

**Change of Use: Agricultural Building to a Storage/Distribution (B8) Use
Design and Access Statement**

LANDBRIDGE PROPERTY LLP

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Ipswich, Suffolk
IP6 8PF
March 2024

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1.0 Background and Setting

R L Baker owns and farms approximately 316 hectares (780 acres) at and surrounding Foxes Farm, largely comprising of arable crops and a farmyard consisting of a number of agricultural buildings.

The farm needs to diversify and generate alternative income streams in order to maintain its viability and allow for future investment. This is particularly the case due to reducing government support and increasing price volatility, linked with the reduction, and ultimate demise, of Basic Payment Scheme subsidy payments.

The Applicant is therefore submitting an application for the change of use of an existing agricultural building to a storage/distribution (B8) use. The building is located to the south-west of the site at Foxes Farm, east of the village of Creting St Mary. There are other agricultural buildings situated on both sides of the proposal.

The Applicant's proposal will allow for a commercial letting opportunity to assist with the diversification of the farming business. There are no alterations which are required to be undertaken to the building if planning permission is granted.

2.0 Local and National Planning Policy

Please refer to Planning Statement.

3.0 Proposed Use

Change of use of an agricultural building to a distribution/storage (B8) use.

4.0 Size

Building totalling 1,375m².

5.0 Access to the Site

Access to the site will be from the A140 and via the existing concrete farm roadway to Foxes Farm. There would be no increase in traffic as the existing building is currently used for the housing of pigs, which require regular HGVs to come to and from the site.

