



PLANNING, DESIGN AND ACCESS STATEMENT

Application Site: Rookery Farm, Rookery Lane, Redlingfield, Eye, Suffolk,
IP23 7QP

In relation to

Retrospective Change of Use Holiday Unit Building 8

And

Proposed Holiday Units Buildings 6 & 7

On behalf of

Andrew & Katie Abbott

Project No: 403014

Date: May 2021

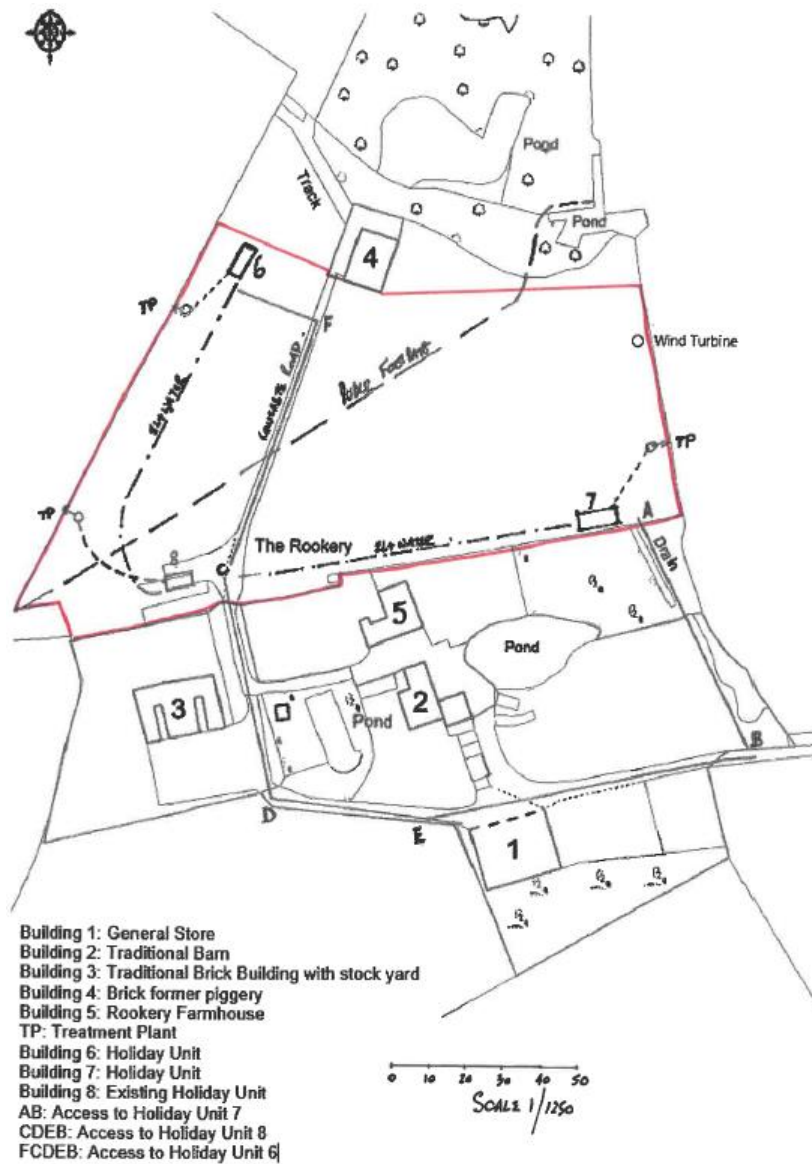
Durrants Building Consultancy
Pump Hill House, 2b Market Hill
Diss, Norfolk

1. Introduction

1.1 This Planning Statement supports an application for full planning permission in relation to the following (see Plan 1 below):

- Freestanding holiday letting units, viz:
Existing Shepherds Hut (Building 8)
Proposed Shepherds Hut (Building 7)
Proposed Shepherds Hut (Building 6)

Plan 1: Map identifying the location of the different buildings and structures on site



