



Design and Access Statement

PROPOSED APPLICATION FOR A REPLACEMENT OF EXISTING BOUNDARY TREATMENT TO THE FRONT ELEVATION; 1.8M HIGH CB FENCE TO BE REPLACED WITH A BRICK BUILT WALL WITH PILLARS AND CB PANELS BETWEEN TO A TOTAL OF 1.8M

60 MAIN STREET

GEDNEY DYKE

SPALDING

LINCOLNSHIRE

Design and Access Statement**60 MAIN STREET, GEDNEY DYKE, SPALDING, LINCS**

The site is currently all residential following an approval for change of use application. The applicant wishes to replace the existing front boundary 1.8m close boarded fence with a brick built wall (matching what has been approved) but taken to a total height of 1.8m with close boarded timber panels between pillars.

Design/Layout: The wall is within keeping of the surrounding area and helps lend a residential property appearance. The wall is to be erected using Bloomsbury multi stock and blended red multi gilt both by Weinerberger. These bricks have been chosen as they are similar to the existing property.

Soakaways are to remain as existing, as no external floor space is being created.

Access: The main pedestrian entrance to the property is fronting Main Street; this will remain in its existing position. A proposed boundary wall is to be erected to enclose the frontage boundary that is on the owners land. The new wall's foundations will be situated on the owner's property and not encroach onto the public highway, thus a party wall act may not need to be sort.

Biodiversity Checklist: Protected Species

Bats- has the site been surveyed for bats? NO

Are there any structures on site which have the potential to support roosting bats? NO

Structures with high potential include all agricultural buildings, buildings with weather boarding, tunnels, mines, ice houses, bridges, cliff faces with crevices and woodland. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines' available from www.bats.org.uk and the Bat Mitigation Guidelines available from Natural England.

Are there any trees on the site which have the potential to support roosting bats?

Barn Owls- has the site been surveyed for barn owls? NO

Is there any evidence of barn owls nesting in or near the site or are there suitable nesting areas on the development site? NO

Breeding Birds- has the site been surveyed for breeding birds? NO

Will areas of hedgerow/scrub/woodland/trees or other features likely to be used? NO

Badgers- has the site been surveyed for badgers? NO

Is there any evidence of badgers on or near the application site? NO

Are badgers commuting through the site to foraging areas? NO

Badgers use a wide variety of habitats and setts can be found in hedgerows, woodlands, scrub and field margins, as well as on Brownfield land. Wherever appropriate, safe routes to foraging areas should be incorporated into the development proposal. Further information can be found in 'Badgers and Development' available from Natural England.

Dormice- has the site been surveyed for dormice? NO

Is there suitable habitat for dormice on, or close to the application site? NO

Dormice are found in a variety of habitats including ancient semi-natural woodland, scrub, young plantations (both broadleaved and coniferous) and hedgerows. Occasionally they are recorded in gorse, scrub, heath land and alder trees in reed beds. Further information can be found in The Dormouse Conservation Handbook available from Natural England.

Found only in parts of Essex and Suffolk in the East of England region.

Great crested newts- has the site been surveyed for great crested newts? NO

Is there suitable habitat for great crested newts on, or close to the application site? NO

Great crested newts are often recorded in ponds, reed beds, ditches and mineral workings. Terrestrial habitat used by newts is varied and includes semi-natural grassland, woodland, hedgerows and pasture and are often found in urban sites including gardens. Further guidance on great crested

newts can be found in the Great Crested Newt Mitigation Guidelines available from Natural England and the Great Crested Newt Conservation Handbook available from www.froglife.org.

Reptiles- has the site been surveyed for reptiles? NO

Is there suitable habitat on the site for reptiles? NO

Reptiles use a variety of habitats including rough grassland, heath land, allotments, scrub, Brownfield sites, field margins and abandoned gardens. Further information can be found in 'Reptiles: Guidelines for

Developers' available from Natural England.

Other protected species (white-clawed crayfish, water voles, otters)

Has the site been surveyed for any other? NO

Is there suitable habitat on the site for any other? NO

A current list of protected species is available from the Joint Nature Conservation Committee and the Office of Public Sector Information.

** If the answer to any of the above questions is 'Yes', then the survey report should include details of the species concerned, the population level at the site, the direct and indirect effects of the development upon that species, full details of any mitigation or compensation required and whether the impact is acceptable and/or licensable.*

Other features of nature conservation interest

Does the application site support habitats of principal importance or local biodiversity action plan priority habitats? NO

Details of Habitats of Principal Importance can be found on [Natural England's web site](http://www.natureonthemap.org.uk) and BAP Habitats can be found at www.natureonthemap.org.uk. Where such habitats are present on site, the application should include details of the habitat, the significance and recommendations for mitigation and compensation

If 'YES' list types of habitat:

Does the application site support species of principal importance or local biodiversity action plan species?

If 'YES' list species.....

Details of Species of Principal Importance can be found on [Natural England's web site](http://www.natureonthemap.org.uk). Where such species are present, the application should include details of the species, the significance and recommendations for mitigation and compensation

Have details of biodiversity enhancements been included with the application? NO