

Stonehouse Farm, Boundary | New Courtyard Dwellings

DESIGN AND ACCESS STATEMENT

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Site Location Map

1.0 Introduction

1.1 Purpose of this Document

This document explores the potential for the construction of 6 new dwellings on the site of 4 existing buildings (3 agricultural sheds and 1 office storage barn) at Stonehouse Farm, Ashby Road, Boundary.

The evaluation of the site and its surrounding context has identified constraints and opportunities that in turn have informed the decision making process and the evolution of the design proposals.



Aerial view of Stonehouse Farm



View of adjacent terraces to west of site access on Ashby Road



View of newly constructed access road from Ashby Road

2.0 Planning Policy Context

2.1 National Planning Policy Framework

Planning matters in England are controlled and regulated by law through Acts of Parliament. The National Planning Policy Framework (NPPF) (MHCLG, 2019) sets out what is required of local planning authorities (LPAs) at both plan-making stage and at decision-making stage, to conserve and enhance the historic environment. Provisions relevant to the site are summarised adjacent.

Paragraph 11 of the NPPF states that a presumption of sustainable development should be seen as a ‘golden thread’ running through the decision making process. There are three dimensions to sustainable development, which require the planning system to perform economic, social and environmental roles.

Paragraph 12 of the NPPF notes that the development plan is the starting point of decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

5. DELIVERING A SUFFICIENT SUPPLY OF HOMES

63. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).

Rural housing

77. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

6. BUILDING A STRONG, COMPETITIVE ECONOMY

84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

12. ACHIEVING WELL-DESIGNED PLACES

127. Planning policies and decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

13. PROTECTING GREEN BELT LAND

142. The National Forest and Community Forests offer valuable opportunities for improving the environment around towns and cities, by upgrading the landscape and providing for recreation and wildlife. The National Forest Strategy and an approved Community Forest Plan may be a material consideration in preparing development plans and in deciding planning applications. Any development proposals within the National Forest and Community Forests in the Green Belt should be subject to the normal policies for controlling development in Green Belts.

2.2 The National Forest Strategy 2014-2024

The National Forest is one of the country’s boldest environmental projects, creating a new Forest across 200 square miles of central England. Since 1995, around 1,600 hectares of new green infrastructure have been secured through the planning system by way of on-site tree planting, mineral and waste disposal site restoration and derelict land reclamation schemes or through financial contributions.

The National Forest Strategy (2014-24) promotes planting guidelines relating to all forms of development in the National Forest.

GREEN INFRASTRUCTURE PRINCIPLES

Creating a National Forest setting

The National Forest Green Infrastructure Guidelines should be used to create strongly wooded settings for development and a ‘treed’ theme for the public realm and local green space.

Proportion of Forest green space

- 20% - housing sites 0.5ha - 10ha
- 20% - employment sites 1ha - 10ha
- 30% - all development sites over 10ha

BUILT DESIGN PRINCIPLES

Building ‘greener’

- Use natural and local materials associated with the area.
- Source materials sustainably (e.g. Forestry Stewardship Council certified timber).
- Adopt low carbon building construction.
- Design for low energy use and efficiency.
- Incorporate renewable energy, especially wood fuel heating systems.
- Design for water efficiency, including rainwater harvesting systems and grey water recycling.
- Design building foundations to be able to accommodate trees.
- Promote sustainable transport, cycling and walking.

Creating a Forest identity

- Use and showcase more timber in building design.
- Incorporate green walls and roofs where appropriate.
- Design sustainable urban drainage for biodiversity, landscape and recreation benefits.
- Reflect the Forest theme through landscape design of the public realm and green spaces

Building innovation

- Use the Forest as a location to encourage and trial ‘green’ construction technology and building techniques.

Achieving national excellence

- Design and build significantly above the ‘ordinary’, to make meeting national standards common place - for BREEAM, Code for Sustainable Homes and Building for Life.

2.0 Planning Policy Context

2.3 Local Planning Policy

The local planning authority, South Derbyshire District Council, have an adopted Local Plan which provides guidance on development within the area.

POLICY H1 SETTLEMENT HIERARCHY

The level of development for each settlement will be of a scale appropriate to the size and role of that settlement.

The distribution of new development outside of allocations over the period of this Plan will be in accordance with the Settlement Hierarchy below:

4 Rural Villages

- For the above tier, development of a limited nature will be allowed:*
- i. within the settlement boundary where applicable or adjacent to as exceptions or cross subsidy site as long as not greater than 15 dwellings.*
 - ii. or of limited infill and conversions of existing buildings where outside the settlement boundary.*

5 Rural Areas - areas outside of the defined settlements

Due to the lack of services and facilities and defined settlement boundaries, only development of limited infill and conversions of existing buildings will be acceptable.

