

PROPOSED FARM MACHINERY STORE

AT

ELM TREE FARM

MILL DROVE NORTH

COWBIT

FOR

MR P AND MRS R BOWMAN

DESIGN AND ACCESS STATEMENT
MARCH 2021

1.0 INTRODUCTION

- 1.1 THE SITE WAS ACQUIRED BY THE APPLICANT APPROX 2005, AND SINCE BOTH THE APPLICATION SITE AND ADJACENT RESIDENTIAL PROPERTY HAS BEEN SUBJECT TO REDEVELOPMENT, FARM BUILDINGS REF H16-0831-08 AND RESIDENTIAL H16-0714-10, OUTLINED RED AND BLUE RESPECTIVELY ON THE SUBMITTED LOCATION PLAN
- 1.2 THE PROPOSED FARM MACHINERY STORE IS TO ACCOMMODATE FARM MACHINERY THAT IS PRESENTLY STORED ON THE OWNERS PREMISES AT MARSH ROAD, SPALDING (J.F. BOWMAN AND SON LTD) AND DUE TO THIS SITES USAGE AND CONTINUAL DEVELOPMENT IT IS NO LONGER CONCLUSIVE TO STORE THE FARM MACHINERY ON THIS SITE
- 1.3 THE PROPOSAL IS TO PROVIDE A BUILDING THAT IS COMPLIMENTARY TO THE EXISTING DEVELOPMENT IN DESIGN AND PALETTE OF MATERIALS USED

2.0 SIZE

- 2.1 THE LENGTH AND WIDTH OF THE PROPOSED BUILDING HAS BEEN DICTATED BY THE QUANTITY AND SIZE OF THE MODERN FARM MACHINERY TO BE STORED
- 2.2 THE HEIGHT OF THE PROPOSED BUILDING HAS ALSO BEEN DICTATED BY THE FARM MACHINERY AND ALSO TO HAVE A SIMILAR EAVES HEIGHT TO THE EXISTING GENERAL FARM STORAGE BUILDING WHICH IS SITED OPPOSITE

3.0 SITING

- 3.1 THE PROPOSED FARM MACHINERY STORE HAS BEEN SITED TO
- MAINTAIN ACCESS TO THE EXISTING GENERAL FARM STORAGE BUILDING
 - MAINTAIN VEHICULAR ACCESS TO THE GARDENS OF THE ADJACENT DWELLING FOR MAINTENANCE PURPOSES
 - ENSURE ADEQUATE EXTERNAL VEHICLE MANOEUVRING / TURNING SPACE FOR VEHICLES USING BOTH THE PROPOSED FARM MACHINERY STORE AND EXISTING GENERAL FARM STORE
 - MINIMISE THE VISUAL IMPACT OF THE PROPOSED FARM MACHINERY STORE
 - MAXIMISE SITE SECURITY

4.0 SECURITY

- 4.1 UNFORTUNATELY FARM SECURITY IS AN ISSUE THAT NEEDS TO BE TAKEN INTO CONSIDERATION. THE MEDIA REGULARLY REPORTS THEFT OF FARM VEHICLES, MACHINERY, FUEL, COMPONENTS AND EVEN LIVESTOCK
- 4.2 WHILST THE SITE WAS BEING REDEVELOPED THEFT WAS A PROBLEM WHICH RESULTED IN PLANNING APPLICATION / CONSENT H16-1027-08
- 4.3 THE PROPOSAL WILL PROVIDE ENCLOSED LOCKABLE ACCOMMODATION FOR THE APPLICANTS FARM MACHINERY, THIS ALONG WITH DESIGN EG MASONRY WALLS, READILY VISIBLE ENTRY POINTS INTO THE BUILDING AND CONTINUATION OF THE BRICK WALLS SURROUNDING THE YARD WILL ALL CONTRIBUTE TO THE OVERALL SECURITY

- 4.4 THE REMOVAL OF PART OF THE HEDGEROW ON THE WESTERN BOUNDARY IS PART OF THE OVERALL SECURITY STRATEGY AS IT REMOVES THE CONCEALED SPACE BETWEEN THE HEDGE AND THE PROPOSED FARM MACHINERY STORE THAT WOULD OTHERWISE EXIST.

