

Picketts Yard, Berwick St John - Planning Design, Access and Heritage Statement for proposed works.

Agent: TFH Reeve
Clients: Ms Sonja Dineley

June 2026

Please see supplementary annexes appended:

- The pre-application consultation response
- The arboricultural survey report
- The Ecologist's Biodiversity Report and Preliminary Roost Appraisal
- The Biodiversity Net Gain small metric assessment
- The Heritage Report
- The Flood Risk Assessment

The aim is to remove the existing buildings, a bungalow developed from a static caravan, a workshop shed and various lesser sheds, and clear up the site removing rubble and hard surfaces, and replace with a traditionally detailed single family home and free standing garage. The building to be in the local greenstone with timber joinery.

Background:

This is a sizeable village site, now in semi derelict condition.

There has been an occupied dwelling on the Pickett's Yard site for more than ten years since the permitted rational for its existence disappeared. This occupation over this period has not been linked to the planning decision that initially permitted it.

The Pre Application Consultation establishes its legal status.

Furthermore a residential annex has similarly been built and occupied over the period (please see attached site photographs).

This has very recently been demolished.

The site generally has deteriorated over the years and is in need of restoration. It has been used as a builder's yard.

The occupant has been re-housed within the village.

The tree report establishes the very poor condition of the planting that has grown up but it is appreciated that it still represents a pleasant termination to the village and the bulk of the established trees will remain.

The bungalow and the shed have existing connections to a septic tank and it is not expected that sewage will increase but will be catered for by a compliant treatment plant.

The existing vehicular opening to the dead end lane leading to Woodlands House is unchanged and the proposed use should see no increase in traffic movements.

The site is currently serviced with water and electricity.

The nearest neighbour is a recent greenstone village house set back above the site.

Heritage:

This is a village edge site, map regression shows no history of buildings on the site. The site was levelled for the previous permissions. There is no visual impact on the village or any village buildings. The edge of village shelter belt of trees will remain and the trees currently delineating the unchanged entrance will remain.

Access:

There are no changes to services to the building, nor to the pedestrian and vehicular access onto the highway carriageway, alterations to the existing parking and turning on the site to make more accessible.

Refuse collection will remain as existing, providing both general waste and recycling collection to the site, as well as storage for both on site.