POLICY H20 HOUSING BALANCE

- A The Council will seek to provide a balance of housing that includes a mix of dwelling type, tenure, size and density. The overall mix of housing will take account of the Strategic Housing Market Assessment (SHMA) and Local Housing Needs Study.*
- B The density of any site will be considered individually as there is no evidence to support a set density across all sites.*
- C Any housing development would be expected to make the most efficient use of the land whilst taking into account what is appropriate for the surrounding local built and natural environment.*
- D The viability of a development will be considered through determining a scheme's housing mix.*
- E The Council will also promote a mix of housing that is suitable and adaptable for different groups of people such as single occupiers, people with disabilities, people wanting to build their own homes and the ageing population of the District.*

POLICY BNE1 DESIGN EXCELLENCE

All new development will be expected to be well designed, embrace the principles of sustainable development, encourage healthy lifestyles and enhance people's quality of life by adhering to the Design Principles below.

- i) Design Principles*
- a) Community safety:*
New development should be designed to ensure that people feel comfortable and safe by minimising opportunities for crime and anti-social behaviour, providing good natural surveillance and appropriate demarcations between public and private areas;
 - b) Street design, movement and legibility:*
Streets should be designed to relate to their context, with a balance being struck between place-making needs and vehicle movement needs. Streets should be attractive, pedestrian and cycle friendly and meet the needs of all users. New development should be easy to find your way around, have a clear hierarchy of streets and take advantage of available opportunities for connections to local services, including public transport;
 - c) Diversity and community cohesion:*
New development should be designed to be diverse, vibrant, possess a sense of place and encourage social interaction;
 - d) Ease of use:*
New development should be accessible to all user groups, well managed and should be able to adapt to changing social, environmental, technological and economic conditions, including the needs of an ageing society;
 - e) Local character and pride:*
New development should create places with a locally inspired character that respond to their context and have regard to valued landscape, townscape and heritage characteristics;
 - f) National Forest:*
Within The National Forest, new development should be encouraged to follow National Forest Design Charter¹ and Guide for Developers & Planners 2 and fully reflect the forest context;
 - g) Visual attractiveness:*
New development should be visually attractive, appropriate, respect important landscape, townscape and historic views and vistas, contribute to achieving continuity and enclosure within the street scene and possess a high standard of architectural and landscaping quality;
 - h) Neighbouring uses and amenity:*
New development should not have an undue adverse affect on the privacy and amenity of existing nearby occupiers. Similarly, the occupiers of new development should not be unduly affected by neighbouring land uses;

- i) Cross boundary collaboration:*
New areas of growth that span administrative, land ownership, developer parcel or phase boundaries should be considered and designed as a whole through a collaborative working approach;
- j) Healthy Lifestyles:*
New development should address social sustainability issues, by supporting healthy lifestyles, including through the promotion of active travel, the provision of public open space, sports and other leisure facilities.
- k) Resource Use:*
New development should be designed to facilitate the efficient use of resources and support the reuse and recycling of waste throughout the lifecycle of all developments from design, construction, use and after use. New development should provide adequate space for the storage of waste and where appropriate the treatment or collection of waste.
- ii) All proposals for new development will be assessed against the Council's Design SPD;*
- iii) The council will decide which development proposals should be taken to a formal panel for design review.*
- #### POLICY BNE4 LANDSCAPE CHARACTER AND LOCAL DISTINCTIVENESS
- A The character, local distinctiveness, and quality of South Derbyshire's landscape and soilscape will be protected and enhanced through the careful design and sensitive implementation of new development.*
- B Developers will be expected to retain key valued landscape components such as mature trees, established hedgerows and topographical features within development sites unless it can be demonstrated that the loss of features will not give rise to unacceptable effects on local landscape character. Development that will have an unacceptable impact on landscape character (including historic character), visual amenity and sensitivity and can not be satisfactorily mitigated will not be permitted.*
- C In bringing forward proposals developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in The Landscape Character of Derbyshire. Proposals should have regard to the woodland and tree planting, landscape management and habitat guidance set out in this document and demonstrate that mitigation proposals are appropriate to the character of the landscape.*
- D Within the National Forest Area developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in the National Forest Landscape Character Assessment both within the design of the scheme and in the incorporation of woodland planting and landscaping.*
- E The Council will seek to protect soils that are 'Best and Most Versatile', (Grades 1, 2 and 3a in the Agricultural Land Classification) and wherever possible direct development to areas with lower quality soils.*

2.0 Planning Policy Context

2.4 Permitted Development: Class Q

The existing agricultural sheds (Sheds 1-3) situated at Stonehouse Farm would be eligible for Class Q Permitted development. The Class Q limits are as follows:

- In the case where buildings are converted to a larger dwellinghouse or dwellinghouses (those above 100 square metres), the number of separate larger dwellinghouses cannot exceed 3 and the cumulative floorspace cannot exceed 465 square metres.
- In the case of smaller dwellinghouses (those less than 100 square metres), the number of separate dwellinghouses cannot exceed 5. Effectively, there is culminative limit of 500 square metres for smaller dwellinghouses.
- Where you have a combination of larger and smaller dwellinghouses, the total number cannot exceed 5 and the floorspace of a larger dwellinghouse cannot exceed 465 square metres.
- External curtilage to be no larger than the footprint of the existing building.

This means, in theory, that you could have one larger dwellinghouse of 465 square metres and four smaller dwelling houses of 100 square metres, i.e. a total floorspace of 865 square metres.

