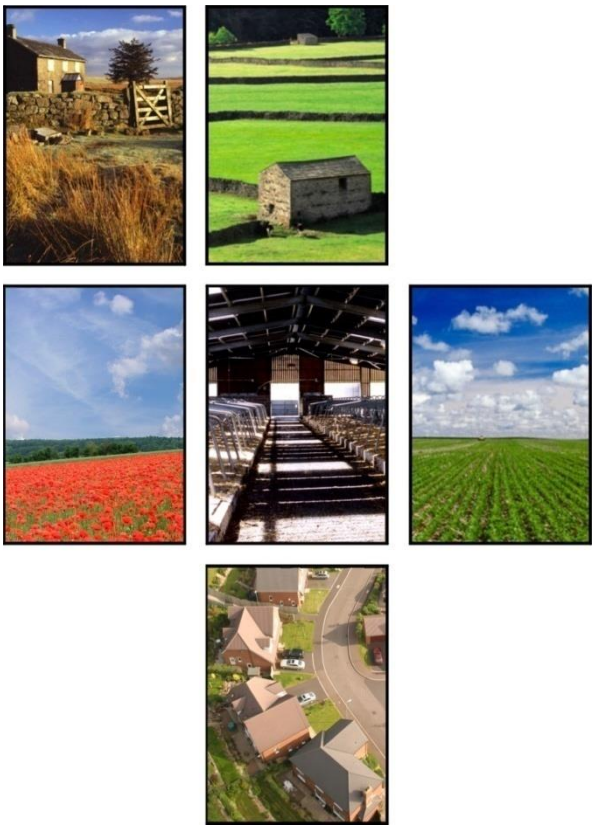
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CHARTERED SURVEYORS & PLANNING CONSULTANTS

Design and Access Statement

ERECTION OF A GENERAL PURPOSE BUILDING AND THE FORMATION OF A NEW FARM ACCESS AT WHITE HOUSE FARM, MAIN ROAD, GEDNEY DYKE. PE12 0AJ



Prepared for:

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Date

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1.0 INTRODUCTION

This report has been prepared to form part of a planning application for the erection of an agricultural general purpose building and the formation of a new farm access at White House Farm, Main Street, Gedney Dyke, Spalding. PE12 0AJ

2.0 BACKGROUND

The agricultural business run from White House Farm is based around 280 hectares of which 120 are owned and the remainder on long term lease.

Crops grown on the land include asparagus, potatoes, wheat, sugar beet and also daffodils.

As well as the typical agricultural traffic flow for the farm for this type, it also has 2 articulated lorries visiting each day.

3.0 THE APPLICATION

The application is for the erection of a 18.3m x 12.2m general purpose building erected to the north of the existing building.

All existing buildings will be retained.

The site of the building has been chosen as the most suitable location and one that will have minimal impact.

4.0 ACCESS

The existing access to the site is via the existing farm access leading from the Main Street.

Although the main access from Main Street is adequate at the junction of the highway, the limited width between the traditional buildings, when entering the site often causes problems, and is starting to have an impact upon the buildings themselves.

A decision has been made to create a new purpose built access, in accordance with the Highways Agency requirements, to the east of the existing access.

5.0 DESIGN AND ACCESS STATEMENT

This statement should be read in conjunction with the applicant's plans and details submitted with the application.

5.1 Physical Features of the Site

The site is generally level throughout with a rise to the main road

Access to the new and existing buildings will be via the new entrance.

5.2 Involvement of Community Members

There have been no formal consultations with community members

5.3 Evaluation

Although no formal consultation with the community has been completed the scheme has been designed to prevent conflict with neighbouring amenity via design factors.

5.4 Design of the scheme

The building will be clad with pre-stressed concrete panel walling to the lower sections, with coloured sheeting above.

The eaves height has been kept to a practical minimum to lessen any impact.

5.5 Landscaping

There is limited natural landscaping in the area and therefore the building has been positioned to have the least impact upon the landscape.

The new access will be screened to the west to provide screening and protection to the nearby property.