Proposal

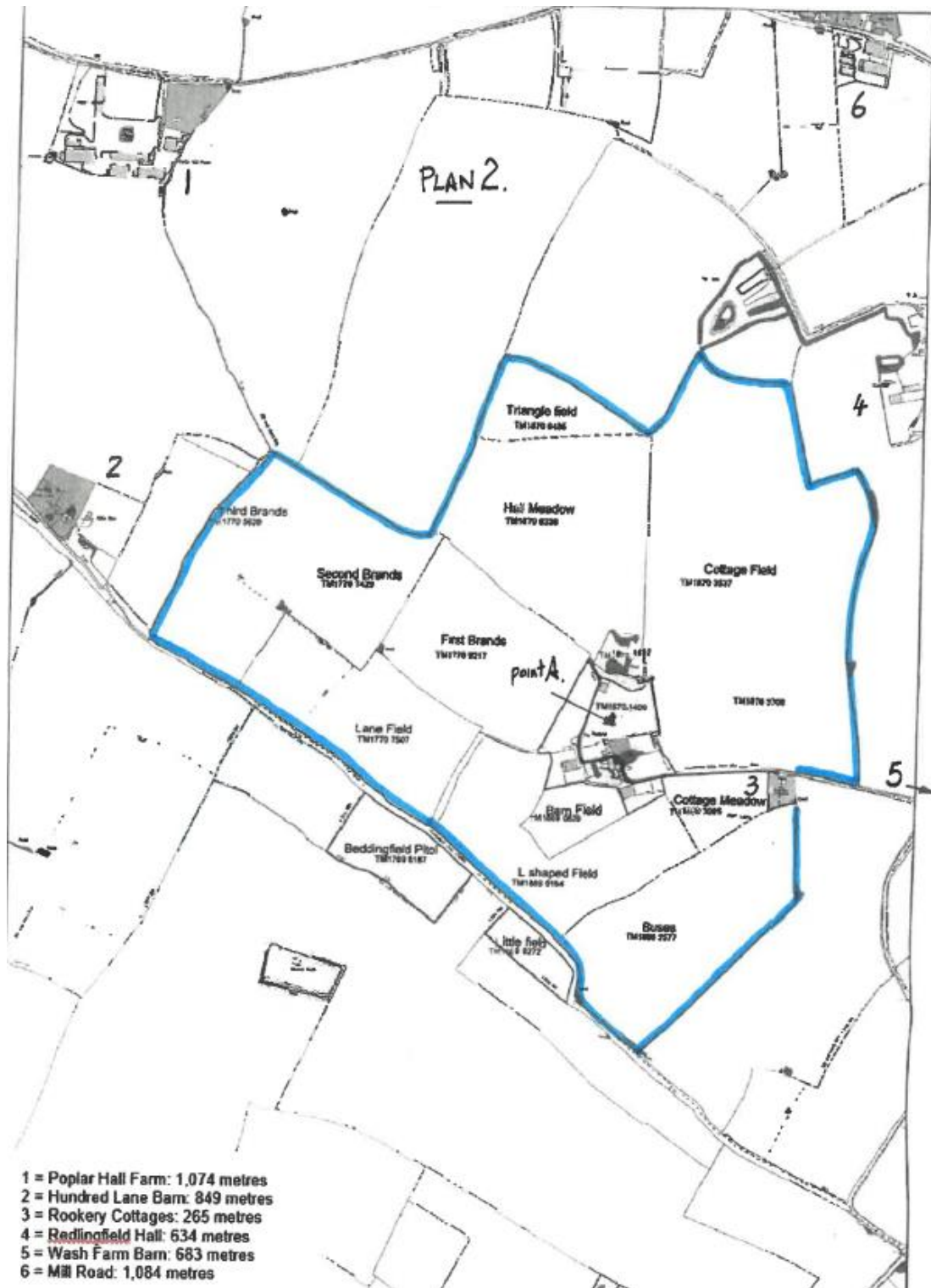
2.1 The proposed uses provide holiday accommodation of a small scale. There is an existing shepherds hut (building 8) and two proposed shepherds huts (buildings 6 and 7) designed as building 8. These buildings are typical of the archetypal shepherds hut elevated on a wheeled carriage with modest dimensions, height and simplicity of design.

2.2 The application is supported by:

- This Planning, Design and Access Statement with Photographic Schedule
- General Arrangement Site Plan 1 : Scale 1/1250
- Location Plan : Scale 1/1250
- Location Plan : Scale 1/50000
- Plan 2 Farm Plan indicating the holding in the control of the applicants. Andrew Abbott, one of the applicants is the son of the freeholder Mrs Pauline Ida Abbott.
- Pre-App Statement
- Formal District Council Pre-Application Enquiry Response DC/21/00952 (Appendix 4)

2.3 The site is a grass meadow TM1870 NG1409 and being immediately to the north of Rookery Farm. The three shepherds huts are at the extremity of the defined field boundaries in order to provide privacy to the holiday guests.