These limits can be applied to the agricultural buildings at Stonehouse Farm as follows (and illustrated in the plan adjacent):

Total Footprint of existing agricultural sheds = 1124m²
Total footprint of 5 new Class Q dwellings = 674m²

Shed 1 existing footprint = 226m²
Convert to one larger dwelling with a mezzanine level (approx. GIA 320m²)

Shed 2 existing footprint = 448m²
Convert to four smaller single storey dwellings (less than 100m² GIA each)

Shed 3 existing footprint = 450m² (to be removed)

However, whilst this development would be acceptable, being restricted to the footprint of large agricultural sheds would result in the dwellings being of a scale, layout and appearance not in keeping with their surroundings. There is an opportunity on the site to provide 5 dwellings on the same site as the existing agricultural sheds (along with the conversion / redevelopment of the existing office storage barn) which would better compliment the local character and distinctiveness of the area as per Policy BNE1 and BNE4. As such, this document explores and proposes a scheme at Outline Planning Stage.



Sketch Masterplan - Class Q Development Concept 1:500 @A3

3.0 Site & Building Context

3.1 Site Location & Description

The site is located within the hamlet of Boundary and is surrounded by open countryside, with far reaching views across farmland to the north. The site is located approximately 2 miles east of Swadlincote, 7 miles south east of Burton-on-Trent and 15 miles south of Derby. It is well connected, providing key transport links to the A42 and M1.

The site is accessed via a newly constructed road from Ashby Road. Refer to aerial photograph adjacent.



Aerial view of Stonehouse Farm

3.0 Site & Building Context

3.2 Views & Setting

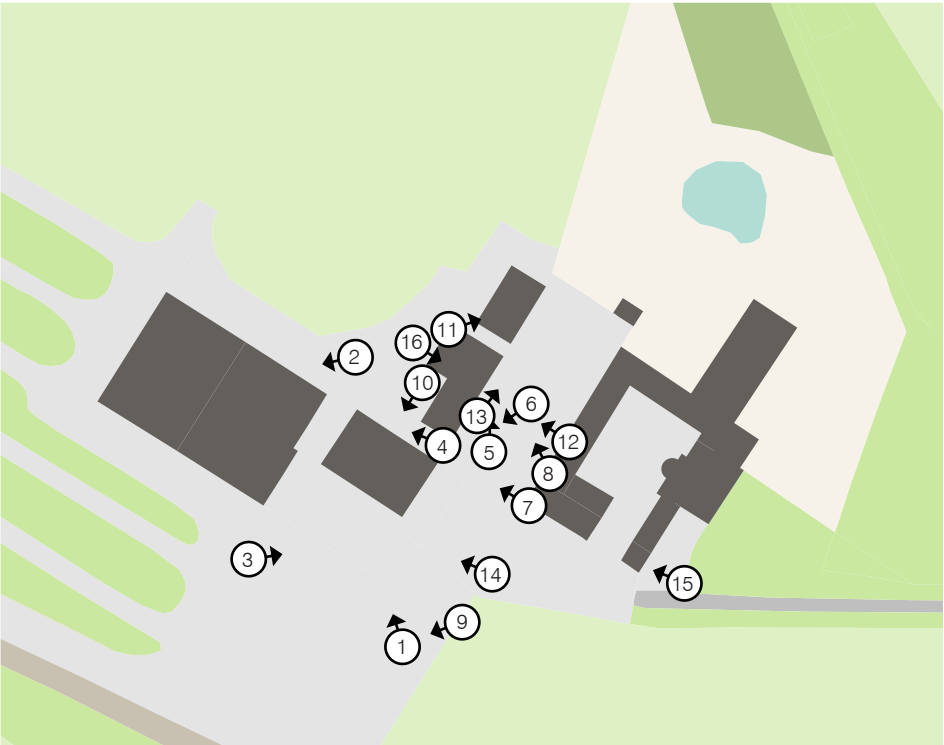
The following 3 pages show views of the site with locations tagged on the key below.



