

DESIGN & ACCESS STATEMENT

Application: Proposed erection of 1No. agricultural shed on existing concrete hardstanding (Full Planning Approval).

Address: Broadgate, Gedney, Lincolnshire, PE12 0DG.

Applicant: Mr L Connolly

PHA Ref number: 7024

Revision D



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1.0 Introduction

The following design and access statement has been produced to ensure that a high-quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposal respects the local context that it will integrate with.

This full planning application involves the proposed erection of 1No. agricultural shed on existing concrete hardstanding at Broadgate, Gedney, Lincolnshire, PE12 0DG.

The site is currently a series of concrete hard standings which were used previously as greenhouses for the Broadgate Nurseries which have been relocated on the wider agricultural land. Within the site itself, there is now no above ground structure. There are other structures throughout the wider agricultural ownership area however these do not relate to this application.

The works proposed involve the erection of an agricultural shed and therefore increases the volume, height or floor area of the existing hard standing. The shed will be entirely located within the existing concrete hardstanding and therefore there will be no impact upon the wider biodiversity of the site.

The existing agricultural access will be retained & used for access to the proposed shed, therefore there are no highways issue or potential for ecology.

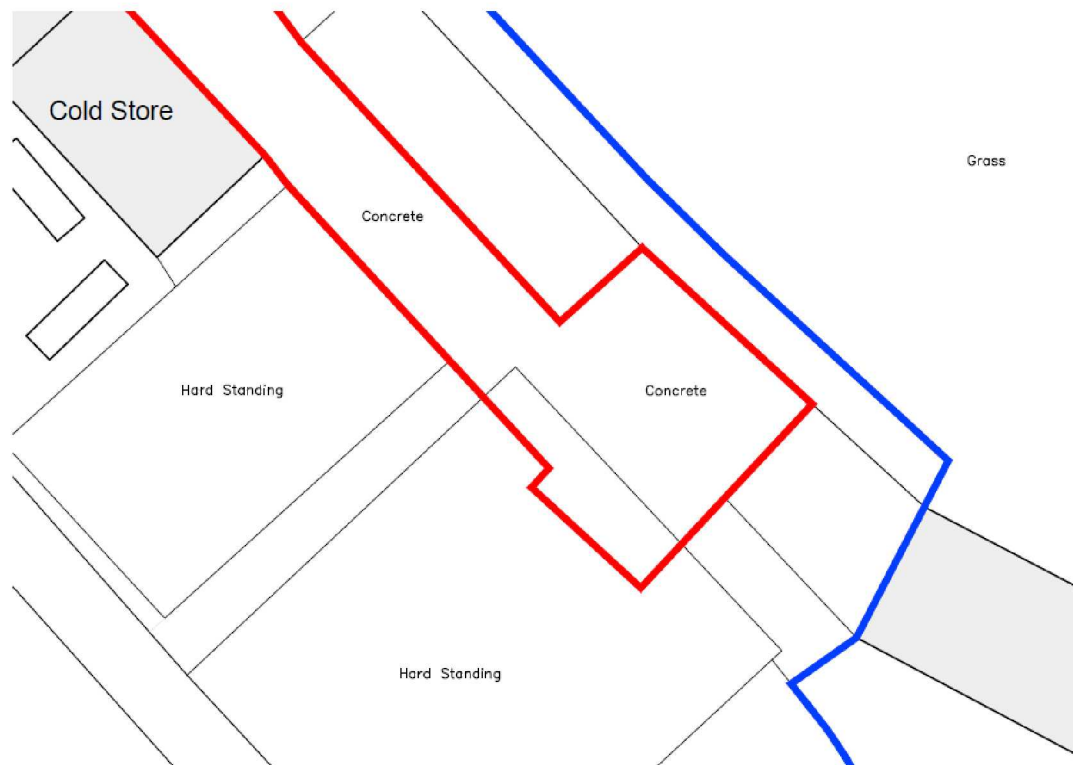


Figure 01. Existing block Plan drawing highlighting extent of concrete hardstanding.

2.0 Site & Planning History

Planning Applications (2)

H06-0868-23 Broadgate Nursery Broadgate Gedney PE12	Change of use of agricultural building 28-09-23 (Prior) Approved into 2 dwellings with associated works.
H06-0286-23 Broadgate Nursery Broadgate Gedney PE12	Conversion of agricultural building 24-03-23 (Full) Approved into residential dwelling including the removal of cold store building and static caravans.

3.0 Design & Appearance

The plans & elevational drawings provided with this application demonstrate the location, design & scale of the proposed agricultural shed which is to be constructed of corrugated metal walls & roof including an array of rooflights along the roof. The proposed shed is 20m x 12m in size in order to assist with agricultural machinery, as required on the wider site.

Internally the large open-plan space will aid the storage of agricultural materials & vehicles to aid the sites wider agricultural use. The shed includes 4 wider roller shutter doors along the front elevation to assist with agricultural machinery whilst there will also be two separate pedestrian passenger single doors located on the side & rear, respectively.

