

Ref: VA3

DESIGN AND ACCESS STATEMENT

7 May 2013

Additional Bay to Agricultural Barn, Stoke Farm Hayling Island

The barn that we propose to build would be an extension to the barn we have already built to the West side of the yard (with planning approval) and are now seeking planning permission to add another bay to the rest of the original barn to the East i.e. to extend the partially built barn as was previously there.

Planning permission was recently refused for two bays to be added to the existing barn, the refusal was on the grounds of outlook under CS16 of the Havant Borough Core Strategy 2011. With this in mind we feel that by only adding one bay to the existing barn it would not affect the amenity value of Leckie house. In previous correspondence the planners suggested moving one of the two bays previously applied for to the west to reduce the impact of the neighbouring property, therefore implying one bay may be acceptable.

We have now planted a screen of leylandi to the full height of the barn (please see tree report enclosed by arborist) and a few native trees. There is also the original trees foliage and soon it will not be possible to see the barn through the evergreen. The barn would be a further 17ft out from the screening.

As we have a small farm yard we need make the most of our yard e.g. replacing derelict barns. We also need to increase the herd size to make it more viable, so other parts of the farm which use to store machinery etc now house young weaned calves, thus the need for this extra barn space to be added to this existing barn.

All business need to expand as do we, the way we need to move forward is by having extra barn space. All our cattle have to be winter housed, this is predominantly for animal welfare and also to comply with the farm's cross-compliance regulations.

I'm sure that all the local residents enjoy our fields and the cattle that graze them. Our family have farmed here since the 1880's and we need to expand and move with the times in order to continue with a viable business. Our beef is used by a local restaurant which also benefits the local community, by expanding we can support more local business within the area.

There are no foreseeable access problems with the site as the whole yard is hard standing and accessible through the main farm driveway.