1. View of agricultural sheds from access track looking north west



2. Northern elevation of agricultural sheds 2 and 3 on site



Key to existing views



4. View between agricultural sheds looking west



5. East elevation of timber office storage shed and red brick boiler house beyond

3.0 Site & Building Context



3. View of Stonehouse Farmhouse looking north east from agricultural courtyard



7. East elevation of metal clad, blockwork walls and steel portal frame agricultural shed



8. South elevation of timber office storage shed looking north west



6. View of agricultural shed from access track looking south west



9. View of access track into site looking south west



10. View between agricultural sheds 1 and 2 looking south

3.0 Site & Building Context



11. Rear of timber office storage shed and red brick boiler house



12. Front (east) elevation of timber office storage shed



13. View of side and rear of timber office storage shed looking north



14. View of field and farm access to the south of the agricultural sheds looking west



15. View of the agricultural sheds from private farmhouse looking west

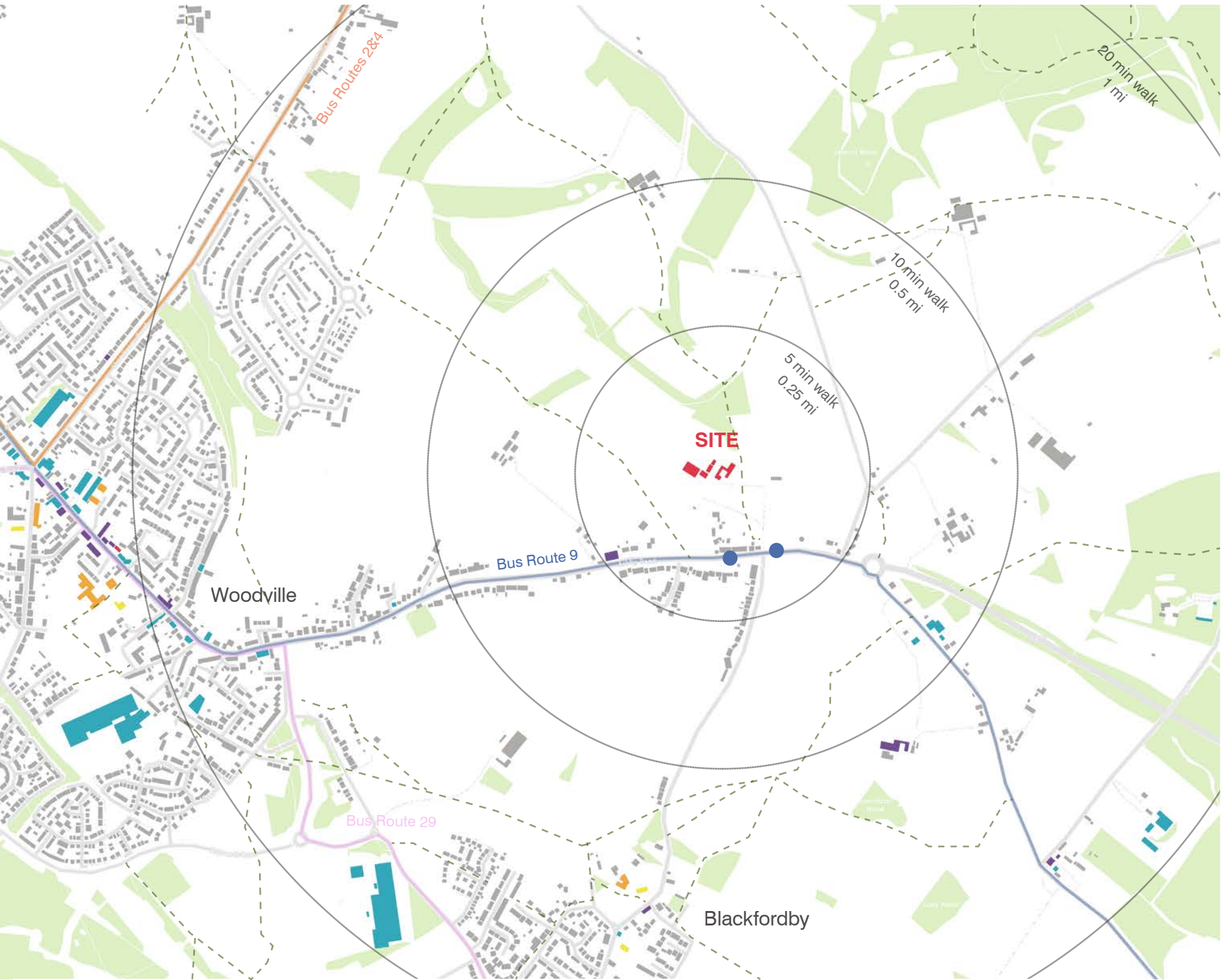


16. Rear (west) elevation of timber agricultural shed looking east

3.0 Site & Building Context

3.3 Local Facilities & Connectivity

Whilst Stonehouse Farm has a rural character, there a number of facilities in close proximity and there are good transport links - refer to plan adjacent. The wider road network includes the A50, M1 and M42.



Local Facilities & Connectivity map NTS

- Site
- Commercial
- Eatery
- Education
- Place of Worship
- Bus Route 9
- Bus Route 29
- Bus Routes 2 & 4
- Public Right of Way
- Closest Bus Stops to Site

3.0 Site & Building Context

3.5 Historical overview

None of the buildings at Stonehouse Farm are listed and there is no Conservation Area in the immediate vicinity. However, south east of the site lies the Grade II listed former Toll House, the only designated heritage asset in the village. The site remains distant from this and has no visual impact on its setting. The map adjacent shows the locations of other listed buildings within the locality, mostly located within the neighbouring villages of Woodville and Blackfordby.

