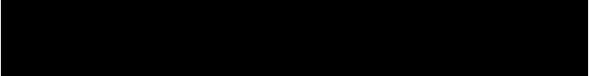


DESIGN & ACCESS STATEMENT

NEW AGRICULTURAL BUILDING NORTHWOOD FARM

Mrs. S. Abbot, 4 West Avenue, Middleton-on-Sea PO22 6EF



LOCATION

The site is on the edge of an arable field adjacent to the existing Northwood Farm buildings in the parish of Clymping.. These existing building are Atcost and similar and were constructed in the early 1950's and are no longer adequate for the storage demands of farming requirements.

Access is from the Yapton Road and this will not be altered.

The site had some existing hedging and there is a screen of hedging along the Yapton Road and also along the A259 away to the south.

DESCRIPTION

The new building will be a standard agricultural building of steel construction with green metal cladding above 2m concrete walling and with a cement fibreboard roof, appropriate to a modern agricultural business. The size is also appropriate to house modern machinery (the combine being 4.8m tall)

ACCESS

There will be no change to the access and there will be no additional movements.

FLOOD RISK

The site is not included in any category on the local flood map (enclosed) and is well drained into the existing ditch/waterway.. The surface water pipes will fall into this waterway. There is no risk of flooding downstream to the south.

There is no foul water requirement to this proposal.

SCREENING / HEDGES & TREES

It is intended to plant a new 130m quickthorn hedge to the north of the entrance track allowing room for maintenance on both sides which will screen the buildings from the north.

A bund will be constructed to the south of the new building which can be planted once is has established. This will further screen the new building from the south and also the A259.

The existing hedge between the old and new buildings will be retained undisturbed.

Also, by siting the barn adjacent to the existing buildings, it will reduce the visual impact of the new barn.

SECURITY

Agricultural machinery is large and expensive and security has become more important due to the recent record of thefts. It is also important for safety reasons. By siting the new building adjacent to the existing buildings it will be easier to control both safety and security adequately.

PLANNING.

Both Arun DC local plan and the emerging Clymping NP allow for existing businesses to be improved as necessary and this building is crucial to deal with the ongoing business of Northwood Farm and the storage facilities that are needed.