

Document 4. Design and Access statement.

This planning application is for the siting of a barn/shed and polytunnel. I am keen to get these erected by the end of September, as I will be planting the associated orchard this autumn and need a shelter and storage space on site by that time.

Overview of site

The site of the proposed horticultural buildings within this planning application, is presently lowland sheep grazing and hay meadow at Snodhill, near Dorstone. I have owned the 8.33 acres since April 09, with plans now underway to develop 2 acres of the lower level rectangular field as mixed orchard; of which some is to be underplanted with soft fruits and vegetables, while the rest will be more traditional with grazed grass and hay. The upper field will remain as hay, with traditional management of hedges. I also plan to develop a wildlife pond in the fullness of time. The aim of my overall land management is to ensure the ecology is improved to support wildlife, that the plant life and trees are diverse, and that the horticultural aspect is managed broadly following permaculture and organic approaches. I aim that the produce from the land will provide me and others in the local community with food. In the very long term, I expect to have seen the orchard grow, and to pass the land on to those who inherit from me. This is a long term undertaking and as such my plans for the future barn/shed are that it shall not only be of environmentally sensitive and sustainable materials, but also be built to have a very long life, hence the traditional oak framing.

Purpose of buildings

The purpose of the barn/shed will be to securely store horticultural tools and materials, for use as a 'potting shed', and as a warm refuge during winter working. In a few years time one section will also be needed for winter storage of apples and pears.

The polytunnel will be used for protected growing, 'potting shed', and some horticultural materials storage.

Position on site

The position of the barn/shed and polytunnel up the slight slope of the field is important to allow for rainwater collection off the roof, to then gravity feed water to the orchard trees, fruit and vegetables during the summer.

Construction materials

The barn is planned to be built with sustainable materials and with a sensitivity to its rural location. I will be using a traditional green oak frame purchased as an ex-display eco building from the Hay Festival site and Oakwrights of Swainshill, Hereford. This will be clad in keeping with the local vernacular in natural oak and left to weather to a silver grey colour. The roof will be corrugated steel of a colour as yet undecided, to blend with the nearby hedge and field, and for the collection of rainwater.

The polytunnel is being sourced locally from Haygrove Ltd, www.gardentunnels.co.uk of Ledbury, and will be 10mx4m. Height at ridge is 6'6".

The polytunnel and barn/shed will be obscured from public view as much as possible, by the field hedges, and the mesh screening fence round the nursery area, which will be grown with climbing plants. Later the orchard will also obscure the buildings from the track and nearby lane.

Access

Access to the land is via the nearby lane and then the track. The land is for my own private use, and I do not anticipate needing access for more than just my own vehicle and maybe one other. For the erection of the barn/shed and polytunnel, I would hope these can be done by September, once the hay has been mown, and when the ground is dry and firm for the vehicles from each of the respective contractors.

NEPESFORD COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

28 JUN 2010

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Ack'd..... File.....