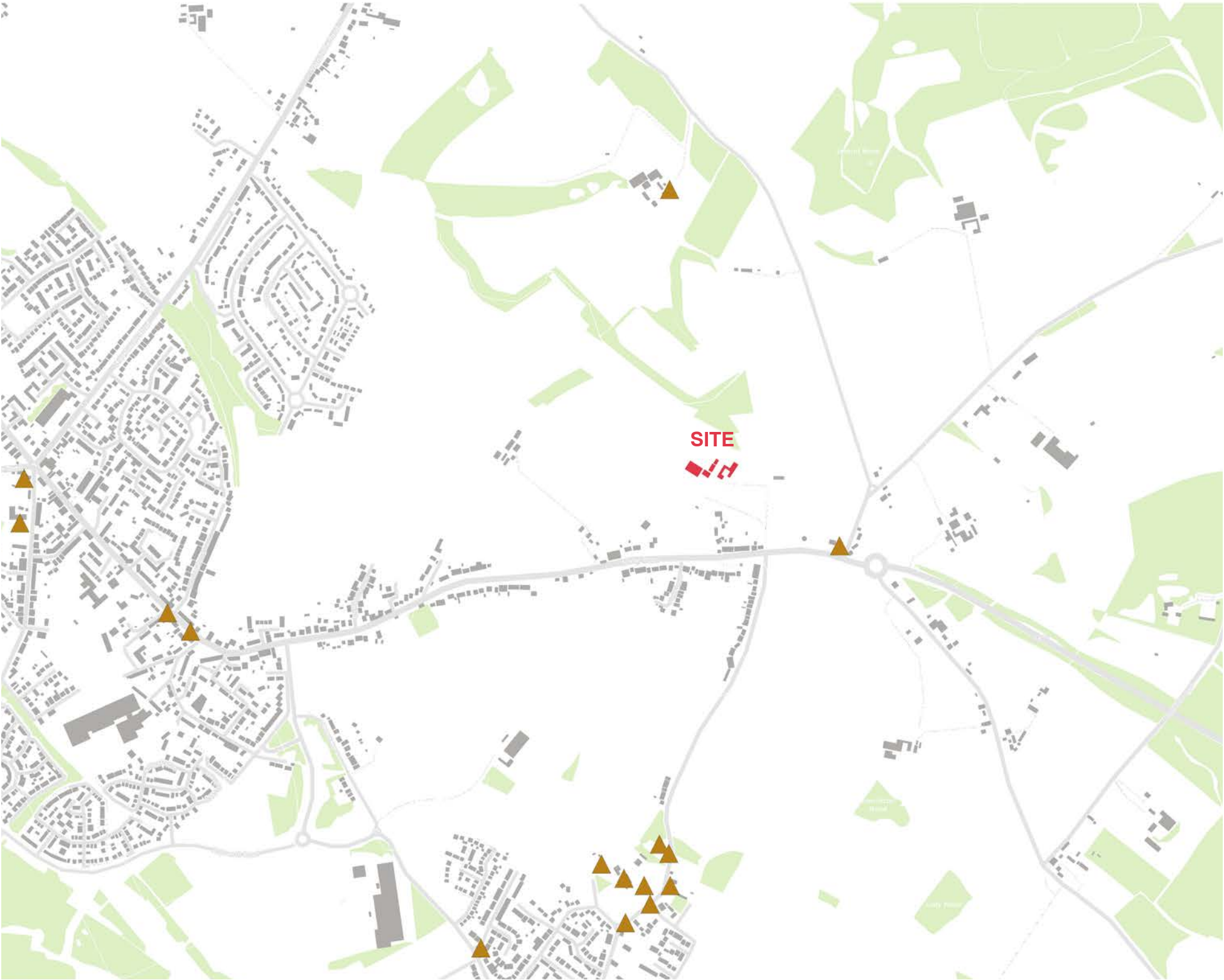
Toll House, Ashby Road - List Description

Heritage Category: Listed Building
Grade: II
List Entry Number: 1096494
Date first listed: 09-Jul-1975

Toll cottage, now house. Early C19. Painted brick, hipped plain tile roof, brick ridge stack. Two storeys. Cantled end to main road has a doorway to the right with chamfered surround and plank door. To the left are two 2-light casements in chamfered surrounds. Two similar windows above flanking a larger blind recessed panel for the toll board. Two bay east elevation has four similar windows. Cantled north end now enveloped by a single storey addition not of special interest which continues around the west side.



