DESIGN & ACCESS STATEMENT

relating to

APPLICATION FOR PLANNING PERMISSION

for

TEMPORARY CHANGE OF USE & FOR ERECTION OF STRUCTURES

For

AIRSOFT

at

POORS GROUND, CHEVERELL WOOD, GREAT CHEVERELL, NR DEVIZES, WILTS SN10 5SP

on behalf of

DOGWOOD FARM

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1.0 *Site Analysis*

Poors Ground, Cheverell Wood, is situated to the north of Great Cheverell Parish and just south of Marston.

The parcel of land consists of approximately 30 acres of farmed wood and grassland consisting of stands of conifers, sweet chestnut, beech, oak and hazel with open grassland area.

The land lies within Client's approximate 250 acre mixed beef and arable farm holding. It has been owned by the same family since the 1950's. During the 1960's the conifers were planted, later in the 1980's further areas were laid down to Christmas tree production. During 1985 – 2001 'paint balling' activity use took place approximately 30 weekends / year.

During 2022 thinning of conifers and sweet chestnut took place allowing for removal and sale of certain lumber and allowing light and further growth to develop in the heavier wooded parts.

The western grass area is managed under a Stewardship Scheme controlling times for cutting and propagation of various grasses.

The western pond, formed in the 1960's and managed / improved in the 1980's and 2000's provides good catchment of spring water and site for ducks to nest.

The majority 22 acres of the approximate 30 acres east of the grass and pond forms the Application site.

Arable and grazing fields of neighbouring farms and Client's ownership lie to north, south and west. The public byway lies to the eastern boundary. The site is accessed via a good hardcore track from the north off New Road / Goose Street across Client's land.

There are no public rights of access across the land.

2.0 *Design Principle / Justification*

The Applicant wishes to have a varied and diverse income stream to allow an independent firm – Sierra Golf One Airsoft, to operate an Airsoft business within the majority of the commercial wood area.

Airsoft is a controlled, well managed fun activity providing open air group activity for a wide range of ages, male and female. It is a popular pastime. The pellets used are biodegradable. The eastern extent of the Airsoft activity is 50m west of Long Street – a good distance from the byway.

Along with the change of use from forestry / agricultural is the need to adapt two existing agricultural barn / store structures and to construct several new timber ones to be used as a meeting / instruction area, bases to guard and defend. Toilet (portable ones) facilities are to be hired in and emptied to tanker with no on site sewage disposal.

3.0 *Design Solution*

22 acres of the approximate 30 acres are to be available for the Airsoft games use.

A use that is to be temporary for an initial 5 year period for use over approximately 30 weekends during each year. Such a temporary period will reasonably allow the business to invest and recover capital expenditure incurred in the establishment of the game structures and activity.

Alongside the change of use, the proposed structure and adaptations of existing agricultural barn and store will be required.

Such structures, whilst economic in form, are constructed of bark planks, pine logs with timber board and stud framing, covered with low profile steel roof sheets. There are no foundations, floors, finishes nor services. Such structures due to the materials used, their scale, mass and location present unobtrusive features in this woodland environment. They are all evidently removeable and non permanent.

The structures provide places to gather, receive instruction, rest and to defend / guard and attack.

Access to the site via a well constructed unmetalled hardcore track, across Client's land, is well positioned adjacent hedges with limited sight from the public highway. Access to and from the highway is via a wide splayed entrance with good sight lines to both west and east approaching traffic of approximately 60m in each direction. On site parking upon grass (reinforced grid) allows for ample use and turning, hidden and unobtrusive to other land owners or from publicly accessed land.

4.0 *Accessibility*

The proposal is entirely positive in nature and opportunity, allowing users (members) to access the countryside, take part in a wholesome physical activity under controlled and managed criteria – safety, honesty and integrity are central to the game rules.

5.0 *Conclusion*

The proposed temporary use, the adaptation of existing and the formation of new structures in this private, well screened location provides an opportunity for landowner, tenant and club members alike to utilise safely and in a controlled and managed manner this wonderful farm asset, without harm nor detriment to others or the environment.