5.0 LANDSCAPING

- 5.1 PRIOR TO THE OVERALL SITE BEING REDEVELOPED (PRE 2005) THE SITE BENEFITTED FROM BOUNDARY HEDGEROWS. FOLLOWING REDEVELOPMENT THESE HEDGEROWS HAVE BEEN AUGMENTED, THIS IS IN ADDITION TO SUBSTANTIAL TREE PLANTING.
- 5.2 IN ORDER TO ACCOMMODATE THE PROPOSED FARM MACHINERY STORE APPROXIMATELY 45 METRES OF HEDGEROW WILL NEED TO BE REMOVED, ALTHOUGH IT IS A NATIVE HEDGEROW IT IS OF POOR QUALITY AND CONSISTS OF THORN AND ALDER
- 5.3 THIS HEDGEROW NEEDS TO BE REMOVED
- TO PROVIDE ADEQUATE VEHICLE MANOEUVRING SPACE BETWEEN THE PROPOSED FARM MACHINERY STORE AND EXISTING GENERAL FARM STORE
 - AS PREVIOUSLY MENTIONED IN ITEM 4.4 SHOULD THE HEDGEROW REMAIN IT WOULD FORM A CONCEALED SPACE - SECURITY ISSUE
 - TO LEAVE HEDGEROW IN PLACE WOULD MAKE MAINTENANCE OF THE HEDGEROW DIFFICULT
- 5.4 THE GUIDANCE / POLICIES IN THE NATIONAL PLANNING POLICY FRAMEWORK AND THE SOUTH EAST LINCOLNSHIRE LOCAL PLAN 2011 - 2036 IS FOR DEVELOPMENT TO CONTRIBUTE TO AND ENHANCE THE NATURAL ENVIRONMENT, SO YES SOME HEDGEROW IS TO BE REMOVED, BUT COMMON SENSE ALSO NEEDS TO BE EXERCISED. ON PROPERTY OWNED BY THE APPLICANT AT MARSH ROAD, SPALDING A SCHEME OF LANDSCAPING WAS APPROVED AS PART OF PLANNING PERMISSION H16-0068-18 WHICH CONSISTED OF 19 TREES WITH ASSOCIATED GROUND COVER PLANTING. NOW THE BUILDING IS COMPLETE THE OWNER / APPLICANT HAS LOOKED AT THE LANDSCAPING SCHEME AS APPROVED AND DECIDED TO EXPAND THE LANDSCAPING SCHEME AND IT NOW INCLUDES 30 TREES AND 400 THORN PLANTS WHICH EQUATES TO 100 METRES OF HEDGEROW WHICH AT THE TIME OF PREPARING THIS APPLICATION IS BEING PLANTED
- 5.5 IT IS TO BE NOTED THAT THE NATIVE HEDGEROW TO THE NORTH OF THE APPLICATION SITES NORTHERN BOUNDARY ALTHOUGH ON LAND OWNED BY OTHERS HAS TO BE RETAINED UNDER A LEGAL AGREEMENT.

6.0 SITE DRAINAGE

- 6.1 THE PONDS TO THE SOUTH OF THE FARM BUILDINGS AND DWELLING ARE BOTH A DECORATIVE FEATURE AND ALSO ACT AS A RETENTION FACILITY WHICH SERVE THE WHOLE OF THE SITE, I.E FARM AND DWELLING
- 6.2 THE ADDITIONAL YARD AREA WILL DRAIN INTO THE EXISTING SURFACE DRAINAGE CHANNELS WHICH AFTER GOING THROUGH EXISTING FILTERING SYSTEMS DISCHARGE INTO THE RETENTION PONDS
- 6.3 THE ADDITIONAL ROOF AREA BEING CLEAN WATER WILL DISCHARGE MORE DIRECTLY INTO THE PONDS VIA APPROXIMATELY 50 LINEAR METRES OF TRENCH SOAKAWAY

