

DESIGN AND ACCESS STATEMENT

For a

NEW FARM BARN

AT

**SURFLEET
SPALDING**

FOR

MR A RAYNER

**GLENROOTES
STOCKHOUSE LANE
SURFLEET
SPALDING
PE11 4AR**

Prepared by:

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DESIGN AND ACCESS STATEMENT

NEW FARM BARN

GLENROOTES, STOCKHOUSE LANE, SURFLEET, SPALDING PE11 4AR

1 PROPOSAL

- 1.1 Erection of a new farm/small holding farm barn beside existing barns at Surfleet.
- 1.2 The applicant and land owner is Alan Rayner.
- 1.3 The agent for the application and authors of this report are Landyke Ltd.

2 BACKGROUND AND PURPOSE OF PROPOSAL

- 2.1 The Applicants, Mr and Mrs Rayner, have lived at Surfleet for 13 years since Mr Rayners retirement from a career in the Fire Service. They have run this small 3.5 ha (8 ac) farm since retirement as a hobby.
- 2.2 They keep a flock of 45 Pedigree Hebridean ewes and 5 x tups selling offspring at Pedigree sales. And also hiring out the tups to sheep breeders who only keep their own ewes. They also keep flocks of specialist breed chickens and ducks with egg sales at the gate.
- 2.3 There are 2 x existing buildings on the farm, the first is a small barn close to the yard and house entrance, the other a larger building for hay and straw storage is in the northeast corner of the home paddocks. The proposed new building is to be built adjacent to an existing building and near to the house.
- 2.4 This very small barn building will be for weather-proof and secure storage of the machinery for this small holding. This includes 2 x small tractors, trailer, mowers, hay turner, livestock trailer, the majority of which currently have to be stored outside.

3 EXISTING SITE DETAILS

- 3.1 The site location is shown on drawing "Location 2020-1"
- 3.2 The existing and proposed site are shown on drawings "Site Layout 2020-2 and 3"
- 3.3 The site stands to the north of Stockhouse Lane in the north west corner of the field.
- 3.4 There are no public rights of way across the site
- 3.5 There is an existing stone access from the road into the yard fully adequate for purpose. No further yard or road access hard surfacing is required as the level of use of the tracotrs is very low and only occurs in suitable ground condition for travelling on grassland.
- 3.6 Site surface drainage is to an existing farm field drainage system and the ground is of free draining soil type.

4 DESCRIPTION OF PROPOSED DEVELOPMENT

- 4.1 The proposed barn is shown on drawing "Roof Floor Plans and Elevations 2020-4"
- 4.2 This application is for a new small building to be used for farm machinery storage.
- 4.3 The barn will be 9 x 6 metres giving a floor space of 54 m²

- 4.4 The site of the new building is currently used for grazing.
- 4.5 The new building will be of typical farm type and will have the following specification:
- Galvanised or painted steel portal frame
 - Roof and walls of dark green profiled steel sheet
 - All rainwater goods, Gutters and Downpipes green/black PVC.
 - Galv Steel Roller Shutter Doors and sheet metal personnel door coloured to match walls
 - Floor – Concrete
- 4.6 The building will be a standard but small farm building construction of 9.0 x 6.0 metres floor dimension and of 2.8 metres eave height and 3.593 m ridge height
- 4.7 The existing access gateway off the unclassified Stockhouse Lane provides greater than 120 m visibility in either direction.

5 DESIGN

THE PROCESS

- 5.1 The design of the project has taken into account landscape, access and long-term maintenance matters and health and safety for those using the barn.

USE

- 5.2 The new building is required to meet to provide secure weather-proof machinery storage.
- 5.3 The proposal will create no nuisance matters to neighbours or highway use. (see also Access) as there is to be no measurable change of use or change in level of use of the site as no “processes” will be carried out on site, merely the continuation of normal farmland management activities.

AMOUNT

- 5.4 The proposed building is tiny in farming terms and will be 9 x 6 m and amount to 54 m² floor area.

LAYOUT

- 5.5 The project has been set out to meet the demands of economical construction; good engineering design practice and practical use.

SCALE

- 5.6 The proposed new building is of a design that is typical to farms being of modern steel frame with standard profiled steel sheet cladding. It is very small compared to any local farm buildings.

LANDSCAPING

- 5.7 The only public viewpoints are from Stockhouse Lane and in the distance from Surfleet village to the northeast. Given the existing backdrop of the house and mature garden (bigger than the barn) and the existing small barn adjacent, the proposed new barn will not be obtrusive in the landscape.
- 5.8 In this open area of Fenland there is no need for landscape planting. Further, the barn will have the backdrop of existing trees and garden when viewed from Surfleet village some 250 metres distant.

APPEARANCE

- 5.9 The project design, as shown by points 5.1- 5.8 above, will ensure that the proposed barn will sit appropriately in the small-field landscape of this small farm and will be a very minor development compared to recent and ongoing farm barn works close by to the west.

ECOLOGY

- 5.10 A walkover survey of the site was conducted by David R Manning of Landyke Ltd in Spring 2020. The ecological value of the site area was found to be low as would be expected in a field that is part of well-grazed home paddocks of Glenrootes farm.
- 5.11 The major ecological interest is in the nearby hedges and ditches, none of which will be affected by the proposed works.
- 5.12 No evidence of any mammalian activity was seen on any of the proposed barn area
- 5.13 In our opinion as authors of this report, the proposed erection of the building will have no detrimental effects upon any wildlife interest of the site.

FLOOD RISK

- 5.14 Although much of the local area is shown on the Government's Flood Maps site <https://flood-map-for-planning.service.gov.uk/> as Flood Zone 2 and 3, the pre-application advice (PE-00506-19 D Grant of South Holland DC 9th December 2019) is that for this small barn no FRA (Flood Risk Assessment) is required as the building is not intended for habitable use. Therefore, no FRA has been completed.

ARCHAEOLOGY

- 5.15 Landyke Ltd can find no records of archaeological interests on this site

POLLUTION

- 5.16 There is no evidence of existing pollution/contamination on site and the low level of farm use proposed is very unlikely to produce pollutants.

TRADE WASTE

- 5.17 There will be no trade waste produced on site.

5.18 ACCESS

SAFETY + EASE OF ACCESS and LINKS TO PUBLIC ROAD

- 5.19 The existing access off is more than adequate based on typical Highways Design standards for the levels of intended use.

PUBLIC TRANSPORT LINKS

- 5.20 Not appropriate to this project.

D R Manning

Landyke Ltd

April 2020