

9 January 2012

Design and Access Statement – Replacing Agricultural Barn, Stoke Farm, Hayling Island

The barn that we propose to build will be replacing the original barn which was there previously. We have already built part of the barn to the West side of the yard (with planning approval) and are now seeking planning permission to finish replacing the rest of the original barn to the East i.e. to extend the partially built barn as was previously there.

There is a Tree Preservation Order on a poplar tree to the East side of the current barn with a 10 metre RPA, which obviously makes things more complicated. When we originally applied to replace the barn in 2007 we had to reduce the size of it due to the root protection area of the tree. However, The Councils Arborist at the time a Mr Skeet said the following:

"Specially engineered foundations at the E end of the barn (pile and beam type with beams at or above ground level) may make it possible to construct the barn with only 2m taken off the length. This would put the SE corner of the barn just outside the RPA and put the NE corner 3m inside the RPA. This positioning would put the barn right on the edge of the tree's canopy so there should be no irremediable conflict between the tree and the above-ground parts of the barn (some light pruning, or modification to roof shape may be required.)"

Therefore when we built the barn we re-positioned it as far South and West in order to move it away from the RPA. At the time of building the West side of the barn we also put the foundations in for the East part of the barn. All the foundations were hand dug, the two SE corner pads are now outside the RPA and the two pads ref: SF1 and SF2 (3ft x 3ft) at the NE end of the barn; which are inside the RPA, had no roots or fibrous roots present. This was probably due to digging down alongside the original foundations which are still present. We now intend to build the East side of the barn with above ground walling using sheeting suspended between the pads. In our opinion there is no pruning required to the tree as there is no conflict between the proposed roof and trees canopy/branches.

These foundations were dug in 2008, there has been no change in the tree and it is in perfect health.

We propose that both the East and South side's of the barn will not be block work, but will be box profile sheet to the floor, this will allow the tree routes to continue growing within that area if necessary.

The purpose and need for the barn is to store hay and straw, and also for storage of machinery to lessen depreciation. We have tried sheeting the straw ricks on that site, but it is very costly due to weather damage and not easily accessible in those difficult winter months.

There are no foreseeable access problems with the site as the whole yard is hard standing and accessible through the main farm driveway.

