

## **Design & Access & Planning Statement**

### **New buildings at Holt Farm, Holt End Lane, Bentworth, Alton, GU34 5LF**

This design & access statement has been prepared to accompany a planning application for a new grainstore, beef shed, implement store, and yard area adjacent to the existing farm building complex at Holt Farm.

A grainstore, implement store and yard area of near identical dimensions have already been approved at this location pursuant to planning application 38104/002. However, since then, Heaton Farms has since been selected at the National Trust's farming partner for their Hinton Ampner estate. The farming operation at Hinton Ampner will cover c. 800 acres and will predominately involve running a suckler herd of rare breed Sussex cattle. Accordingly, the previously approved farmyard layout has now been redesigned to allow for the inclusion of a beef shed, hence this new planning application.

### **Background, Need & Use**

The farm building complex currently supports an arable farming operation of c. 900 acres and is inadequate for an operation of that size. As a result, the existing grain store, in addition to storing grain, is needed for the storage of fertiliser, for which the timing of delivery is very restricted, and machinery. Accordingly, it has only been available to be used as a short-term store at harvest, with all grain moved off site shortly thereafter. Such an approach results in double handling, which has significant cost and environmental implications, restricts sales opportunities, with further financial implications, and it also concentrates lorry traffic from the farm into a short period around harvest.

The new grainstore, should consent be forthcoming, used in conjunction with the existing farm buildings, should be sufficient to allow all grain grown on the holding to be stored on the holding prior to its eventual dispatch to the end user through the year. As a consequence, all double handling should be eliminated, and lorry movements should be spaced out through the year, eliminating the current harvest peak. In addition, in conjunction with the proposed implement store, it will provide sufficient storage for all the required fertiliser and machinery for use on the farm.

With regards the beef shed, there are no livestock building at Hinton Ampner, and being in the South Downs National Park, it is not a natural location to propose erecting large farm buildings. In any event, it makes more sense to house the cattle at Holt Farm over the winter, where they can be fed and bedded on arable byproducts produced at Holt Farm, and the muck that is produced can be used for the arable operation at Holt Farm.

Accordingly, combining Hinton Ampner with Holt Farm will allow for Holt Farm to be farmed in a more regenerative way, re-introducing livestock to the rotation and generating farmyard manure to replace artificial fertilisers.

The Hinton Ampner operation will be run on a very low input approach, and accordingly stocking density will be lower than usual. The new beef shed will provide housing for 80 suckler cattle, which it is envisaged will be the size of breeding herd, although it is likely to take some years to get to this size.

The cattle will be fed and bedded on straw, so eliminating the need for slurry storage, and will produce farmyard manure, which will be applied to the arable fields in lieu of artificial fertilisers.

### **Layout, Design & Scale**

The proposed grainstore, beef shed, implement store and yard have been positioned to the south east of the existing store, so when viewed from the houses at Hold End, should be entirely hidden behind the existing store and landscaping, so out of sight. The weighbridge is located on the route of an existing track, and is also out of sight.

Locating the proposed buildings in this position should have the effect of taking any noise generated from tractors etc further away from the houses on Holt End Lane. The beef buildings has been positioned furthest building from the existing houses as possible to eliminate any possible odour issues.

From a design perspective, so as to be in keeping, the new grain store is broadly identical to the existing store. The beef shed adopts a similar style, as does and the implement store, albeit it is open on one elevation, and monopitch.

A new concrete yard is proposed between the proposed buildings to allow access to the new buildings.

The scale of the proposed development is in keeping with the surrounding buildings and appropriate to meet the need.

### **Landscaping**

The new buildings will be substantially hidden behind the existing farm buildings and existing planting when viewed from the North

New planting is proposed to south and east of the new buildings to ensure in time the complex is screened from the east and south too.

### **Appearance**

The appearance of the proposed buildings is nearly identical to for those buildings that are already on the site, and accordingly they fit comfortably in their setting. Similar materials are being proposed, with concrete panel walls, fibre cement roofs and plastic corrugated sheeting.