
SUPPORTING STATEMENT

for

THE DEMOLITION, REPLACEMENT & RELOCATION OF
EXISTING FARM BUILDINGS

at

EASTBROOK FARM, BROAD LANE, MARKFIELD, LE67 9TB

(431-250324)

1 INTRODUCTION

- 1.01 This document provides supporting information in respect of the outline planning application submitted to the Local Planning Authority, Hinckley & Bosworth Borough Council, for the demolition of existing farm buildings and construction of a replacement farm building.
- 1.02 It is prepared on behalf of the applicant in relation to the proposed development and provides information relevant to the site, its immediate environment and its context in relation to its surroundings.

2 EXISTING SITE APPRAISAL

- 2.01 The site consists of the residential dwelling of the applicant and the existing farmland.
- 2.02 Vehicular and pedestrian access is provided off Broad Lane, this will remain unchanged.
- 2.03 The site has a mix of boundary hedging and trees, surrounding the agricultural land.
- 2.04 There are existing timber barns that are used for the storage of feed, agricultural plant & equipment and goats.
- 2.05 The applicant farms goats, with overnight and inclement weather shelter within the buildings and grazing over the agricultural land. This has been in operation since at least 2000.
- 2.06 The buildings have reached the end of their useful life, are dilapidated and require replacement.
- 2.07 The grazing land is split into two distinct areas; to the north and south of the central residential area. The existing building link the two fields and are situated to the east of the dwelling.
- 2.08 The site is generally level, with hedging and fencing to the boundaries.
- 2.09 Whilst the access road has a small area of tarmac the internal roads and hardstanding are a compacted hardcore.
- 2.10 There are several areas of fencing and gates, that provide access for animals between the north and south fields.
- 2.11 The site is in flood zone 1, an area with a low probability of flooding, a copy of the Environment Agency Flood Risk is provided with the application.

3 PROPOSED DEVELOPMENT

- 3.01 The existing buildings have reached the end of their useful life and require replacement.
- 3.02 The buildings are in continuous use, providing animal shelter, feed and plant & equipment storage. Consequently, given the need for animal welfare, it is not possible to demolish and rebuild upon the same footprint.
- 3.03 Until such time that the replacement building exists, the existing will remain in use. At the point that the new buildings are complete, the existing buildings become redundant.
- 3.04 The proposed new building is smaller than the total of the existing buildings.
- 3.05 The location of the new building has been determined by several factors;
- the need to keep it within close proximity to the applicants dwelling, due to her being disabled and in use of a wheelchair.
 - Positioning as far from the highway as possible (~22m at the closest distance)
 - Positioning away from the existing mature trees on the eastern boundary
 - The provision of direct access for farm machinery, tractors, etc. to the central core of the site.
- 3.06 The barn is a traditional design; steel portal frame with lower (@2m high) concrete walls, with 'hit & miss' timber boarding above. The roof will again be a traditional profiled fibre cement sheet.
- 3.07 The northern elevation will remain open, to facilitate access for plant, tractors, feed deliveries, etc.
- 3.08 The eastern and southern elevations will be closed from ground to ridge, with half concrete walls and timber boarding above.
- 3.09 The western elevation will be partially open, to provide access/egress for the goats to the fields.
- 3.10 Internally, agricultural fencing and barriers will provide a secure pen, such that they can be relocated and opened, allowing the goats free access during less inclement weather.

4 HIGHWAYS & ACCESS

- 4.01 The existing vehicular access point remains unchanged.
- 4.02 The farm is limited to the application boundary and there is no requirement for regular use of this access point for agricultural uses.
- 4.03 The hardstanding areas within the site are informal and provide access to the fields and new storage barn location.
- 4.04 Internally, gates are already provided within the existing fencing to enable safe movements of the goats between the building and both fields.
- 4.05 Pedestrian access to the property is provided alongside the vehicular access, again this is an informal relationship and there is no pavement or footpaths.

5 LANDSCAPING

- 5.01 As discussed above the proposal has been located at a distance from the boundary to ensure that all new works are outside of RPA zones of existing trees.
- 5.02 There are no TPO's affecting trees upon the site, however RPA zones in proximity of the works will be safeguarded during the construction phase in accordance with BS5837:2012, with protective fencing in accordance with Figure 2.
- 5.03 The existing hedging and tree line provides a strong landscaping boundary and there is no requirement to remove any part.
- 5.04 The vast majority of the site is open grazing land, with its own landscape value, the site will remain in this use and continue as grazing land for the goat farming.

6 DRAINAGE

- 6.01 There is no foul drainage from the proposed development.
- 6.02 Stormwater will be harvested and used in the day to day operation of the farm. Any excess will be sent to soakaway (subject to percolation tests by Building Control)

8 FLOOD RISK

- 11.01 The site is not in a flood risk area and copies of the Environment Agency map are provided.