

DESIGN AND ACCESS STATEMENT

PROJECT	– Planning Approval for Proposed Agricultural Fruit Cage
JOB NO	– 2433
DATE	– March 2025
PURPOSE	– Planning Application Submission
REF	– Proposed Fruit Cage/Planning/D and A Statement
REV	– B

Contact Details:

Applicants:

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Photograph 1 - View of the entrance onto the field that is to be used for the planting of trees

Project:

To obtain planning approval for the proposed work to the site that will include new fruit cages and poly tunnel near the existing poly tunnel as well as offices, stores polytunnel and track as per previous planning approval.

Application:

It is our understanding that the land has always been classed as agricultural land, but when the nearby housing estate, which is estimated as being constructed between 1997 – 2001 it was used as a piece of land for builder's waste to be placed and covered over. It is our understanding that this may form part of the approval information for applications 95/00884/OL and 96/01343/OL. This procedure has created the difference in levels on the site. More recently under planning application 19/08558/FUL the construction of several buildings on the site, which includes a small polytunnel, office, stores and track, was approved for the use of the current land user for the growing of trees. Again, in December 2021 another planning application was approved for additional vehicle track and new polytunnel under application PL/2021/04422.

The Building in its Environment

The field is located near the centre of Calne town on the A3102, opposite the entrance to Honeysuckle Drive. As can be seen in the below photograph.



Photograph 2 – Overhead view of the site

In the current Local Plan (North Wiltshire Local Plan – Adopted 2011), the site is not located in a conservation area, ANOB or have listed buildings and TPOs near it. Refer to Image 1

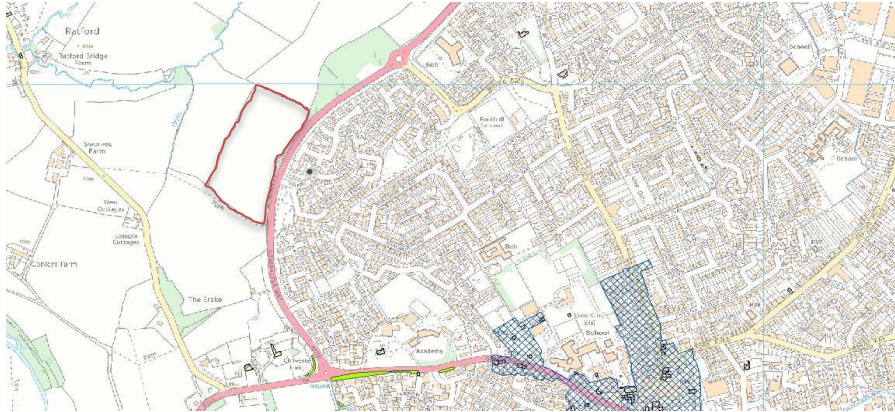


Image 1 – Site with local plan information as shown on the planning website

The Area Affected by the Proposal

The proposed work would have limited effect on the existing site. Currently, as can be seen in the below photographs, the site is separated from the nearby footpath and housing estate by a busy bypass that connects Chippenham, Calne and Royal Wootton Bassett to each other.

Therefore, views across the site, although picturesque, are commonly affected by the noise and sight of the traffic passing by, especially during busy periods of the day and at weekends, which can be seen in photograph 3 and 4. It is also noticeable in photograph 4 that the housing estate opposite the site is raised above the site so has elevated views, which could potentially be less affected by anything that may be constructed, planted or used for the intended purpose and running of the site.



Photograph 3 – Existing site entrance



Photograph 4 – View across site from Honeysuckle Drive

It is also worth noting that the site is currently owned by the developers of the housing estate opposite and is now being rented to the current occupier/applicant for their intended use. However, during the construction of the housing estate, the developers, it is understood, to have had permission under their planning approval to use the field for the disposal of builder's waste, which was then covered over with

a layer of soil. The area of disposal can be seen clearly in photograph 2 by the raised area within the red boundary.

Photograph 5 also shows that following the digging of trial trench by the applicant that there does not appear to be builder's waste within a rough depth of 1m from the raised ground level. Please note that this may not be the same for the entire site as only localized trial trenches were dug.



Photograph 5 – Trial trench to identify if there is any builders waste to a depth of around 1m.

Statement of Need

Part of the lower field will be used for the growing of infant trees, but due to the level difference between the higher and lower parts of the field it is unlikely that they will be visible from the housing estate or bypass. Refer to photographs 6, 7, 8 and 8. It was originally intended under planning approval 19/08558/FUL that on the lower field there would be a small fenced off area that would be classed as the nursery and growing of the saplings from seeds. Later under application PL/2021/04422 a polytunnel and track was approved in the bottom corner of the site. Under this application it is requested that additional fruit cages and polytunnels are constructed to allow for additional protected spaces to ensure that the saplings can grow safely to a size and age that they can then be planted in the field without being affected by the external elements. It is worth noting that under planning application 19/08558/FUL that the polytunnel, track, office and stores had been approved.

The fruit cages, stores, office and polytunnels are as per the submitted drawings and as shown on the site section on drawing 2114.03.09 are hidden from the main entrance to the site, bypass and nearby housing estate with exception to one that is near the road but screened by trees. This means that the views across the site will not be affected by the construction of the proposed. To aid in the area around the proposed, the ground will be levelled to match the existing polytunnel level and hardcore put down to provide a firm working area.

General site traffic will be limited to employees of the site with their own vehicles that will either be parked by the main entrance. Large vehicles and lorries will be limited to when deliveries will be made to site or movement of infant trees (in bulk) from site to the intended buyer. It is not intended by the applicant to offer a drop-in service, where the public and businesses can stop and purchase individual trees. The movement of trees will tend to be just before their dormant stage, which is usually around October. The only addition to this will be if an intended buyer requires a delivery of trees earlier or later in the year.



Photograph 6 – View across the field from the main entrance which shows that the existing poly tunnel is not visible from the road.



Photograph 7 – View the top of the field bank looking down at the planning approved poly tunnel



Photograph 8 – View the top of the field bank looking down at the planning approved poly tunnel



Photograph 9 – View looking back up to the field bank from the location of the fruit cage area and the trees that require its protection