

The Grain Store - driveway statement



The design of the drive way at The Grain Store focuses on making effective use of the land, enhancing the natural surroundings with limited impact on the enviroment. The drive used for domestic purposes associated with the proposed dwelling.
Access approval **DC/20/02163**

The Grain Store - Driveway

A personal note from owners/self builders

We are artists, twin sisters Alyson and Joanna Waller, owners/custodians of an agricultural property The Grain Store and its surrounding land. (Purchased June 2022)

Having spent eight years looking for a special place to live we finally found The Grain Store and intend to self build our forever home. The environment and in particular this site is very important to us. We care deeply about nature and are grateful to have the opportunity to care for this site. More than the building itself we fell in love with the land as it hadn't been ploughed for almost a decade creating a unique environment. Most of the surrounding land is ploughed which makes this spot in our opinion very special.

The inherited approved plans (**DC/20/02163**) to convert the property into two independent dwellings with six bedrooms. As the new owners, our intention for the building was to keep it as a single dwelling. Before putting our offer in we sought **pre-app advice (DC/21/05283)** to enquire whether it was possible to change the plans from two dwellings into single dwelling with three bedrooms. **Pre app planning officer supported this** *'Subject to the design details the conversion of the building to a single dwelling would be acceptable in principle'*

Along with the build, our philosophy and way of life is to support the environment and try to limit any negative impact that the build may have on wild life. We purchased an additional two acres of land to secure the existing nature around The Grain Store to prevent the possibilities of it being ploughed. Its our priority to protect this site to allow nature to flourish.

The previously consented drive was designed in May 2020 to serve The Grain Store as **two dwellings** this no longer suited our plans for the property as **one dwelling**, it was too big and undermined the natural environment. The proposed drive was to be situated in an area covered with approx 100 self seeded oak tree saplings, (see pics) and took up approx 3/4 of the residential land with the use of tons of concrete. Three and half years have passed since the approval and the oak saplings have become small trees approx 70cm - 1.8m high. If the new drive were to be implemented the trees would need to be cut down, irradiating nature and destroying a beautiful area. To avoid the adverse effects the alternative design considered the overall impact of the environment, alongside safety and practicalities. An existing tractor track (used by

the previous owner) ran down towards the new entrance which meant that there were barely any tree saplings or shrubs in this location and therefore no trees needing to be destroyed (see pictures below). The existing new drive runs along this track and used for domestic purposes associated with the proposed dwelling. The drive laid in permeable recycled aggregate, of a traditional rural access treatment in keeping with the local environment. We are strongly against chopping down any trees and feel it would be a crime to cover 3/4 of the residential land with a drive wiping out a decade of growth. This is not in line with the Governments environmental strategy towards Net Zero or Suffolk biodiversity plan to encouraging tree planting.

The installation of the previously consented design would mean that the main south facing view would be of cars parked on a vast amount of concrete/tarmac, the preference being an unspoilt natural view. Note, one of the planning objections (**DC/20/02163**) *'Perhaps this conversion should have been for one dwelling thus freeing up the double driveways etc'*. Hill Top, Hunters Lane, Suffolk.

