

STATEMENT

Three Luxury Shepherds Huts at Rookery Farm, Redlingfield, Eye, Suffolk, IP23 7QP

Owner: Mrs Pauline Ida Abbott
Rookery Cottage, Rookery Lane, Redlingfield, Eye, Suffolk, IP23 7QP

Management: Herberts Lane Shepherds Huts
Andrew & Katie Abbott
Rookery Farm, Rookery Lane, Redlingfield, Eye, Suffolk, IP23 7QP

The location of Rookery Farm is shown on Plan 2 attached with the boundaries edged blue. This is a rural location with no near residential neighbours outside of Rookery Farmhouse where the management of the huts will be focused and the owner at Rookery Cottage about 265m to the east.

It is proposed to have three luxury shepherds huts for holiday accommodation on the site edged red on Plan 1. Hut 8 is already erected with photographs shown in Appendix 1. Huts 6 and 7 may well be similar to Hut 8 or possibly based on designs with typical drawings presented in Appendix 2. All units are moveable without fixed permanent foundations rather simple supporting pads. Each hut will have their own electricity and water supply and a private sewage treatment plant (as denoted on Plan 1).

Planning Policy

Serviced Tourist Accommodation

Policy RT17

Herberts Lane will manage the three units taking bookings, undertaking maintenance, laundry, cleaning and marketing. Guests are likely to have a 1 or 2 night stay/weekend break and are not expected to be in residence for a holiday or more than 2 weeks. Parking adjoins the particular unit and modern services connected.

Policy RT16

- The scale of the development is modest as will be seen from the existing Unit 8 or the illustrative designs in Appendix 2.
- See Landscape satellite photographs in Appendix 3 indicating the extent of the immediate boundary hedges and trees (and can also be seen on the photographs in Appendix 1).
- The proposal does not detract from the character or appearance of its surroundings, adversely affect residential amenity or create a traffic hazard. See Plan 2 for indicative distances from point A to other residential properties.
- The development provides local employment opportunities.

Joint Local Plan Reg 19 November 2020

Para 10.08

NPPF support providing the character of the countryside is respected.

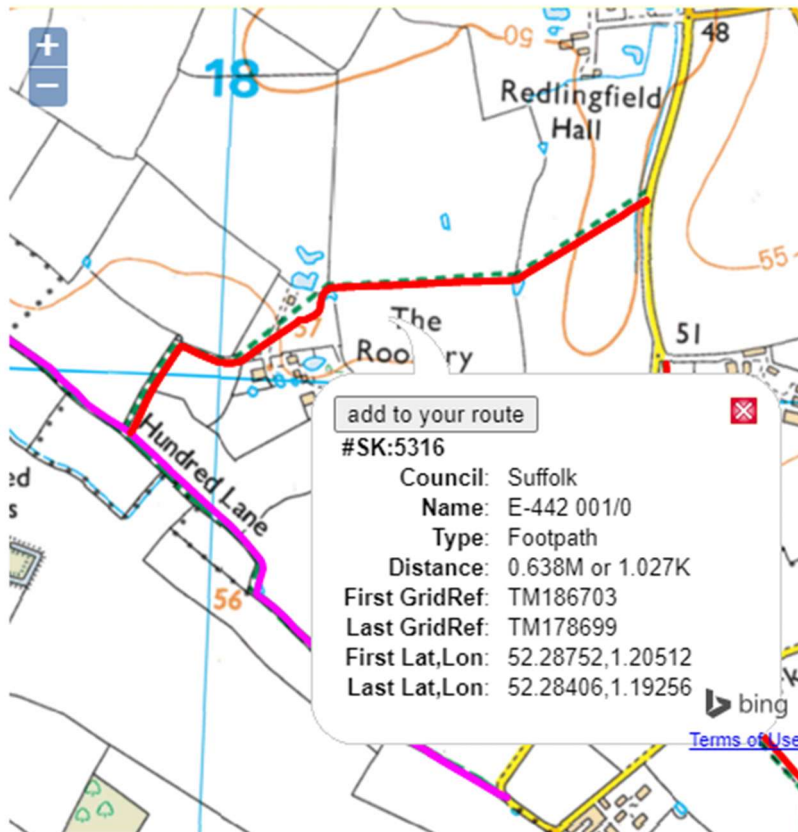
Policy LP16

The proposal is not in conflict with para 1 and is supportive under policy LP19 – landscape para 15.24.

Public Footpath

Footpath SK5316

Footpath E-442 001/0 passes through the subject site as shown on Plan 1. The three holiday units are not close to the path requiring any diversion. The footpath enters the site on the north east corner from the Wood, passes over grassland and leaves the site through the field hedge on the north west corner.



Access

Rookery Farm has a frontage to the adopted Rookery Lane feeding into the adopted highway network.

The market town of Stradbroke is 6.5 miles, Diss is 9.8 miles and Stowmarket is 15 miles.

**Durrants Chartered Surveyors,
Harleston, Norfolk**

Appendix 1

Unit 8



Unit 8



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



Appendix 2



Appendix 3

