Design and Access Statement

PROPOSED AGRICULTURAL STORE FOR AGRICULTURAL MACHINERY AND EQUIPMENT

THREE ACRE (WILD ACRE)

BAULKINS DROVE

SUTTON ST JAMES

Design and Access Statement

THREE ACRE, BAULKINS DROVE, SUTTON ST JAMES

Existing site: The existing site comprises of an approved bungalow and double garage foundations (currently being constructed) with a large existing plantation of various native foliage which will be extended (laurel hedging) to help shield the agricultural shed from neighbouring residential properties. Baulkins Drove is predominately a residential area, but as the road follows south the residential side dwindles off to allow farm buildings and complexes (there are many immediately situated around the proposed site. Immediately west, of the application site, is an agricultural shed and complex (please see photo attached below).



Proposed development: The proposed agricultural building will comprise of an open front store with attached lean-to. The open front store will hold hay and mainly straw. The open side attached lean-to will be a shelter for agricultural equipment.

Recently a refusal was received for a large agricultural hay/straw store and open lean to shelter for machinery. After discussions with the planning officer and taking into account the comments made on the previous planning application we have made the following alterations:

- completely removed the lean to open shelter which was 23.3m x 10m

-downsized the agricultural hay/straw store from 18.8m x 8m to 15m x 8m

-from comments made by the highways agency it is noted that the hay/straw store is unacceptable and thus this use has been revised to machinery/equipment store for agriculture

-agricultural store to hold: 115 horse power tractor, various size trailers (15ft-20ft in length), round baler, square baler (please note site will not be used for sale or storage or hay and straw but my client does own this type of machinery and thus must be kept safe and dry in an agricultural shed as

appose to open to the elements, digger (for use while bungalow construction is commencing), agricultural implements.

Layout: The site is seen to be uncontaminated and therefore the rainwater soakaways of the agricultural shed are to be located in the surrounding 1m2 and set 2m below existing ground level and only for clean surface water.

Design: the proposed agricultural store is of steel framed construction with metal corrugated green cladding around the entire structure, including roof. This colour is thought to help blends in with the surrounds and also seems to be the pattern of the surrounding existing sheds that are situated around my client's site. The site is densely covered with various trees and foliage which nearly surrounds the four sides of the site. Where the proposed shed is to be erected we intend to add more Laurel hedging to cover the open side facing north of the site; helping to soften the appearance of the site. By choosing a natural barrier it is particularly aesthetically pleasing to the open countryside.

Access: There is an existing access that serves the approved property and an existing crushed concrete access road that is to be extended to reach the proposed agricultural shed, the access road through the site is 4.4m in width.

History land use: The land has always seen the presents of agriculture and was granted planning permission for an agricultural dwelling and double garage providing the owners are to use the land for agricultural purposes and not garden land.

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? NO

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 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? NO

If 'YES' list species……

Details of Species of Principal Importance can be found on Natural England's web site. 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