

**DESIGN
AND
ACCESS STATEMENT**

**Proposed General Purpose
Equipment Shed**

At

The Barn

Mill Lane

Rushton Spencer

Client: Mr Lockitt

Ref: 100

Date: September 2021

Contents

1.0	Introduction
2.0	Use
3.0	Amount
4.0	Layout
5.0	Scale
6.0	Landscape
7.0	Appearance
8.0	Access

1.0 Introduction

- 1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlines in circular: *Guidance on Changes to the Development Control System*, which came into effect on the 10th August 2006.
- 1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABI entitled *Design & Access Statements; how to write, read and use them*.
- 1.3 The application is for the erection of a general purpose equipment shed.

2.0 Use

- 2.1 The proposed shed will provide a much needed storage facility for the owners' plant and machinery which are currently stored outside and off-site leaving them vulnerable to the elements and potential thieves.
- 2.2 The client has approximately 47 acres of land surrounding the application site and currently there is no storage facility for the equipment to manage the land. The proposal will provide a new fully functioning plant and machinery shed along with a general store ancillary to the up keep of the farm.
- 2.3 The proposed shed would be used solely by the residents of The Barn and would provide a more secure location for valuable machinery and also removing said plant from the landscape when not in use.
- 2.4 The site is located in the Green Belt but it is thought that the proposed store given its agricultural look and materials would be in-keeping with the surrounding landscape.

3.0 Amount

3.1 The size and scale of the shed has come about by the amount of equipment needed to look after the amount of land.

3.2 The size of the shed is suitable to store all plant & ancillaries needed to maintain the farm. The amount of equipment needed is as follows:

2 Four wheel drive tractors one with front end loader,

2 ballast 10 ft rollers,

Transport Box,

Bale Spike,

Silage grab,

Chain Harrows,

Fertiliser Spreader,

Sprayer,

Topper,

Rear end Weight,

2 Livestock Trailers,

1 Tipping Trailer

4.0 Layout

- 4.1 The site plan (Dwg. 100-01) submitted with the planning application clearly shows the layout of the proposed development.
- 4.2 The layout has been forged by the location of the existing vehicular access off Mill Lane. This location works well in relation to the site and to the main house with natural tree/hedge screening to the rear of the store providing adequate privacy.

5.0 Scale

- 5.1 The scale of the store is something that is set by the plant and machinery that needs to be housed.

6.0 Landscaping

- 6.1 At present there is no sign of any landscaping features on the site. Equipment stores and facilities such as what are being proposed are a common feature and part and parcel of the rural scene and as such although no specific landscaping in terms of planting has been proposed we believe the development of the site with materials sympathetic to its surroundings will sit well within the site. The materials, quality and finish of the development will provide sufficient landscaping.

7.0 Appearance

- 7.1 The proposed shed will be clad in green profiled steel sheeting. It will have a pitched roof and will blend effortlessly into its backdrop.

8.0 Access

- 8.1 Existing access will remain undisturbed with no extra traffic being generated by the development.
- 8.2 Access to the site is directly off Mill Lane and through an existing gate which has always been used to access the site. It is suggested that this access is sufficient and meets the need of residents.