

### **ADDENDUM to the Design and Access Statement**

**23<sup>rd</sup> November 2023**

This Addendum to the D&A Statement has been prepared to support the Discharge of Conditions application for planning permission 02/02380/F, to address conditions 3, 4, 5 and 6.

#### **Condition No. 3:**

*Notwithstanding the details hereby approved, and prior to the first use of the site as a secure dog walking area, full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed in full accordance with the approved details and shall be retained and maintained as such thereafter.*

Dialogue with OCC Highways has concluded that due to the anticipated low intensity of use, the existing means of access will be satisfactory, and doesn't require upgrading. They have asked for a drawing of the existing means of access, which would be sufficient for the discharge of this Condition. Drawing no. 23.201.03 Rev A is attached. The only additional element that this drawing does indicate is the installation of a length of post and rail fence either side of the drive, which is currently barbed wire. This is located within the existing field, not on a boundary.

#### **Condition No. 4:**

*Notwithstanding the details hereby approved, and prior to the erection of the field shelter hereby approved, full design details of the field shelter, to include a scaled elevation plan, colour and finish, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and shall be retained as such thereafter.*

Drawing 23.201.04 illustrates the detail of the field shelter, including accurate dimensions. This is the field shelter as manufactured by 'Finer Stables Ltd'. Note that the proposed ridge height is actually 3.05m and not 2.5m as previously anticipated. (If this is a problem then we could revisit this, but this is their 'off the shelf' standard dimension.)

The roof sheets are to be black Onduline corrugated sheets, the timber cladding will be 'green' tanalised boarding as illustrated on this photograph, which is taken from the manufacturer's website.

Note the photo opposite doesn't show the 2no. Habibat bird nest boxes, see drawing 23.201.04 Rev A.



See manufacturer's website:

<https://finerstables.co.uk/product/field-shelter-with-store/>

**Condition No. 5:**

*Prior to the first use of the site as a secure dog walking area, full design details of any waste bins and bin stores and their positioning, to include details of how waste will be stored and regularly disposed of, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the bins, bin stores and waste generated on site shall be provided, stored, disposed of and maintained in accordance with the approved details.*

A single 25litre dog waste bin with an integral Waste bag dispenser will be sufficient for the intended use, as shown opposite. The bin will be attached to a post adjacent to the Pedestrian Gate Visitor access, as shown on drawing 23.201.02 Rev A.

A registered contractor will be used to provide the removal service under a formal contract arrangement, for example Pet Waste Solutions Ltd which is a registered waste carrier (licence no. CBDU448794). Such carriers offer a tailored service in terms of frequency of removal, an initial frequency of fortnightly will be employed, but this may be increased to weekly if appropriate in the summer or subject to use.



**Condition No. 6:**

*No development shall commence above slab level unless and until a method statement for enhancing biodiversity within the site has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the biodiversity enhancement measures shall be carried out in full accordance with the approved details including timescales set out therein and shall be retained and maintained as such thereafter.*

It is proposed to provide appropriate biodiversity enhancement to the site as follows:

1. Nest Boxes

The provision of 2no. Habibat Small Bird Nest Boxes to the field shelter, to be located on both gables, high enough to avoid any risk of interference from the ground. These boxes are 335mm high, 140mm wide and 180mm deep, with a single 25mm diameter hole in the front and a removable lid for cleaning.

The shelter would be stationary during the nesting season.

And,

## 2. The provision of additional tree and shrub planting.

The siting of the proposed planting is illustrated on drawing 23.201.02 Rev A.

The primary planting consists of 18 standard trees, which will be root-balled heavy standards of a minimum 10cm girth. These specimens must be as those classified in BS8545:2014 Trees from nursery to independence in the landscape:

Tree Group TG 1    3no. English Oak (*Quercus robur*), and  
                              3no. Common Hornbeam (*Carpinus Betula*)

Tree Group TG 2    2no. Lime (*Tilia cordata*)

Tree Group TG 3    2no. English Oak (*Quercus robur*), and  
                              1no. Lime (*Tilia cordata*)

Tree Group TG 4    1no. Lime (*Tilia cordata*)  
                              1no. Common Hornbeam (*Carpinus Betula*)

Tree Group TG 5    2no. English Oak (*Quercus robur*), and  
                              1no. Common Hornbeam (*Carpinus Betula*)

Tree Group TG 6    2no. English Oak (*Quercus robur*), and

(To TG 6 only)    Understorey planting of 45-60cm bare rooted transplants, which will establish rapidly.  
                              They will be planted 1m apart at irregular spacing in groups of 7 or 9,  
                              45no. Hawthorn (*Crataegus monogyna*)  
                              45no. Blackthorn (*Prunus spinosa*)  
                              10no. Field Maple (*Acer campestre*)

Each of the standard trees will be supported by 2no. 1.5m 70mm dia posts with guards to prevent damage by the dogs.

The bare rooted transplants will each have a spiral rabbit guard for protection.

Tree planting would be undertaken in the 2023/24 planting season between 1st November and 31st March, or the first planting season after the construction works are complete.

D&A Statement Addendum ends.

23<sup>rd</sup> November 2023