

DESIGN AND ACCESS STATEMENT

For
A PROPOSED POLY TUNNEL TO BE USED FOR
HORTICULTURAL PURPOSES AND A WOOD
EN SHED FOR POTTING AND GARDEN
IMPLIMENTS ON LAND AT:

THE REAR OF NO 1 PYE CORNER
BOX
SN13 8ED

For
MR D DICLAUDIO
SQUIRELLS LEAP
BOX
WILTSHIRE
SN3 8LL

Prepared by:-

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Background and Proposals

Mr David Diclaudio is a retired dairy farmer from Christian Malford and has been his vocation all his life with his parents since 1947.

David bought a house on his retirement and renovated it in Box where he has been a resident for 11 years (Purchased in 2014). He purchased the 1.30-acre woodland (application site) known as land to the rear of No1 Pye Corner Box SN13 8ED at Auction in February 2025.

His intended use for the land is for Horticulture use where he proposes to erect a 16-foot x 48-foot (4.88m x 14.63m) polytunnel Refer to A3 size Drawing A1/25/11/02. He intends to use the polytunnel for horticultural use for the benefit of him and his family and not for public sale. He also wishes to erect a wooden shed 3.6m x 5.5m to be used as a potting shed and storage of garden implements for his own personal use Refer to A3 Size Drawing A1/25/11/01.

David also plans to plant plum, apple and pear trees on the land and he also plans over time to improve the wooded area of the site Refer to Drawing A1/25/11/03 as proposed.

David has been looking for a site for some years around Box to feed his hobby and passion, “you can take farming away from the boy but cannot take the boy out of farming”.

David has informed the Parish Council of his intentions and is clearing the site.

Site Photographs as Existing



Photograph 1 – View into site from byway 97.



Photograph 2 – View to Ley View from site where the polytunnel is proposed.



Photograph 3 – View from site entrance down byway 97 to A365.



Photograph 4 – View from upper woodland towards Ley View, illustrating position of polytunnel and storage shed.

Site History

- Application refusal PL/2021/06688 – Planning Appeal AP-36538 – Dismissed October 2022 for the erection of one new detached dwelling.
- 19/11549/FUL – Land to the rear Lyndale, Devizes Road, Box – Erection of a single self-build dwelling and associated landscaping works, refused 06/03/2020.
- PL/2021/06688 – Erection of a single self-build dwelling resurfacing of Pye Lane and associated works. Land to the rear of Devizes Road, Box. Refused on the 10th of February 2022.

Site Access and Location

The site is accessed from the Byway (Box 97, leading onto A365 Devizes Road) which serves several dwellings but is largely single track in width and mainly unmade and steep to the boundary of the site.



Scale: 1:2500

B – Outside AONB

A – Inside AONB and Box Conservation Area.

Planning Policies

- National Planning Policy Framework – Section 12 – Achieving well design places.
- National Planning Policy Framework – Section 13 – Protecting Greenbelt.
- National Planning Policy Framework – Section 15 - Conserving and enhancing the natural environment.
- National Planning Policy Framework – Section 16 - Conserving and enhancing the Historic Environment.
- Wiltshire Core Strategy (Policies adopted January 2015).
 - Core Policy 57 - Ensuring High Quality Design and Place Shaping.
 - Core Policy 51 – Landscaping.
 - Core Policy 50 – Biodiversity and Geodiversity.

Planning Statement

Part of the site edged Red on the page 4 map (A) is located within the Box Conservation Area and Cotswold Area of Outstanding Natural Beauty (AONB). The proposed polytunnel which is deemed a temporary structure and the proposed wooden potting shed storing garden and forestry implements would not be harmful to the AONB and would enhance maintain and conserve the landscape and scenic beauty of this part of Box AONB. The site is also within Box Conservation Area and the proposals are deemed to have no negative impact on the Conservation Area.

Preliminary Ecological Statement – there has been at least 2 ecological reports and appraisals of the site for the construction of a new dwelling. The proposed polytunnel and wooden shed is proposed to be erected on the open area and as such will not affect the surrounding trees and foliage.

The site is a foraging area for bats, the proposed polytunnel and shed will have no impact on the bat habitat.

There are no badger setts on the site nor evidence of badgers present.

There was no evidence of any dormice found on site; however, they may be present in the surrounding woodland.

There are no ponds or water courses within the site or within adjacent land so the likelihood of any amphibians or great crested newts is very unlikely.

The surrounding woodland could be a potential foraging or habitat for smaller mammals such as hedgehogs.

The site is open, but the surrounding trees and woodland provide an abundance of foraging habitats and nesting such as blackbirds, pigeons and smaller birds such as sparrows, blue tit, great tit and Robin.

The proposed development should have none or very little impact on the existing woodland and foraging or habitats for bats, mammals, badger, dormice, birds, invertebrates or reptiles.

It is considered that the proposed development will enhance the sustainability of the site by growing vegetables for the client's own personal use and planting fruit trees and hedging plants to the outer perimeter and on the open ground spaces will be seeded with wildflower meadow grass.

Arboriculture Impact Assessment

There will be no trees removed on site as the proposed polytunnel and shed, with erection of both structures within the open area and hence will not conflict with any tree roots / root protection areas.

The woodland surrounding the subject site consist of large mature trees, horse chestnut, Ash.

To the sites interior are smaller trees comprising of Ash as an overstory and hazel as an understory.

The wooded area and site have no trees with any tree preservation orders, nor does the site comprise of any Ancient Woodland. The site is part located within the Box Conservation Area and AONB. The applicant is proposing to plant a number of fruit trees including plum, pear and apple trees and fill out the existing perimeter hedging along the boundaries of Byway 97 and Ley View with native species of hedging plants and to open areas seed with wildflower meadow grass.

Biodiversity Net Gain Statement

The proposed poly tunnel 4.88m x 14.63m and an area of 71.39m².

The proposed potting shed and implement storage shed 5.50 x 3.60m, an area of 20m².

To offset the loss of the biodiversity it has been proposed to plant 6 pear, plum and apple trees (18 in total). It's also proposed to thicken the existing perimeter hedge adjacent to the byway 97 and Ley View with a native hedge consisting of 200 number native hedge species.

The existing open area and around the Polytunnel and potting / implement shed and amongst the proposed fruit trees a ground cover of native wildflower meadow grass.

Thus, making a substantial biodiversity gain on the site, more than a 20+% gain.

The existing wooded area and site will remain as existing, subject to general maintenance and upkeep.

Highways

The site would be accessed via a partially unmade track known as a Byway (Box 97) which is accessed directly from the A365 Devizes Road. The access is shared by several other properties and is deemed a suitable access for the proposed use.

The proposed use of the site is for the applicants' personal use in connection with horticulture it is expected that the access usage will be minimal and would not be detrimental to the existing level of use.

Conclusion

The proposals (erection of polytunnel and shed) are considered to be in accordance with the Development Plan. The proposals will not result in the loss of any ecological habitat, nor will it have any negative landscape / neighbourly impact upon the surround area / properties. The proposed use is appropriate, and in-keeping given the existing use / status of the land.

The proposals will enhance the site's ecological value through the planting of new trees, hedgerows and planting of wildflower meadow grass. The proposals will contribute towards lowering carbon footprint through the growing of fruit and vegetables, avoiding trips taken by car to the nearest supermarket some 5 miles away.