Grade II Listed Toll House



Listed buildings in the locality (shown as yellow triangles) NTS

3.0 Site & Building Context

3.6 Historic Mapping

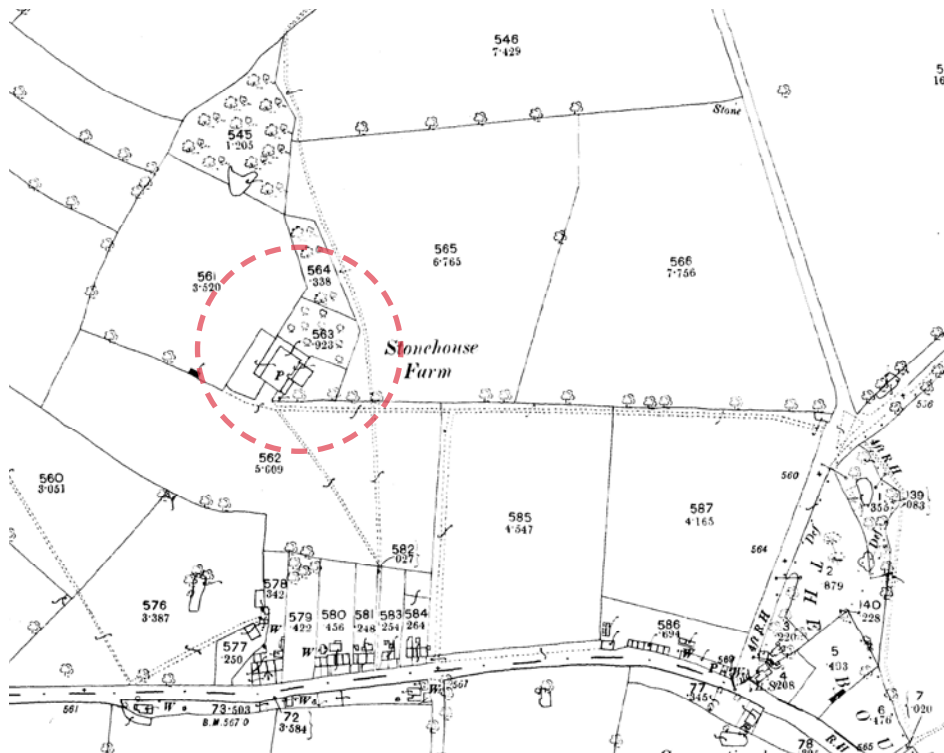
Stonehouse Farm can be clearly seen on the 1880 map adjacent. The original house is constructed of stone (date unknown), with later brick buildings enclosing a courtyard to the rear. The adjacent terraces along Ashby Road are already established and the faint outline of the listed Toll House is visible. The existing track access to the farm and the public right of way running through the farmland are also clearly shown.

The 1900 map shows little change to the surroundings.

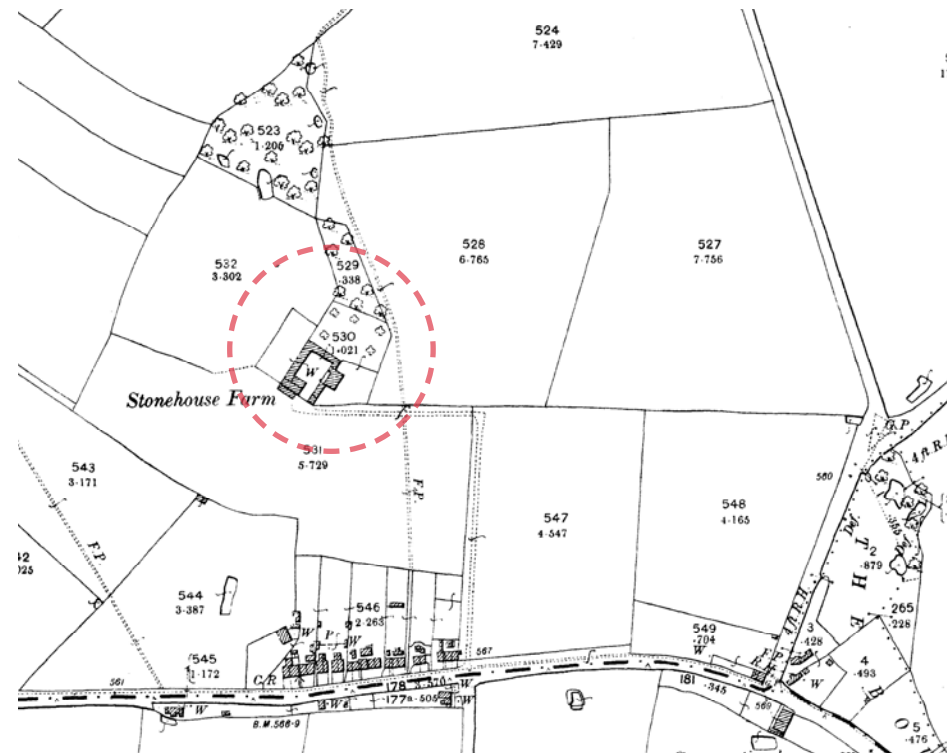
The 1920 map indicates the growth of the farm with Stonehouse Farm Cottage now present. Along Ashby Road, the Burton and Ashby Light Railway is shown. This was a tramway system operating between Burton upon Trent and Ashby-de-la-Zouch between 1903 and 1927.

The 1930 map sees the construction of the water tower. It is believed to have been built by a farmer / landowner and subsequently acquired by the water board / Severn Trent at a later date. The 1930s saw the most growth in the village, expanding to the south with the detached dwellings on the south side of Ashby Road and further down Heath Lane. (Historic maps between the 1930s and 1960s were unavailable.)

