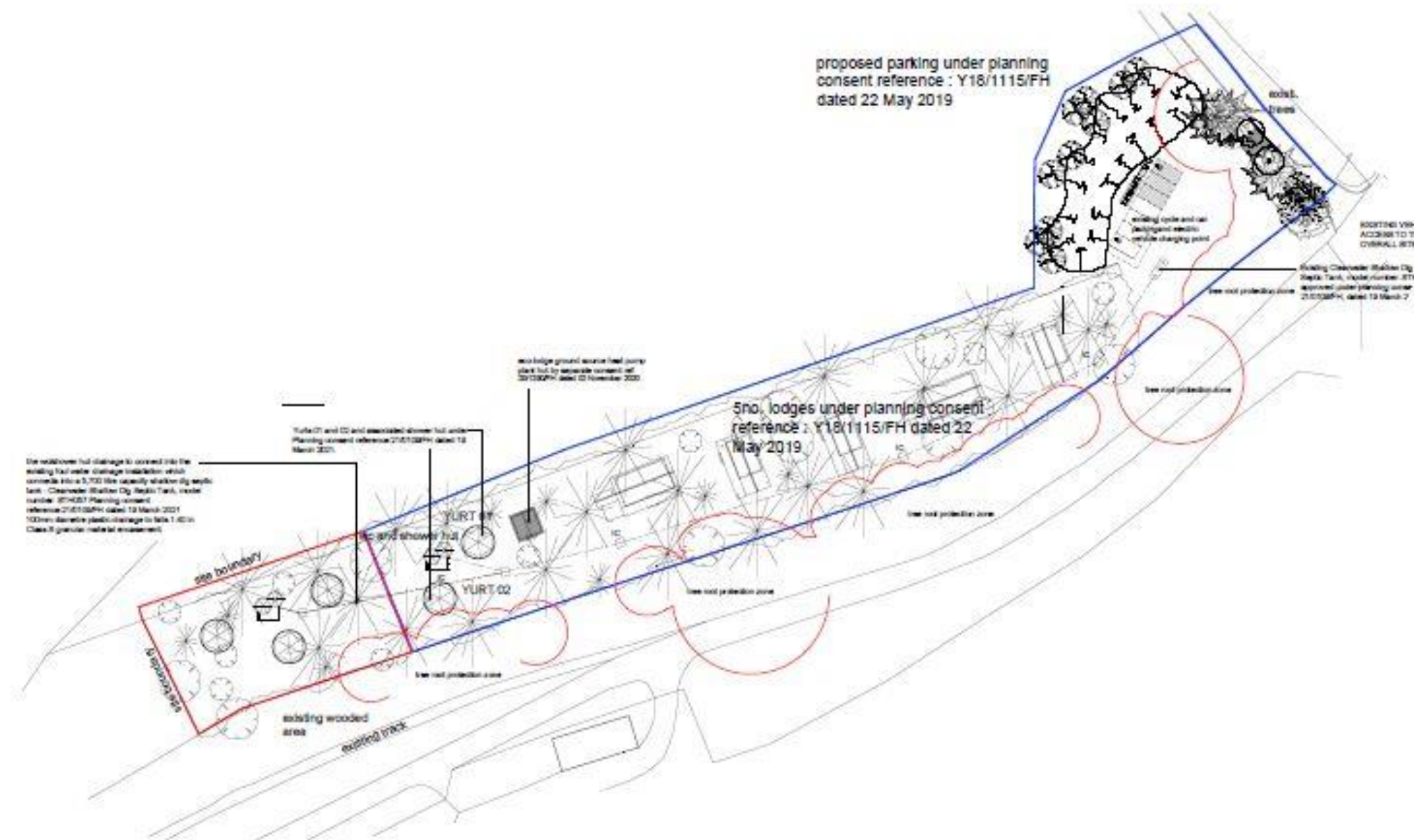
2.04 External Layout:

The yurts are proposed to be located within the western end of the redundant Christmas tree plantation, adjacent to the approved eco-lodges and existing two yurts. They have been placed outside the tree root protection areas (RPA) as defined within the Arboricultural report, the extent of the RPA's shown on the site plan as proposed.