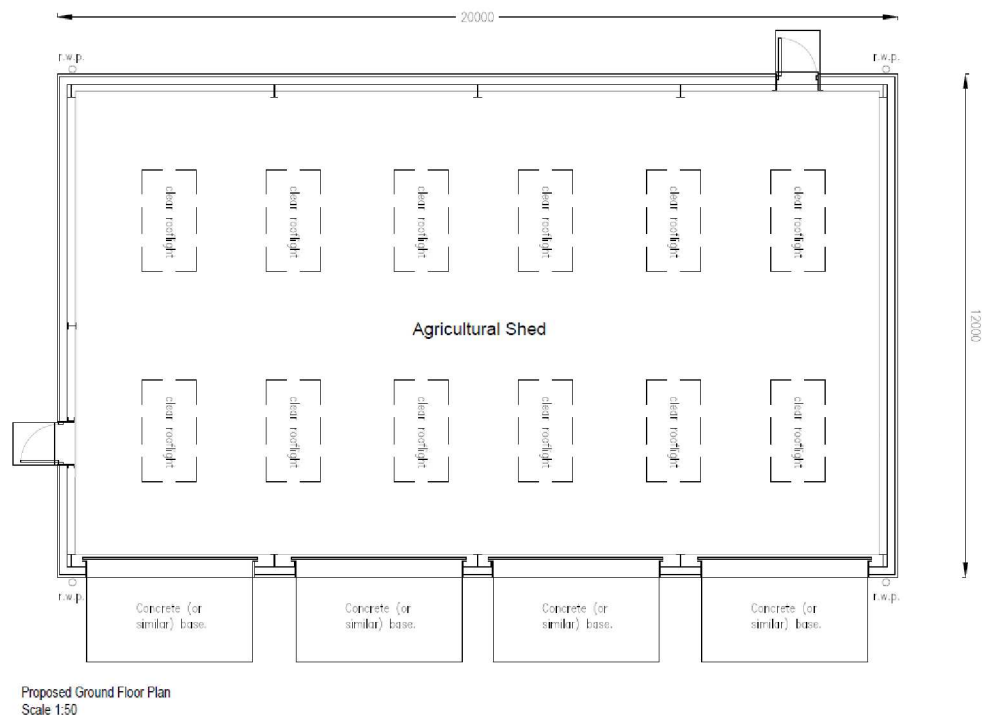


Figure 02. Proposed Drawing highlight layout of proposed agricultural shed.

4.0 Access, Parking & Layout

The site access and site layout will remain as existing. The existing access road that serves the agricultural site will serve the proposed development. There will be no requirement to install a new access, therefore minimising any potential impact upon the existing highway of Broadgate, Gedney.

The existing & proposed wider site includes space for parking for up to 2 vehicles, with ample area for the vehicles to turn and leave the site in a forward gear. As such, no highways issues are anticipated.

5.0 Drainage

Surface water discharge from the barn roof of the building will remain as existing.

Foul water drainage will discharge to the existing foul main serving the existing site.

6.0 Flood Risk Assessment

The site is located with flood zone 3 (High Probability risk) on the EA's flood maps, however as the use of the building will be agricultural and therefore does **NOT** involve any habitable rooms or sleeping accommodation and **therefore an FRA or general flood mitigation measures are not required for this application due to its intended use as an agricultural shed.**

See map extract below:

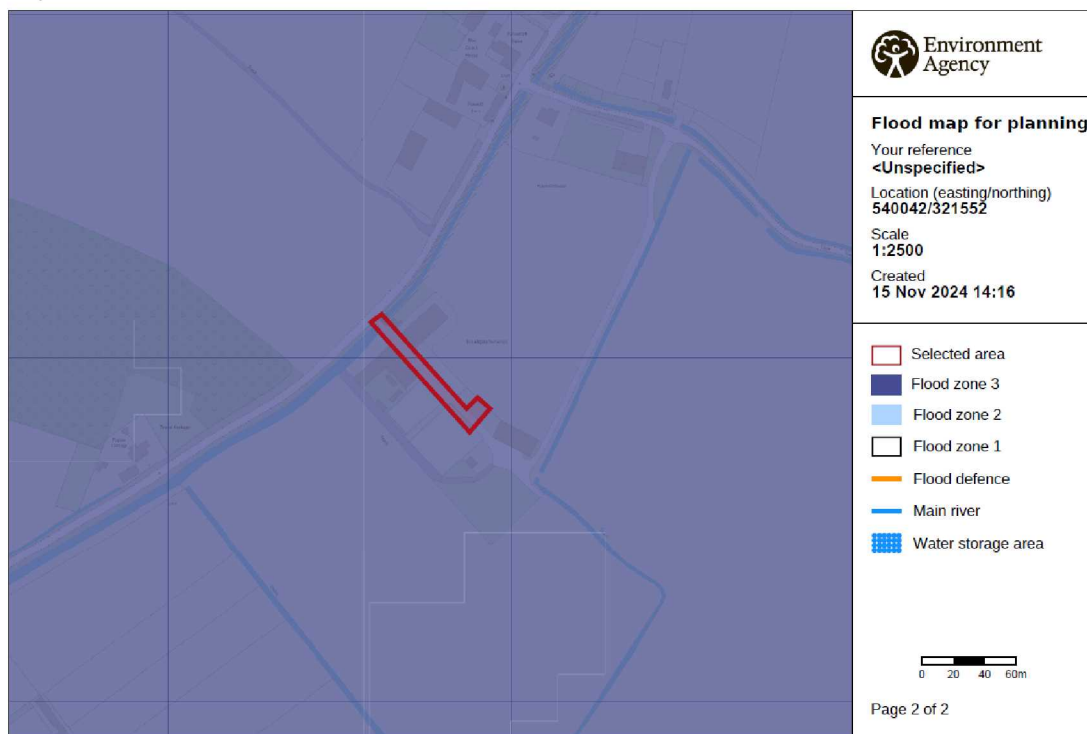


Figure 03. EA Flood map highlighting the sites' location within Flood Zone 3.

7.0 Ecology & Biodiversity

There are no existing structures on site and therefore simply concrete standing.

Following a visual survey of the site, the findings are listed below:

- No Bat/bird/owl were spotted during the visual survey of the concrete hard standing.
- There were no signs of nests/nesting or droppings discovered during our visit.
- As such no ecological impact is anticipated by this proposed development.

In terms of Biodiversity Net Gain, the entirety of the application site falls within existing concrete hard standing and therefore no Biodiversity or geological conservation interest will be affected as a direct result of the agricultural shed development. No accompanying ecological assessments will be required as development is subject to the de minimis exemption (development below the threshold due to siting within existing hard standing).

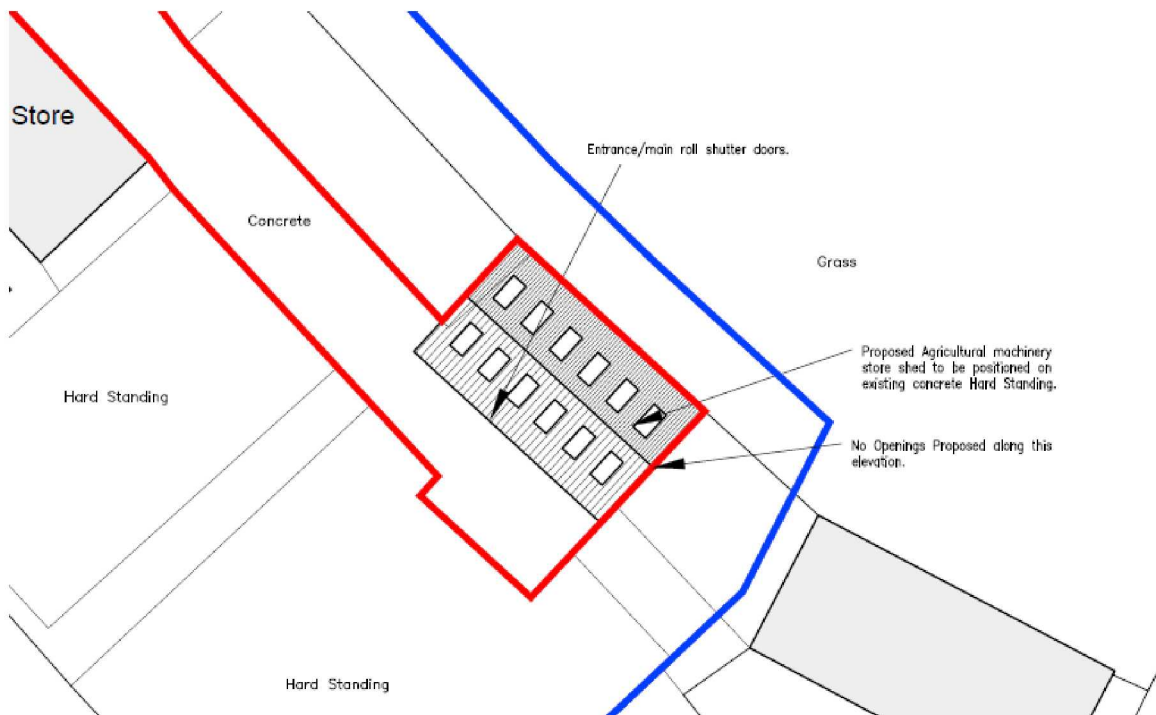


Figure 03. EA Flood map highlighting the sites' location within Flood Zone 3.

9.0 Conclusion

In summary, the erection of the agricultural shed and its careful positioning within the existing concrete hardstanding will have no detrimental impact upon the wider agricultural site, the local biodiversity or the existing highways. The full planning application should therefore be approved.