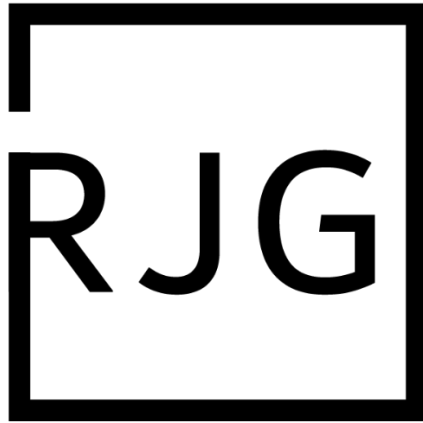




RJG ARCHITECTURE

Design and Access Statement – New Pale Farm, Whitefield Lane, Tarbock Green

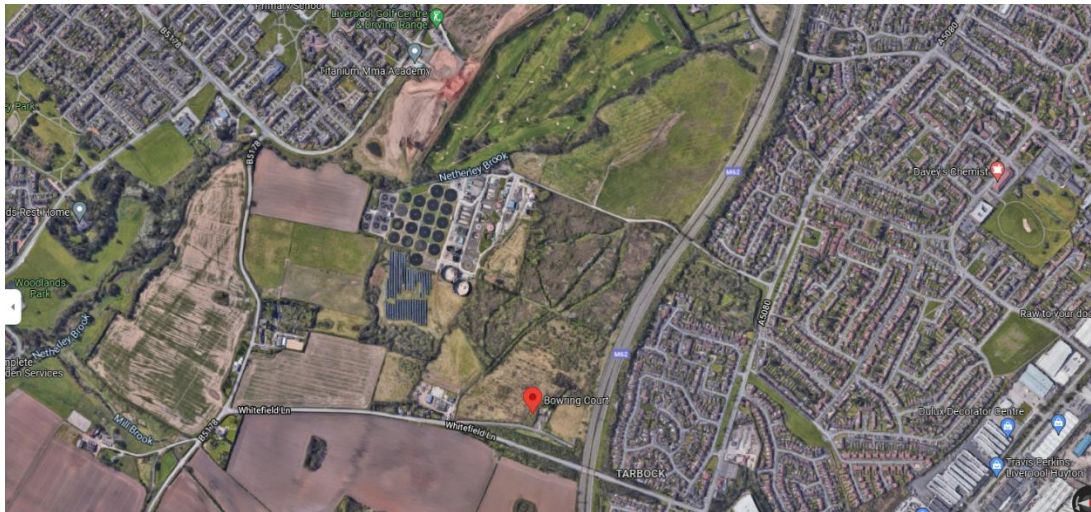
Prepared by RJG Architecture Ltd – 21st December 2021

1.0 Introduction

This statement has been prepared for and on behalf of our client, Mr. David Robert-Hughes, who lives at New Pale Farm, and operates Bowring Court on the premises. To the rear of the dwelling is a large field which is utilised for grazing animals, and for food storage. A number of storage facilities including covered shelter for the grazing animals is required along with full perimeter fencing, including the removal of a bank on the right hand side of the plot. The statement will provide justification for the project and the application will be supported by existing and proposed site block plans and proposed elevations.

2.0 Site Overview

- 2.1 The site houses a detached dwelling set within New Pale Farm, including commercial use Bowring Court and large grazing field to the rear which houses animals.
- 2.2 The site has had 2 previous planning approvals, the latest being 08/00518/FUL for a two storey extension.
- 2.3 Whilst the site is situated in Greenbelt, the surrounding area is predominantly industrial and suburban. The immediate neighbours are both industrial sites with the M62 motorway running alongside the site and significant housing estates either side of the Greenbelt Area.



Google Maps showing location of New Pale Farm and the surrounding industrial and suburban areas close by



Greenbelt map showing New Pale Farm and surrounding areas which are outside of Greenbelt

3.0 Design Proposal

- 3.1 The proposal is for new 2.2 metre timber panel hit and miss fencing to be installed, the removal of the bank on the right hand side to be replaced by bunding.

4.0 Justification

- 4.1 The new fencing will provide an enclosure to prevent the animals kept on site from escaping.
- 4.2 The bunding and the fence will also provide security around the site to prevent trespassers.
- 4.3 The impact of the proposed works on site will be minimal to Greenbelt land and the neighbouring properties which are both industrial.
- 4.4 The impact to the wider area is also negligible as the property is not visible to the housing estates in the vicinity of the site, a fence will act as a deterrent to any trespassers and also protect the animals from escaping on to a country road.