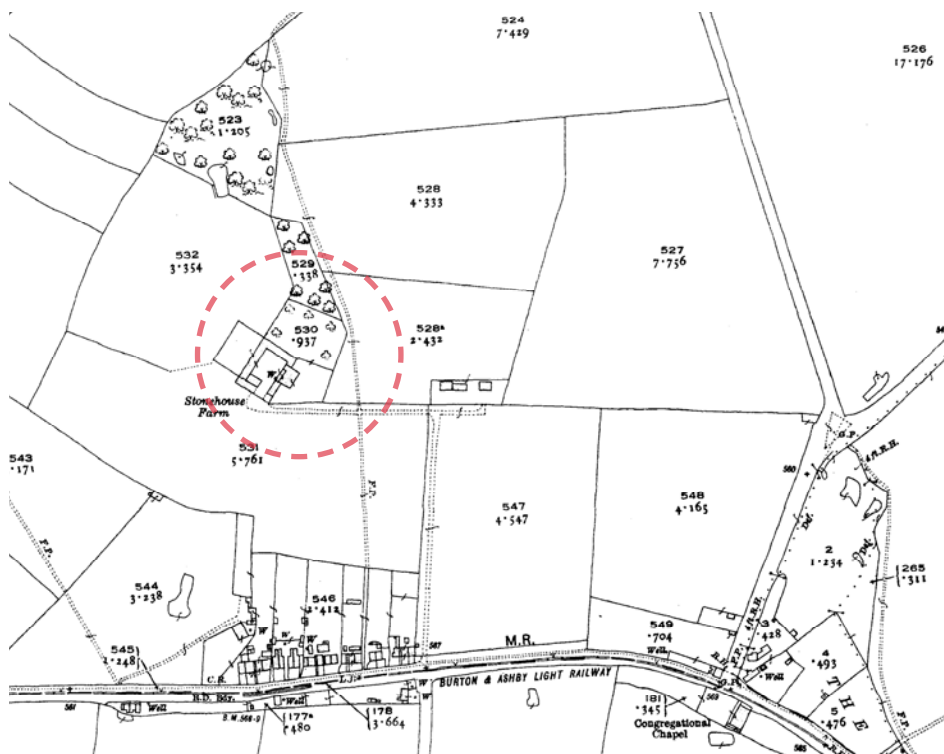
The 1960s saw further expansion of the housing in the area with additional infill dwellings along Ashby Road and Heath Lane to the south (Heath Lane dwellings are enclosed within the Blackfordby village boundary).



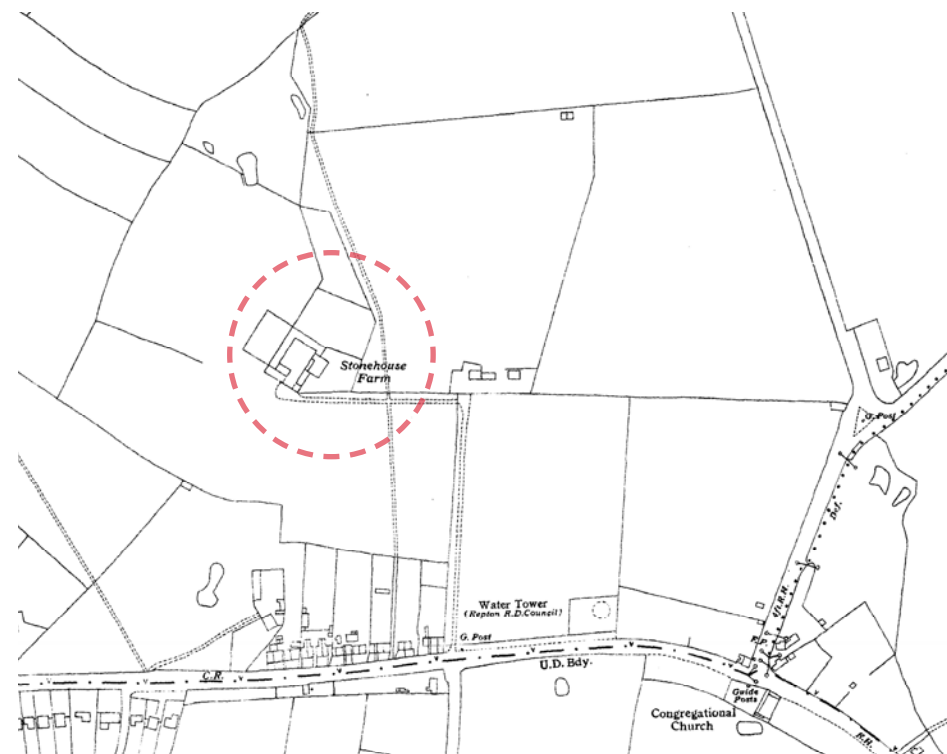
1880 Historic Map



1900 Historic Map



1920 Historic Map



1930 Historic Map



1960 Historic Map

3.0 Site & Building Context

3.7 Landscape Character

The landscape character area is defined as the Melbourne Parklands, described as ‘an undulating mixed farming landscape with country houses, landscaped parks and estate plantations to the north of Charnwood Forest. Large areas are intensively farmed for arable crops with low, fragmented hedgerows and few hedgerow trees.’

The site is also located within the National Forest, a project which from the 1990s saw 200 square miles of woodland planted within Leicestershire, Derbyshire and Staffordshire blending with ancient woodland to create a new forest.



