

I A N S A V A G A R

Design and Detailing of Industrial and Farm Buildings

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Planning Statement

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Use

The proposal is to provide a building for general agricultural use with accommodation for sheep during inclement weather conditions prior to and during lambing for a 100 head breeding herd of pedigree sheep.

Context

Hynett Farm is primarily an arable farm of 45 hectares with the buildings grouped together on the North side of Blackhole Lane and specifically designed for storage and management of grain and potatoes, both from a practical and hygienic usage are not suitable for stock housing. As a form of both diversification and to improve the general farm husbandry integrating stock in a rotational system to improve both soil structure and fertility by farming in a more traditional manner allowing fields to recover between arable crops by grazing sheep, with a harvest of hay or silage to provide feed for the animals during the winter period.

Positioning the building in the corner of the traditional orchard, which has been developed by the applicant with varied fruit species, continues the traditional practice by locating the building both close to the farm house to enable supervision during lambing, a sheltered environment for lambs and more environmentally controlled management of the orchard grazing the animals allowing a more varied flora and fauna grassland to develop. Several trees will have to be removed and can be compensated by additional planting in places where gaps have formed and trees have failed

Ecology and Biodiversity

Surface water, the intention is to provide a water storage tank for use on the farm, with excess rainfall diverted to a soakaway.

Stock housing, the building is to provide a secure well ventilated environment with particular attention to animal welfare ensuring the minimum of stress and shelter during lambing. During the stocking periods the sheep and lambs will be housed on straw as a dry system with mucking out and manure spreading carried out in line with current practices and regulations.

The intention is to include bird and bat boxes within the orchard to encourage a diverse population of birds and mammals.

Design

There is no requirement for external lighting.

Access to the site from Blackhole Lane is to remain unchanged.

The building is proposed to be of steel portal framed construction with a fibre cement roof, timber space boarding above concrete panel walls, and is typical of farm buildings within the area. Materials used in construction are capable of reuse or recycling should

the building become redundant in the future. Whilst no specific provisions are made for disable access where large machinery and stock are present and in use, however the site is level and access is available under supervision.

Arial photograph showing position of the building which will be screened from the West by the existing hedge, East and South by the orchard and North by the existing buildings to the North of Blackhole Lane.

