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**DESIGN AND ACCESS STATEMENT FOR THE CONSTRUCTION OF AN
EXTENSION TO EXISTING CATTLE SHEDS**

1. Introduction

- 1.1 This statement is to accompany an application for planning permission for an extension to existing cattle sheds. This statement is to be read in conjunction with the location and site plans.
- 1.2 The aim of the statement is to demonstrate how the proposed development will be appropriate in planning terms.

2. Proposal

- 2.1 The barn would be used to house cattle that would be relocated from other buildings at the other end of the farm. This new barn will extend the existing buildings so that all of the cattle can be housed together in one location.
- 2.2 The current cattle barns also have a purpose built handling system which is one reason to consolidate all of the cattle into one set of buildings rather than stress them by moving them every time they need to use the cattle crush.
- 2.3 The grass that the cattle feed on in the summer months is also located on this side of the road to the rear of these buildings which is another reason to build this barn.
- 2.4 The cattle system uses single suckler cows to produce calves which are then grown on and most are sold locally to Hollow Trees Farm Shop at Semer.

3. Site and Surroundings

- 3.1 The site is an existing livestock unit. The shed will form an extension to the north east of the existing buildings.
- 3.2 The current site is part concrete and part grass as shown in Photograph 1.

4. Design and Layout

- 4.1 The building will be of the same construction to the existing building and exactly the same size as the building immediately to the west of it.
- 4.2 The roof will consist of terracotta box profile sheets to match the existing buildings on site.
- 4.3 The sides will be Yorkshire boards and concrete panels to match the existing buildings on site.

4.4 It is considered that this proposal will not have any adverse impact on landscape characteristics being within the existing farmyard curtilage nor biodiversity of the locality.

4.5 The barn will be viewed from the highway and will be seen to be part of an already established agricultural holding.

5. Highway Safety

5.1 There would be no adverse harm caused to highway safety. The current access would remain the same through the existing farmyard. See Photo 1.

5.2 There would be less vehicle movements because there will be no need to move the cattle from their other temporary yard into this group of cattle buildings.

6. Residential Amenity

6.1 This barn will not cause any overlooking or light-blocking issues towards any neighbour.

6.2 There is a residential property to the north, Gate Farm House which is owned and occupied by Mr Ager who is fully aware of these plans and is supportive of them.

7. Flood Risk

7.1 The site is located in Flood Zone 1. The land is level and roof water drainage will be to the ditch to the east. There is no potential of flooding. See attached Flood Risk Assessment.

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Photo 1