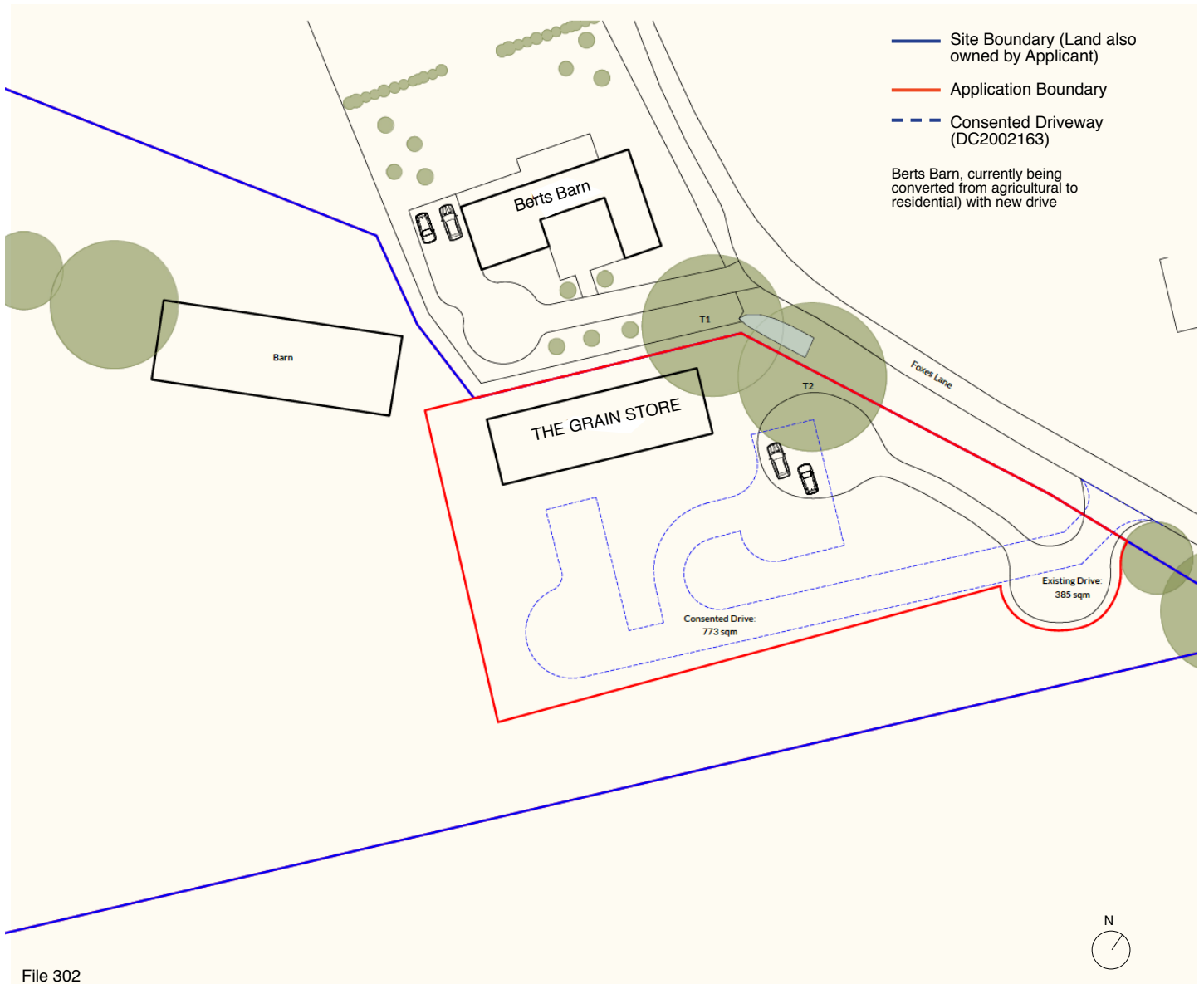
Access to The Grain Store was needed as works had to start to secure planning permission (expiry 30 July 2023). The new drive was installed July 2023 believing that in reducing its size in relation to the proposed new building plans and by lessening the negative impact on the environment it would be looked upon as sensitive and practical design solution. The Grain Store plans were to be submitted as a new planning application alongside the drive design. The property changing to one dwelling would support the drive design. One of the councils policies (**Policy CS 5 Landscape**) is to protect and conserve landscape qualities which we feel the new drive adheres to. A drive should look pretty from the road side enhancing visual interest within the street scene for everyone to enjoy.

The physical build along with deliveries and builders on the drive will no doubt mess up parts of the installation in which we intend to rectify /finish off upon completion.

We have had numerous positive feedback from locals on Foxes Lane with passers by stopping to tell us how beautiful the drive is, recognising that we have not chopped trees down preserving the existing natural environment. We are personally working on the land caring for the environment and believe strongly in keeping the environment and wild life protected.

The Grain Stores existing drive

New design for proposed single dwelling



The sites new drive has been significantly reduced and designed to work in relation with the property as a single dwelling with three bedrooms (see drawings **302, 303C, 304, 310, 311C, 320**) The drive entrance is in the same location as previously approved (**DC/20/02163**) The previous drive was bigger and designed for two dwellings with six bedrooms.

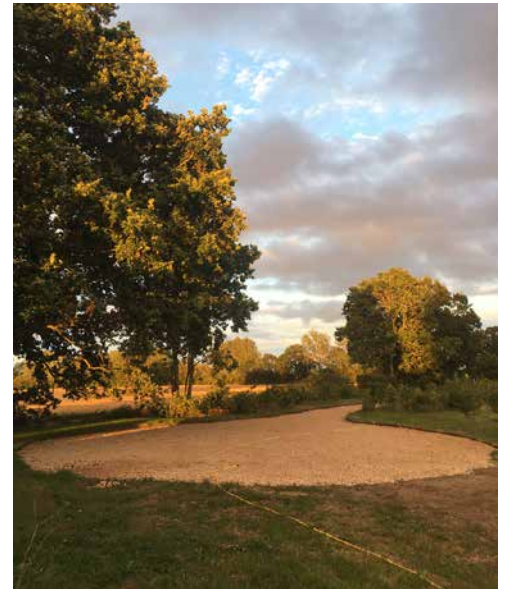
Refer to file **302** for larger scale drawing

Existing drive details

Example illustrating the amount of trees growing on the land in front of The Grain Store where the previous drive was intended



Large turning circle and parking area (end of drive)



Turning area (start of drive)



Example of the drive functioning with builders parked and plenty of space to turn in and out from either of the two turning circles



Driveway details



Example showing self seeded oaks around the track

Track used by previous owner
Pic - June 2022



Self seeded oaks matured into small trees
Pic - Oct 2023