

Design & Access Statement – WA/110/10

Re-siting of 16 car parking spaces and erection of earth bund. Area Adjacent Unit G Tokar Industrial Park Yapton Lane Walberton

Proposed Use

To use a newly constructed hardstanding for the re-siting of parking spaces. This action does not increase traffic to and from the Tokar Industrial Park.

The Amount of Development

New hardstanding used as parking, approx. 11.5m (west to east) by 26m (north to south) and the construction of an earth bund, approx. 2.7m high and 7m wide, to the west and north sides of the hardstanding.

Layout

The layout of the parking spaces within the hardstanding allow for easy turning, ingress and egress of cars to and from the hardstanding. The earth bund has been created in a similar manner and size to the adjoining, existing bund, which runs west to east of the site.

Scale

Unit G is adjacent to the hardstanding and earth bunds. Its dimensions are approx. 19m long by 14m wide by 4.4m high.

Landscaping

The hardstanding and earth bunds are constructed wholly within a private site and are of a distance that is not clearly visible from any public area.

Appearance

The construction of the hardstanding is of recycled hardcore and recycled road planings, similar to other areas of the site. The construction is self-draining. The earth bunds are constructed from soil, excavated to create the hardstanding and to a height which will prevent the visibility of parked cars from the paddock to the north of the hardstanding. The earth bunds will be grass seeded.

Response to Context

This Design and Access Statement should be read in conjunction with our drawing no's TL/01 to 05 incl. and were in response to a site visit, by Dan Vick and Mrs Dannatt on 2nd November Mr Vick's letter of 10th November, where it was noted that a hardstanding area and earth bund had been constructed to the west of unit G.

It is believed that ADC Planning Dept was alerted to the possibility of a planning concern due to the re-naming of the industrial park from 'The Lazy W' to 'Tokar Industrial Park', by a member of the public, who noted the change of a sign, at the entrance to the site.

Drawing no. TL/04/01 relates to the consent of application WA/1/99 and indicates 16 car parking spaces to the east of unit G. It is not clear on the plan, that the spaces were in place of a stable block, which was to be demolished. This work was not carried out and the stable block (currently used as stores) still remains to this day. In view of this a hardstanding area to the west of unit G was recently constructed to compensate for the site parking requirements of WA/1/99.

The owner of the Industrial Park (Mr D Page) was unaware at the time, that planning permission was required but now understands that a retrospective application is necessary, in order to regularise the use of the hardstanding for parking.

It is the Agent's view is that the above actions will have no detrimental effect on physical, social and economic characteristics and planning policies, which therefore, negates the need to involve community members and professionals, outside of the those who will determine the outcome of the lodged planning application.

Access to and from Tokar Industrial Park enjoyed by the public, prospective users and existing users will not differ from those permitted by the Owner, since purchase of the whole site over 10 years ago.

Adrian Adams

Project Manager (Agent)