

**GREAT TRILL
MUSBURY
DEVON
EX13 8TU**

Our Vision for Great Trill

by Mr and Mrs Hauke



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Introduction

After many years of searching, we have found an historic farm to restore, to create a family home for our five children and to apply our passion and decades of experience in large scale conservation and educational projects.

The previous owner restored some of the buildings and started a process of renewal. We are now the proud custodians and wish to carry forward this revival, opening a new chapter in the history of Great Trill.

Conservation

To this end we are undertaking one of the largest projects in the south west to establish new species rich meadows and plant new native woodlands. This is in addition to many smaller conservation projects focussed on individually rare species, such as the Devon Sorbus and a number of rare vertebrates (eg Grey Long-Eared Bat) and invertebrates. Furthermore, our farming practices are focussed on minimising the impact on the environment and the farm is certified organic. Together, these projects will significantly improve biodiversity, while at the same time helping with carbon sequestration (within the trees, sward thatch, root systems and soil) and protecting sensitive water catchments through reducing agricultural runoff (both excess nutrients and particulate matter) and absorbing rainfall. In these projects we are assisted by East Devon AONB and local conservation groups.

In addition to taking these active steps to combat climate change and the loss of species diversity, we believe it is also important to help open the eyes of future generations to the wonders of our natural world and the steps we can take to protect it. To this end, as we have done on previous projects, we will work with local educational establishments and conservation groups to have regular field trips here.

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Artisans

Great Trill was once the heart of a thriving hamlet and an important part of the local community. It would have been largely self-sufficient and employed many skilled artisans. It is our aim to see that it continues in this tradition, nuanced for the 21st century.

We foster a community of artisans based here, who all share a passion for sustainability, education and a desire to use inputs produced on the farm. Such local production significantly reduces its carbon footprint. Thus, the woodlands here provide timber for skilled carpenters. Trill Meadery is an award-winning meadery run by Thomas O'Hagan, who keeps his bees at the farm. Emma runs the successful sustainable soap business, Hogg & Tallow, scented with flora foraged here. The farm's certified organic produce is sold locally and is complimented by the successful organic market gardening business at Great Trill, run by Ashley Wheeler and Kate Norman who live with their family in a cottage here. Together, the farm and Trill Farm Garden supply much of the ingredients used by the chef, Chris Onions, in his successful catering business here. Chris lives with his family in a cottage at Great Trill. All the businesses host regular courses, catered for by Chris, who also caters for our conservation fieldtrips. Together Chris and the market garden, run cookery courses on how to make the best use of the produce from Great Trill and how to reduce waste.

Planning

From a planning perspective, the aim is to ensure the long-term survival of the existing buildings, with sensitive development that maintains the charm of this wonderful property.

The farmhouse has few elements of historic interest and in the 1970s it was completely gutted, with all internal partitions, ceilings, stairs, doors and windows removed and replaced with modern materials. In stark contrast, the manor barn, which was originally the manor house, is rich with features recording its colourful and important history, though unfortunately it has been allowed to significantly deteriorate.

The manor barn has an existing planning approval to be converted into two dwellings. While we do need additional accommodation for our large family, we would rather achieve this through a sensitive extension to the rear of the farmhouse (broadening the existing "L" shape). This would allow us to preserve undeveloped, the large wonderful open element of the manor barn

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(the side we would develop is already divided into rooms on both floors). To help put this proposal into perspective, we are asking to sensitively add some 56.5 sq meters to the farmhouse, while giving up development of some 264 sq meters of the manor barn.

These proposals, taken together, will significantly reduce the overall residential development envisaged in the extant planning and result in a balance of building usage that reflects the property's history.

Preserving the open space of the manor barn, will retain its historic charm and permit the holding of gatherings of all those connected to Great Trill and so play an important part in fostering a sense of community and connection here. It will also permit those on field trips to have a place to have a snack and hot drink in inclement weather. While the proposed changes to the farmhouse will allow it to accommodate our large family and help it become a family home.

As part of the overall vision to combat climate change, we are applying for roof insulation and double glazing in both buildings and for electric car charging points. Timber will come from our woodlands and stone will be collected by hand from our fields. We will be making a separate planning application to add solar panels to roofs of agricultural buildings.

Summary

We are making a lifetime commitment to restoring the land, buildings, and community at Great Trill, to preserve them for future generations. We believe our proposals are sensitive to the property's history, its setting and community.

Roland and Olga Hauke