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- 8 JUL 2021	
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7th July 2021
Ref No:- 2005/P1

Dear Planners,

**PLANNING APPLICATION for CONVERSION of DISUSED STABLES and WAGON LODGE INTO HOLIDAY-LET COTTAGES
At WOODSELL FARM, HILLSIDE ROAD, STALISFIELD, FAVERSHAM, ME13 8EG**

I am pleased to enclose a planning application for the restoration of a range of former stables and a timber framed 'Wagon Lodge', which are in a dilapidated state, and conversion into holiday-let cottages. They are located Woodsell Farm, Stalisfield, near Stalisfield Green. The documents enclosed are:-

- Planning Application form..... and Drawings Nos:-
- 2005/1 1/1,250 Location Plan.
 - 2005/21 Existing 1/100 scale layout plan.
 - 2005/22 Proposed 1/100 scale layout plan.
 - 2005/23 1/500 scale Block Plan.
 - 2005/32 Existing 1/100 scale S.E. & N.W. elevations of stables.
 - 2005/33 Existing 1/100 scale N.E. & S.W. elevations of stables.
 - 2005/34 Existing 1/100 scale elevations of Wagon Lodge.
 - 2005/35 Proposed 1/100 scale S.E. & N.W. elevations of stables.
 - 2005/36 Proposed 1/100 scale N.E. & S.W. elevations of stables.
 - 2005/37 Proposed 1/100 scale elevations of Wagon Lodge.

Design and Access Statement

Historic Asset, Assessment of Design and Impact

I have been advised that, for this type of development the planning application fee is variable, so the planning application fee will be advised by yourselves.

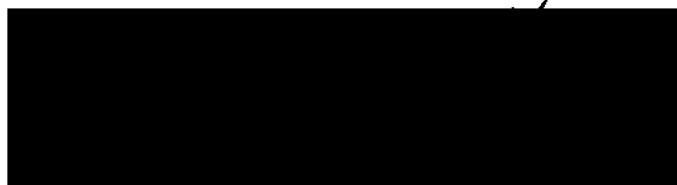
Woodsell Farm has recently been purchased by Artysea Ltd, who have started changing its use from a farm that reared French partridges and pheasants in very large numbers to be shot by wealthy shooters, into a much more suitable use for a farm located in attractive countryside in the North Kent Downs A.O.N.B. The farm will be used to cultivate wild flowers for seeds that will be sold for bird food and as seed for establishing new natural meadows. The woodland on the farm will be sustainably managed, new native species trees and hedgerows are already being planted, and existing ponds are to be carefully restored, in a manner that will preserve any existing insect and amphibian life. New ponds and a reed bed are also to be created and finally one field is to be set aside for research. Artysea are receiving advice from the Woodland Trust and the Kent Countryside Stewardship Scheme. This will lead to the farm being repopulated by native animals and plants so that it becomes compatible with its setting in the A.O.N.B.

This is in stark contrast to the previous management of the farm, solely aimed at raising non-native game birds so they can be shot, and growing maize to provide food and cover for the birds leading-up to the shooting season. Maize is a very hungry crop requiring copious quantities of chemical fertiliser, that is totally unsuitable for chalk downland. During the shooting season the shooters parked their oversized SUV's on one of the meadows, thereby compacting the already impoverished soil and of course the shooting noise chased any remnants of natural wildlife away and polluted the ground. The outcome of this regime is a farm that is bereft of native wildlife.

The previous owners also failed to maintain the buildings on the farm so they are in varying degrees of dilapidation. Artysea Ltd have already carried out minor repair works that involve no alterations or change-of-use, but now want to restore the former stables and 'Wagon Lodge' to provide 5 holiday-let cottages. Planning consent for a similar project was granted about 30 years ago and the income from these cottages will help finance other future building works and create employment for 3 local people responsible for the management of the holiday-lets, in addition to people employed on the farm. Artysea have a track record that includes the restoration of Grade II buildings on Star Hill, New Road and the High Street in Rochester and restoration of a boatyard in Truro, Cornwall, for the construction of new 'traditional' sailing boats.

Woodsell Farm can become a credit to the borough and a valuable addition to the rural economy of Stalisfield, and approval of this project will help make the farm financially viable. It follows that this planning application should receive support from planning officers.

Best wishes



Eldon Hinchliffe
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