Design and Access Statement

Planning application for a Storage Barn
At
Land East of Thickthorn Farm
SN15 4DY

On behalf of:
S Monk

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Site overview

The application relates to land to the east of Thickthorn Farm, the site area is located adjacent to the existing stables and an access track. The wider area consists of stables and yard, an all-weather riding arena and extensive grazing. The entire site is designated as equestrian use.



Fig 1. Aerial photograph of the site (not to scale).

Project overview

We propose to construct a purpose built steel barn for storage of bedding, hay, agricultural machinery and equestrian paraphernalia. The existing hardstandings will be improved and additional stone added to form an entrance and base for the barn.



Fig 2. Site area looking east towards the stable block and overgrown hardstanding.

Use

The buildings will be used exclusively by the applicants for personal agricultural and equestrian use to store a large tractor and other machinery along with agricultural paraphernalia hay and bedding. The tractor and other machinery is used for the upkeep of the land. Hay cut and taken for the field will be stored and used for feed.

Character

We have kept the appearance as traditional as possible in terms of an agricultural barn. The walls will be PVC coated steel finished Juniper Green
The roof is proposed to be natural grey corrugated cement fibre sheets these design elements will blend well with the rural surroundings.

Environmental Sustainability

Keeping and using a tractor on site is more sustainable that having contractors travel to site. Harvesting of grass on site for hay is more sustainable than buying hay and having it delivered from elsewhere. The barn allows for storage of both harvested hay and the machinery necessary to carry out this and other work. Water will also be harvested on site, rainwater will be collected in two, 1000l containers and reused.

Landscaping

The proposed barn will occupy an area which is already well-screened by tall hedges, and as the site is already flat no further landscaping is proposed.

Biodiversity

According to our Wildlife Assessment Check the only potential priority species which may be impacted is birds. There is no lighting, no loss of hedgerow or trees and the land being used is regularly grazed and topped, therefore birds will not be impacted negatively. For these reasons we do not expect any significant loss of habitat etc either. To show a net gain in habitat bat and bird boxes will be added to the existing stable buildings. They will be mounted as close as possible to 3m high to avoid predation. Bat boxes need to be installed on a southern/western elevation whereas bird boxes need to be installed on a northern/eastern elevation. Both need to be clear of vegetation in order to provide sufficient flight paths.

Access

Access will be made via the existing gateway which is suitable for this purpose.



Fig 3. Access track leading to field gate, the barn site area is to the left of this picture.

Movement

There will be no highway use in addition to, or outside, the current lawful use.

Assessment

This application seeks to comply with all relevant planning policies, it is well thought out and uses all possible existing resources to maximise the sustainability of the land.

Conclusion

We feel that there is no loss of habitat or amenity either in the local or wider area and that any impact on the character of the surrounding landscape has been lessened and mitigated where possible. The buildings are of a scale commensurate with the use, landholding and needs of the property. The buildings are well designed and we hope this is an acceptable proposal.