

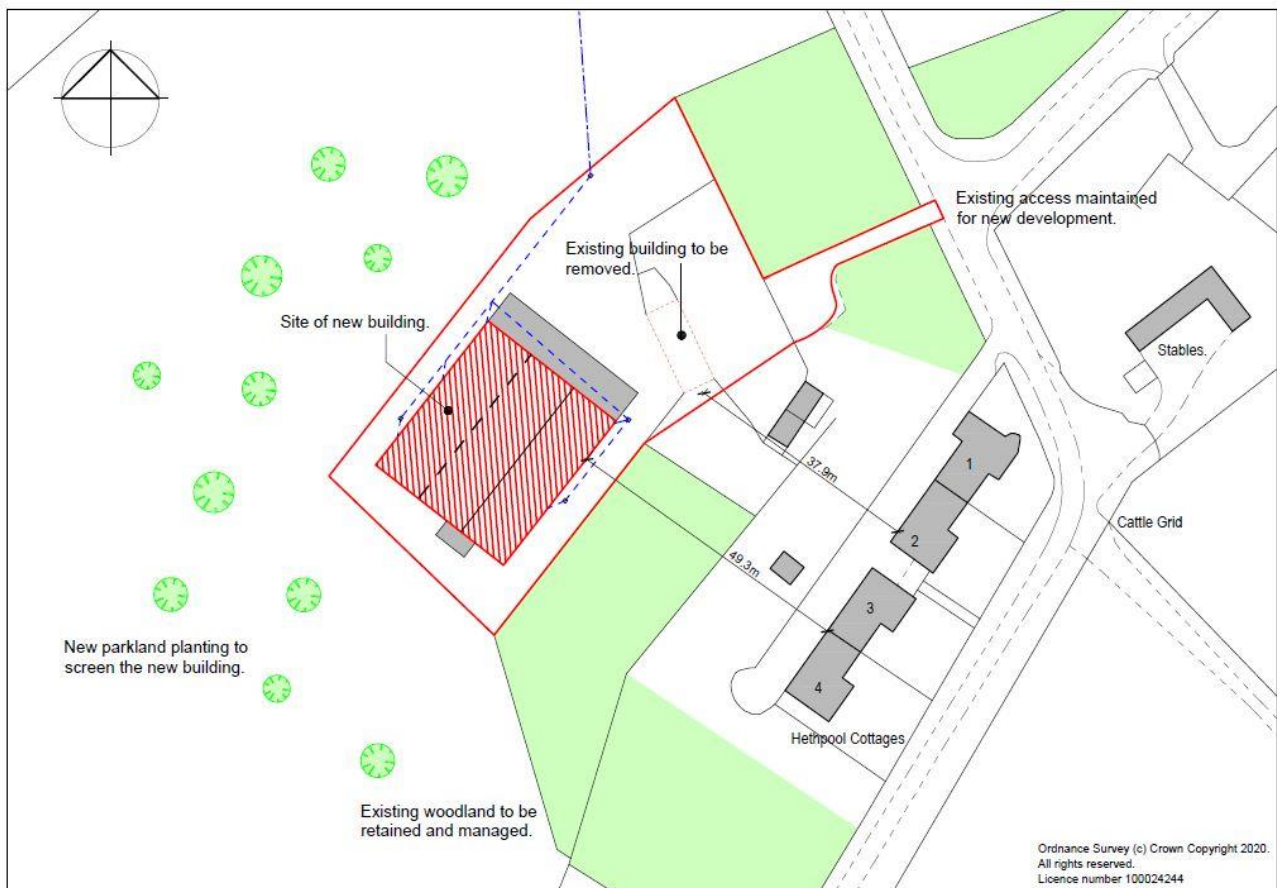
Planning Supporting Statement.

Location : Proposed new G.P. building at
Hethpool, Wooler, NE71 6TW
Application No: 20NP0035
Applicant : College Valley Estates.

The proposals :

Permission is being sought for the erection of a modern general purpose farm building at Hethpool, to replace the existing inadequate shed and adjoining farming facilities. The purpose of this statement is to inform the local planning authority of the proposed use of the building and immediate surrounds, and set out the rationale for the building in response to planning consultations.

Plan showing the location of the proposed building within the hamlet of Hethpool -



The site :

The access to the site will be through the existing farm entrance approximately 22m north of Hethpool Cottages, which has been used for general farm traffic to the existing building, the farm storage yard and fields for many years.

The existing farm building, which is in poor condition and inadequate for modern farming and the operation of the farm holding, will be demolished as part of the project, on completion of the new building. This building and the existing farm operations are approximately 37.9m from the cottages.

The proposed building will be sited approximately 49.3m north west of the cottages, and will be separated and screened by a 22m wide woodland strip. The applicant agrees to maintain this screen for the life of the building, and this is set out in a separate document.

The use of the building :

The primary use of the proposed building would be –

- Storage of forage and other feed products.
- Secure storage of farm machinery under cover, within a manageable distance of the principal residence (Hethpool House).
- Maintenance of farm machinery, which would be carried on under cover rather than in the open.
- Under cover storage of farm equipment, e.g., fencing, feed troughs, etc.
- Sheep husbandry.
- Emergency animal welfare, i.e., the temporary housing of sick animals, or as necessary due to severe weather conditions which threaten the animals lives.

The building will not be used for housing of cattle other than for short term welfare purposes, and the applicant will accept a Condition on this point.

Background and Rationale :

- The proposed building will replace the existing hay shed on the site, which is no longer adequate to meet the needs of the farm holding. The building will primarily be used for forage and machinery storage, and will include sheep handling facilities to replace those currently adjacent to the Elsdon Burn. The moving of the sheep facilities is at the suggestion of DEFRA through the 'Catchment Sensitive Farming' initiative, and will reduce the risk of damage to the environment and will also improve the welfare of both stock and staff. There will be no provision for over wintering of cattle in the building, and no intention to use it for this purpose other than for temporary accommodation for welfare reasons.
- The applicant works closely with the Northumberland National Park Authority on various landscape and environmental policies. An issue which is currently being discussed is the relationship of the existing sheep pens to the Elsdon Burn. The opportunity to incorporate sheep handling facilities inside the proposed building (lean-to) will mitigate this issue.
- The provision of a new building is supported by the farm stewardship scheme, which is primarily concerned with improved environmental issues.
- Although the building is larger than the one it replaces, it will be further from the cottages , and being screened behind the woodland will have a reduced impact on both the cottages and the landscape.
- The larger building will allow storage of a greater quantity of forage in one place, allowing for more economical purchases and avoids storage sheds elsewhere on the holding.
- The building will allow internal storage of farm equipment, which would otherwise be stored in the open.
- The building will allow for animals to be collected inside in a clean environment prior to being moved.
- There will be no increase in vehicle movement. This is a hill farm which carries a minimal amount of machinery, unlike arable holdings.
- There will be no increase in noise levels as there is no change to activities currently carried out in the yard area.