Plan 2: Farm Plan



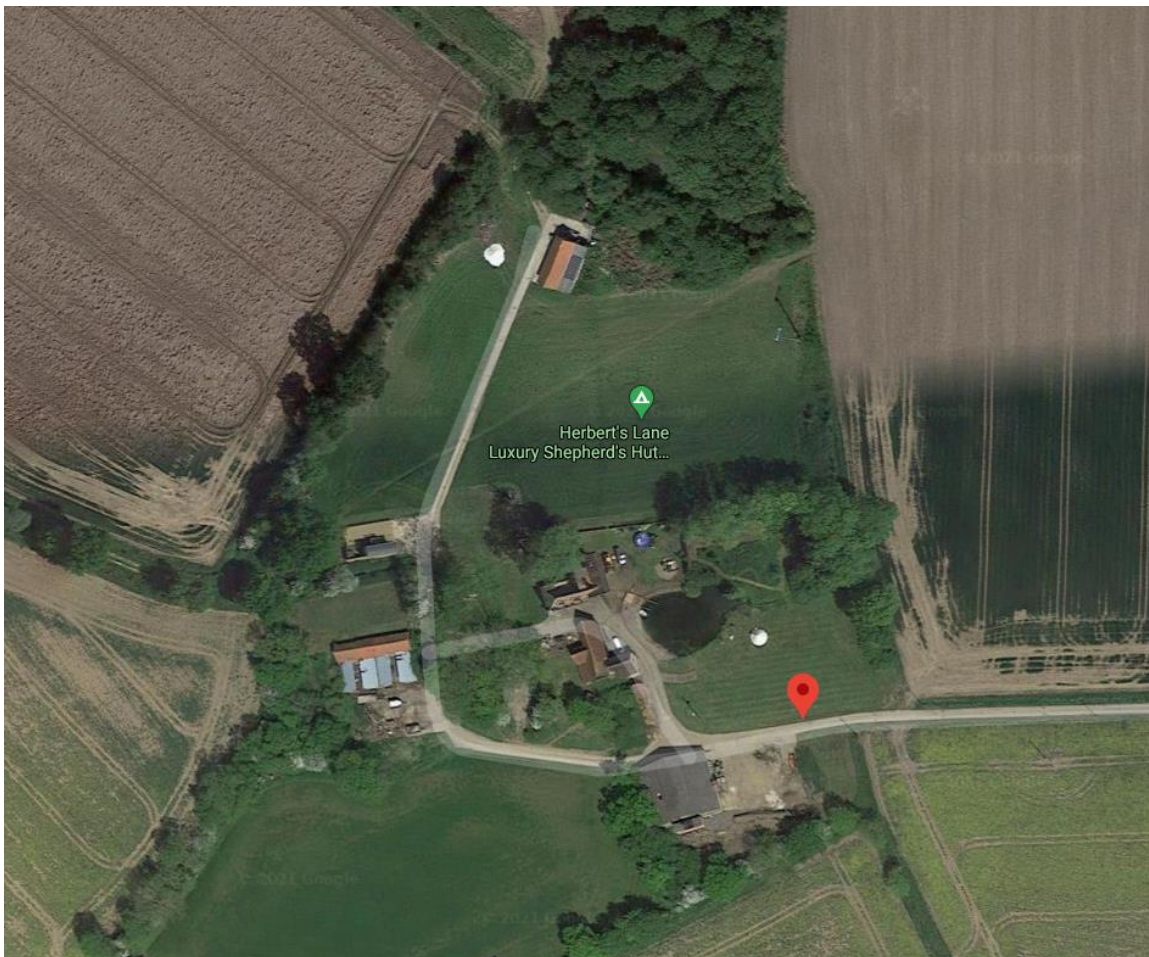
3. Site and Surroundings

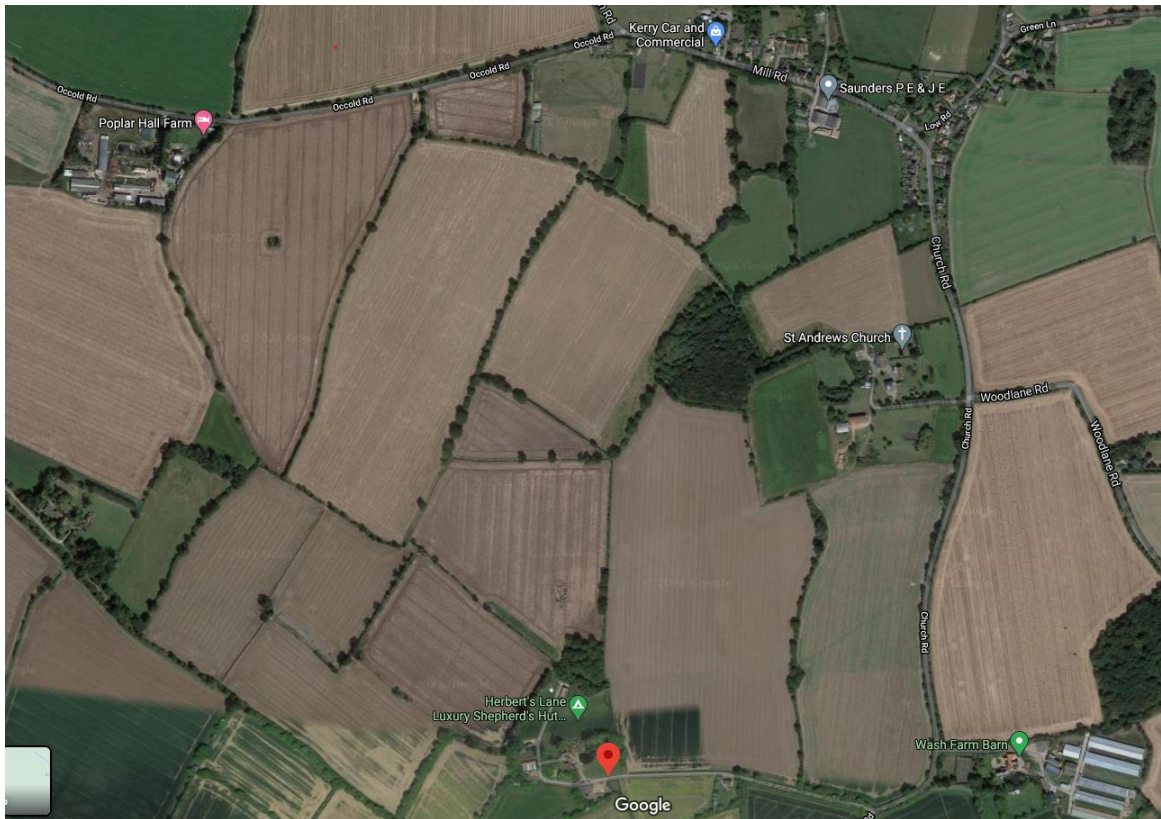
3.1 Rookery Farm is located in a rural area about 0.9 miles from Redlingfield village to the north east and 1.16 miles from Bedingfield in the south. The subject site is encompassed within Rookery Farm which is an arable holding as shown on Plan 2.

3.2 The site is located outside of any development boundary and nor is it in an Area of Outstanding Natural Beauty nor conservation area. There are no specific site designations that would prevent suitable development taking place in this location.

3.3 As will be seen on Plan 2 there is a schedule indicating the distance to the nearest residential properties (closest 265m). There is arable land to the north, east and west, the applicants farmhouse and buildings to the south.

Figure 3: Aerial View of Site and Surroundings





4. Site History

4.1 Around 2019 the applicants located a shepherds hut (building 8) on the subject site and have run this unit as has been possible during the Covid-19 pandemic. The applicants seek retrospective permission for Building 8 and of course permission going forward for Buildings 6 & 7.

5. Planning Policy and Guidance

5.1 Taken from the Pre-Application advice the following local policies are relevant:

- National Planning Policy Framework (NPPF)
- GP01 – Design considerations
- CL08 – Protecting Wildlife Habitats
- CS02 – Development in the Countryside and Countryside Villages
- FC01 – Presumption in favour of Sustainable Development
- FC01-1 – Mid Suffolk Approach to delivering Sustainable Development
- RT16 – Tourism Facilities and Visitor Attractions
- RT17 – Serviced Tourist Accommodation
- T09 & T010 – Parking, Access and Highways Safety Considerations

5.2 Local Plan Policies:

- HB1, H16, H17, CL8, RT18, CS5

6. Assessment

6.1 Following the Pre-Application advice:

- Landscape

Following the advice of the 16th March 2021 from Place Services a reinforced hedge on the eastern side of the site is to be planted with mixed native hedgerow and associated hedgerow trees. Also see Land Sculpture & Design partnership report attached in Appendix 1 with soft landscaping around the individual shepherds hut units. There will be a low decking around the shepherds huts for ease of access and 2 parking spaces. Low fencing as exists on Building 8 to remain

See further photos in Appendix 2.