7.0 FLOOD RISK

- 7.1 FLOOD RISK ASSESSMENT IS NOT REQUIRED
- 7.2 ALTHOUGH A FRA IS NOT REQUIRED IT IS TO BE NOTED THAT ACCORDING TO SHDC STRATEGIC FLOOD RISK ASSESSMENT REV 2 DATED FEB 2017 FOR THE 2115 THE SITE IS AT RISK FROM FLOOD WATERS AT A DEPTH OF 0.0 TO 0.25 METRES
- 7.3 THE FLOOR LEVEL OF THE PROPOSED FARM MACHINERY STORE WILL BE 500mm HIGHER THAN THE EXISTING GENERAL FARM STORAGE BUILDING WHICH ITSELF HAS A RAISED FLOOR LEVEL, AND BE APPROXIMATELY 400mm HIGHER THAN THE AGRICULTURAL FIELD TO THE WEST
- 7.4 DUE TO STORM WATER DISCHARGING INTO ON SITE RETENTION PONDS THERE IS NO RISK OF INCREASING FLOOD RISK ELSEWHERE.

8.0 CONSULTATIONS

- 8.1 NONE CARRIED OUT

9.0 VISUAL IMPACT

FROM THE PUBLIC HIGHWAY

- 9.1 THE MAJORITY OF THE VIEWS OF THE PROPOSED FARM MACHINERY STORE FROM AN EASTERLY DIRECTION ARE BLOCKED BY DEEDY FARM SLIGHTLY TO THE SOUTH OF THE APPLICATION SITE ON THE EASTERN SIDE OF MILL DRIVE NORTH ALONG WITH BUILDINGS ON THE APPLICANTS LAND ITSELF
- 9.2 VIEW OF THE PROPOSED FARM MACHINERY STORE FROM A NORTHERLY DIRECTION WHEN TRAVELLING ALONG CLAY LAKE BANK ARE INTERMITTANT DUE TO FIELD HEDGEROWS AND THE RECENT GLASHOUSE DEVELOPMENT AT THE JUNCTION WITH THE A16 BY PASS
- 9.3 THE VIEW OF THE PROPOSED FARM MACHINERY STORE WHEN TRAVELLING ALONG THE A16 BY PASS ARE AGAIN INTERMITTANT DUE TO THE RECENT GLASHOUSE DEVELOPMENT, NEARBY CARAVAN PARK AND GENERAL LANDSCAPING IN THE LOCALITY, AND WHEN THE PROPOSAL COULD BE SEEN IT IS NEAR IDENTICAL TO THE EXISTING GENERAL FARM STORAGE BUILDING WHICH WOULD BE VIEWED ANYWAY FROM THESE LOCATIONS
- 9.4 THE VIEW OF THE PROPOSED FARM MACHINERY STORE FROM A SOUTHERLY DIRECTION WHEN TRAVELLING ALONG THE A16 BY PASS IS MOSTLY OBSCURED BY GENERAL LANDSCAPING IN THE LOCALITY AND, THE APPLICATION SITE IS ONLY REALLY VISIBLE WHEN DIRECTLY SOUTH AND THEN IT IS ONLY THE UPPER PART OF THE GABLE THAT WILL BE VISIBLE AS THERE ARE 4 TO 5 METRE HEDGEROWS ON THE SOUTHERN BOUNDARY OF THE SITE
- 9.5 OVERALL THE VISUAL IMPACT OF THE PROPOSED FARM MACHINERY STORE WILL BE MINIMAL AS
- THE BUILDING WALLS WILL BE CLAD IN BRICK TO MATCH THE EXISTING BUILDINGS SO IT WILL BLEND / MORPH IN WITH THE EXISTING BUILDINGS
 - HEDGEROWS / LANDSCAPING BOTH ON THE APPLICANTS LAND AND IN THE LOCALITY SHIELD THE PROPOSED BUILDING
 - BUILDINGS / STRUCTURES IN THE LOCALITY ALTHOUGH SPORADIC BLOCK THE VIEWS

9.5

- IN TIME THE SOUTHERLY VIEWS WILL DIMINISH AS TREES ON THE APPLICANTS LAND GROW TO MATURITY
- THE FURTHER AWAY THE VIEW THE LESS DISTINGUISHABLE THE PROPOSED FARM MACHINERY STORE WILL BE AMONG THE DEVELOPMENT ON THE SITE