

Proposed access gate to existing field at Ivydene, Court Farm, Whitson, Newport

Planning App: 25/0445

BCP: 1825

Justification Statement

Buckle Chamberlain Partnership Ltd have been appointed to submit a Planning Application for a New access gate to the existing field at Ivydene, Court Farm, Whitson, Newport.

Court Farm has been sold which means the original access to the field can no longer be used.

A new access gate to the existing field is required.

The proposed location for the field access gate is from the public highway next to Ivydene.

The proposed field gate has been located so that it avoids the existing orchard trees in the field. The gate has been located so that access to the field will avoid the existing surface water drainage reën in the field. The existing reën in the field will remain undisturbed and unchanged.

To comply with Planning Policy a Green Infrastructure Statement is required. Biodiversity Enhancement is also required. A Green Infrastructure Statement has been submitted.

Agricultural Activity

The Planning Officer has requested confirmation of the use of the existing field and the type of agricultural activity.

The existing field is a grass paddock. The existing topography of the field is flat.

There is an existing surface water drainage reën in the field parallel with the Western boundary.

There are existing orchard fruit trees in the field between the reën and the Western boundary. The rest of the field is grass paddock.

The field is used for animal grazing and for making hay. The orchard trees produce apples & plums. The existing agricultural use of the field will remain unchanged.

The proposed field gate will be used for agricultural vehicles, tractors & land rover to access the field.