- Design

A simple exterior form is to be used for each hut in the traditional style as per the photographs in Appendix 3 with maximum principal dimensions thus:

Length: 8.5m

Width: 2.7m

Height: 3.3m

Timber external cladding with corrugated steel or slightly pitched felted roofs.

The whole on a wheeled carriage.

The car parking area will be a maximum of 6m x 3m x 2no spaces with access thereto .

- Historic Environment

There is no listed building close to the particular designated sites of the huts. (source Historic England). The land is not in the Conservation Area nor an area of outstanding natural beauty.

- Highways

There is a considerable length of private roadway from the adopted highway through to the site. The increase in traffic attributed to the proposed

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development will be minimal compared with the existing farm generated traffic. There will be on-site parking.

- Residential Amenity

No third party will be adversely affected in residential terms attributed to the development as there are no close neighbours. The applicants live at Rookery Farmhouse.

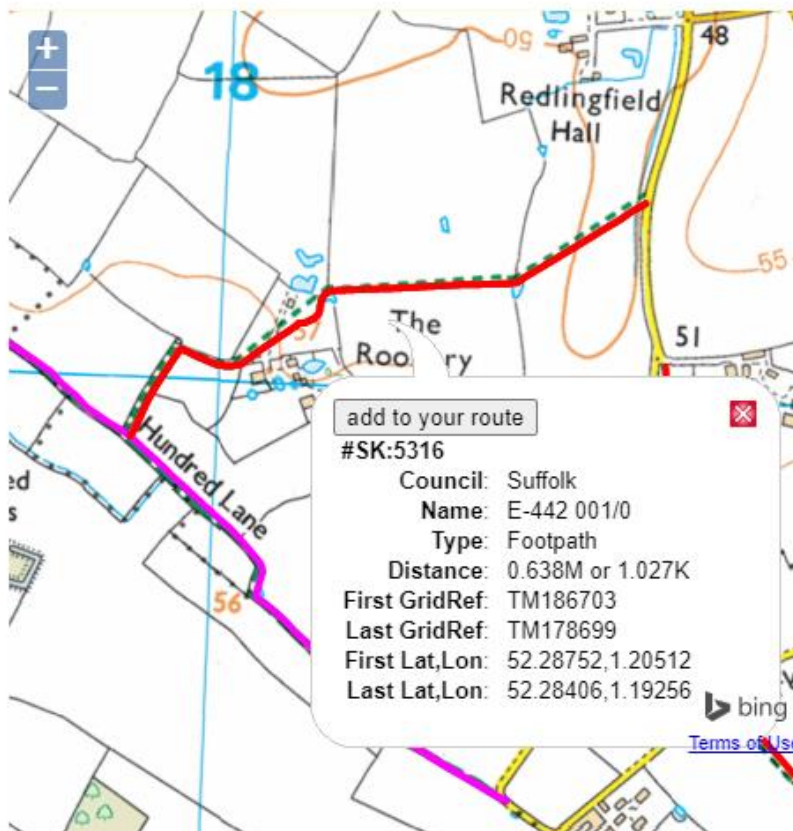
- Contamination

The site has been in agricultural use since the Second World War (and no doubt before) and remains in grassland management. No contamination issues are envisaged. Foul waste generated by the development will be processed with new private treatment plants with sweet water outfalls.

Design, Visual and Character Impacts

6.2 The site is well screened and the eastern boundary will be further reinforced with hedging and hedgerow trees.

6.3 Footpath E-442 001/0. This passes through the site but is not adversely affected by virtue of any constriction along the route following the development.



6.4 Tree Preservation Orders affecting the site – Nil

7. Conclusions

7.1 The Pre-Application enquiry concluded that the proposal would not cause demonstrable harm or adversely impact upon landscape, highways, amenity of neighbours, heritage assets etc. It is in accordance with local and national objectives and policies and supports the local economy.

7.2 The proposal results in farm diversification and tourism provision which should be considered favorably.

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Appendix 1

Land Sculpture & Design partnership report

Appendix 2

Photographic Schedule

Location Unit 6 near Building 4



Location Unit 7 looking westwards towards Unit 8



Location of Unit 7 looking towards Building 4



Existing Access Driveway from Unit 6 to Unit 8



Eastern Boundary



Setting of Rookery Farmhouse



Appendix 3

Design of Shepherds Hut

Eastern Elevation (Building 8)



Northern Elevation (Building 8)



Northern and Western Elevation (Building 8)



Southern and Western Elevation (Building 8)



Typical Parking Area associated with Building 8

