Groby Farm Partners
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20th November 2007

DEVELOPMENT SERVICES
21 NOV 2007
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Development Control
Planning Department
Hinkley & Bosworth Borough Council
Council Offices
Argents Mead
Hinkley
Leicestershire
LE10 1BZ

21 NOV 2007

Dear Sir/Madam

Re: Groby Farm Partners – Groby Old Hall Farm Groby: 2 Notifications under The Town and Country Planning General Development Order of the intention to construct 1) Livestock Building and 2) 3 Fish Rearing ponds

Please find enclosed separate notification forms and accompanying plans (4 copies each) for the above mentioned livestock building and fish rearing ponds and a cheque for £100.

Groby Farm Partners owns and farms 200 acres of commercial farmland near Groby as shown edged blue on the enclosed Farm boundary plans.

The farm includes 3 coarse fishing lakes which are operated as a day ticket coarse fishery which has been established for many years.

The farmland is utilised for arable production on approximately 160 acres and beef livestock production on 35 acres of grassland on the western section of the farm.

There are no farm buildings on the holding as the former Landlord owners retained out of the sale of the farmland to Groby Farm Partners in 2006 the old farm buildings which were detached from the holding and adjoining residential areas.

Groby Farm Partners no longer have the use of the old farm buildings which are being redeveloped for housing.

Livestock Building:

A small beef herd of 15 Dexter Suckler Cows and progeny utilise the 35 acres of grassland on the farm that are comprised of small irregular fields on the western section of the farm that are not suitable for modern arable production.

The herd which was established at Old Hall Farm last year were out wintered last year which resulted in some poaching of permanent pasture during inclement winter weather. This year it is anticipated that some short term renting of farm buildings off the holding can be secured for the period up to the New Year.

This temporary arrangement with the ever increasing threat of livestock disease movement restrictions and having regard to animal welfare requirements is unsustainable and impractical.

Access and Design Summary:

- The proposal is therefore to build a simple enclosed permanent livestock building to permit winter housing.
- Access timber clad sliding doors to both ends to facilitate cattle flows and handling operations such as blood testing.
- Some integral storage provision for bedding and fodder and livestock husbandry items.
- The building is to be mainly constructed from sustainable rustic timber with an anthracite coloured cement fibre roof with ridge vents and translucent roof lights and a concrete floor.
- The ridge height has been reduced to the minimum to still permit a straw bedded system and cleaning out operations.
- The chosen location is central to the grassland enclosures and is near to an existing old building structure and existing services and the main access track way into the farm.

- No new farm track ways or access points onto the public road are required.

- Minimal site excavation required.

- There is no additional traffic generation resulting, in fact this will be reduced as at present the cattle have to be transported off site for winter housing and some handling operations.

- The location also benefits from existing hedge and tree screening to the east and north. A tree screen will be planted up against the dual carriageway boundary to the south.

- The cattle will be loose straw bedded producing Farmyard Manure with no slurry which will be cleaned out and spread on the arable fields at the appropriate time of year.

- Roof collected rainwater will be kept separate and discharged into existing surface water drainage channels.

Fish Rearing Ponds:

The main fish species are Mirror, Common and Crucian Carp, Tench, Bream, Roach with some Perch.

Fish are breeding in all 3 lakes and it is proposed that the very small fish are removed and grown on in purpose built fish rearing ponds. The specification and size have been recommended by the Environment Agency Fishery officer. This will facilitate closed fish stocking with surplus fish being sold to other fisheries increasing the net income of the fishery as well as assisting in the maintenance of a sustainable healthy fish stock.

Access and Design Summary:

- The ponds are of simple construction and made by carefully digging out the top and sub soil to a clay base with slightly sloping sides.

- Also a sloping bottom to one end to aid fish handling when the ponds are drained.

- Two ponds will hold fish and the third pond will be the fresh water reservoir and water will be pumped in a circuit to keep the fish ponds fresh and healthy.

- Lockable Steel mesh covers will stop predation and theft.

- The ponds will need draining and cleaning out once a year and will be pumped onto the surrounding grass to enable natural filtration.

- The site has been chosen as it is relatively flat and has the right soil conditions with a natural water source nearby.

- The site is located near to the existing fishery access track by Lake 3.

- The proposed location has good natural screening and the ponds will be of very low environmental impact.

I would of course be happy to answer any questions that you might have. We wish to proceed with these important improvements as soon as possible for animal and fish welfare reasons as described above.

Yours fathfully



S J Humphris