

**DESIGN & ACCESS ( PLANNING) STATEMENT.**

**PROPOSED STORAGE BARN FOR FORESTRY PURPOSES**

**at**

**BROTHERHOOD WOOD & POUNDFALL WOOD (part),**

**Access off A2 (West) Dunkirk/Broughton Slip Road,  
Dunkirk, Faversham, Kent. ME13 9LN**

**for**

**Ms. Roseann Sheridan**

**February 2022**

- i). The site comprises 25 hectares in total of woodland and is owned by Ms. Roseann Sheridan.
- ii). It is proposed to erect a steel framed storage barn for forestry purposes under Schedule 2, Part 6 of the Town & Country Planning (General Permitted Development) (England) Order 2015 and (Amendment) Order 2018 ( Class E).
- iii). The site consists of Brotherhood Wood and part of Poundfall Wood as detailed on the Site Plan.
- iv). A detailed Topographical Land Survey has been prepared by Survey Design Services and Assoc. Ltd. which accurately locates the existing structures on the site and in particular the existing 113 square metre concrete base which is the site for the proposed barn. The concrete base will require breaking out and replacement, resulting in the proposed storage barn being located 62 metres from the A2 slip road to Dunkirk.
- v). The proposed barn would have a floor area of 119 m<sup>2</sup>, and eaves height of 4.000m and have an overall maximum roof height of 5.217m above the lowest ground level.
- vi). The proposal complies in all respects with the prerequisites for a Prior Approval application.
- vii). The storage barn would consist of a cold rolled steel frame clad in trapezoidal steel sheeting with a Juniper Green powder coat finish built off strip foundations with brickwork to slab level with hardcore fill, dampproof membrane and minimum 150mm thick reinforced concrete floor slab. The cladding would be uninsulated but have an anti-condensation film applied to the underside of the roof cladding.

viii). Access to the barn would be via a chain operated roller shutter door ( no electricity available on site) and a steel P.A. door, both on the south east facing elevation ( entrances not visible from the road). For security purposes, no windows will be provided. Natural light within the building will be via 6 No. rooflights.

ix). Following the issue of Felling License 019/2040/2021 issued by the Forestry Commission, the barn will provide secure storage for the essential plant, machinery and equipment required for the works.

x) The license relates to five felling sites throughout the woodland and involves felling mixed conifers and restocking the felled areas with sweet chestnut, rowan and beech.

xi). Access to the site for contractors will be via the existing entry point off the A2 (West) slip road to Dunkirk and Boughton. The gates are set well back from the highway and vehicles exiting the site have excellent sight lines to the East for access onto the Dunkirk slip road.

xii). Following erection of the barn it is proposed to commence felling during the summer months to minimise potential damage to the grass tracks throughout the woodland. It is not proposed to extend the existing hardcore sections of the access tracks in the vicinity of the existing small building and proposed barn.