2.05 Scale and Appearance:

The yurts and the toilet and shower hut are small in scale and unobtrusive, being located within the wooded area will be concealed from view from within the general site and beyond.

The existing proposal site area was formerly cultivated as a commercial small- scale forestry enterprise growing conifers for the Christmas period. Dispersed within this area are sycamore saplings, regenerating the proposal site. The location of the yurts and toilet/shower hut has been carefully considered to minimise disturbance to the wooded area within which they will be erected.



Access to the site in general would be via the existing vehicular access to the site in the eastern corner of the site and vehicular parking restricted to the designated approved parking area adjoining the site entrance. It is proposed to increase the parking bays plus installation of an additional electrical vehicle charging point.

2.08 Climate Change Mitigation:

Construction materials to be extensively FSC certified timber structural frame. The yurts do not require any foundations therefore a non-intrusive solution, minimising disturbance to adjoining trees and fauna. heating will be by HETAS certified wood burning stoves. An electrical vehicle charging point is to be installed within the designated parking area.

3.0 Development Plan Policy and Material Considerations

Folkestone and Hythe Core Strategy 2013 relevant policies

3.01 Policy DSD

A wide-ranging policy of guiding principles as contained in the National Planning Policy Framework NPPF. It seeks to achieve sustainable development and high-quality design and lists criteria which will be applied to achieve this. Not all apply to the development proposed in this consultation but those that do relating to the promotion of strong, healthy and sustainable communities, high quality design and sustainability are, or can be, met in a way that will enhance the area. The development will improve the contribution the site makes to the local and greater communities and have no adverse effects on the amenities of the occupiers of neighbouring residential properties.

3.02 Policy SS1 District Spatial Strategy.

This proposal has adopted the core principles of sustainable and sympathetic design in response to the site's location within the Kent North Downs Area of Outstanding Natural Beauty.

3.03 Policy SS5 District Infrastructure Planning.

Specific provision has been made for the parking of services vehicles attending the proposal site, the frequency of such would be minimal and would include cleaning and maintenance of the approved lodges and proposed yurts, service maintenance of the services, therefore very minimal additional vehicular movements. Users of the yurts would be requested to park in the existing on-site car parking area thus negating additional access tracks and hardstandings around the proposal site.

3.04 Policy CSD3 Rural and Tourism Development of Shepway

This policy addresses sustainable rural diversification and tourism enterprises. The natural setting of the site within the Kent Downs AONB has been paramount to the success of the wedding and reception venue. The proposal sets to further enhance this unique facility to the betterment of the venture, the immediate area and the greater area. The proposed yurts offer further on-site accommodation which will cater for event guests who wish to remain on site during an event, to supplement the previously approved eco-lodges and two approved yurts. This would provide a unique venue for the immediate and greater area. It is felt that prolonging the time guests attend the venue would also add benefit to local tourism.

3.05 Policy CSD4 Green Infrastructure of Natural Networks, Open Spaces and Recreation

CSD4 requires development proposals to be of high quality design and lists several criteria to be applied. These proposals have been formulated to take this objective forward as explained in the contextual analysis and the design and access statement. Key elements are as follows:

Erection of the yurts negates any excavation work including disruptive mechanical plant for the construction and significantly reduces the net carbon footprint of the installation

Provision of hedgehog nesting boxes, ready-made bird nesting and bat nesting boxes and brash/log piles has already been implemented under the previous consented eco lodges scheme in compliance with the ecological report.

The site has been selected outside the areas of designated ancient woodland.

Conclusion

This proposal is for the sensitive and sustainable further enhancement to an established successful wedding and reception events venue unique to the area, providing benefits to the local community and the Folkestone and Hythe area and will regenerate a redundant section of the site with added enhancements to the biodiversity and preservation of the pocket of woodland within this unique rural setting. It is therefore considered the proposal meets the requirements of the relevant policies within the development local plan core strategies.