Melbourne Parklands Estate Farmlands

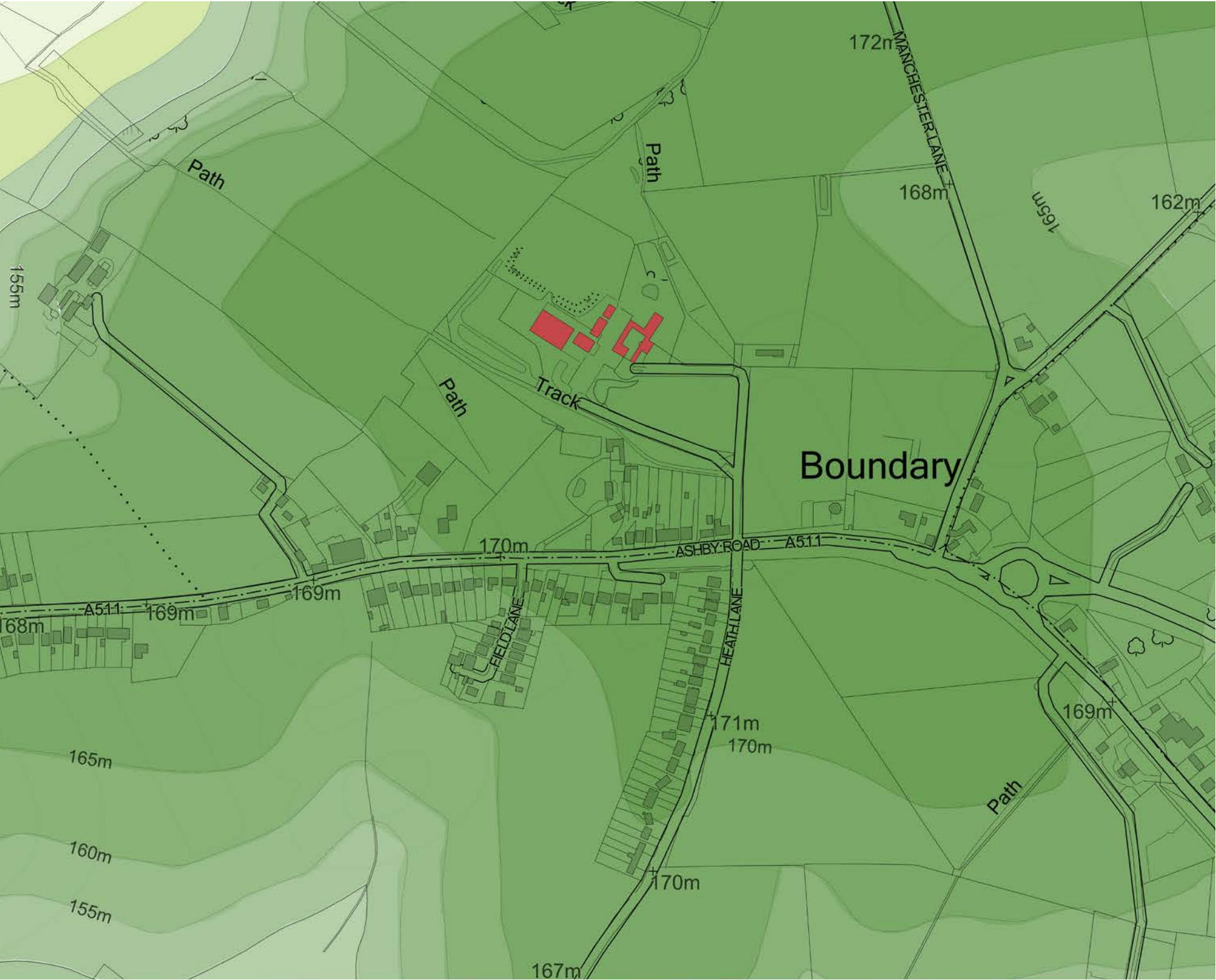


National Forest way

3.0 Site & Building Context

3.8 Topography

The site is relatively flat, and at a high point in the immediate area, as shown in the diagram adjacent.



Topography map NTS



4.0 Design Development

4.1 Opportunities & Constraints

The adjacent diagram illustrates the opportunities and constraints associated with the site and its surroundings.

Two intermediate pressure gas mains can be seen traversing south of the site, running east-west. There is a 6m easement either side of these which is a constraint on any potential development.

The existing water tower is indicated to the south east of the site.

The designated public right of way is indicated on the plan, according to County Council records. However, the actual footpath route now runs parallel with this, but approximately 40m to the east, sharing the vehicular access to Stonehouse Farm, and then continuing northwards. It is understood that the former footpath route was closed some years ago, although it is possible that this was never formalised.

The existing vehicular access is shown on the plan. The newly constructed road provides direct access to Stonehouse Farm Cottage, Stonehouse Farm, and all the property to the rear, as well as access to the neighbouring farm to the west.

- The Site
- Site access road
- Adjacent farm track with access over land
- Private property: Stonehouse Farmhouse
- Farmhouse boundary
- Farmhouse private access
- Current development under construction
- Farming field access
- Public right of way (actual route shown dotted)
- Grade II listed asset
- Gas mains (intermediate pressure, 6m easement either side)
- Water mains (clean and waste)
- Water tower
- Overhead electricity wires
- National cycle route
- County Border
- Fencing
- Raised grass mounds



Site Constraints - 1:2000

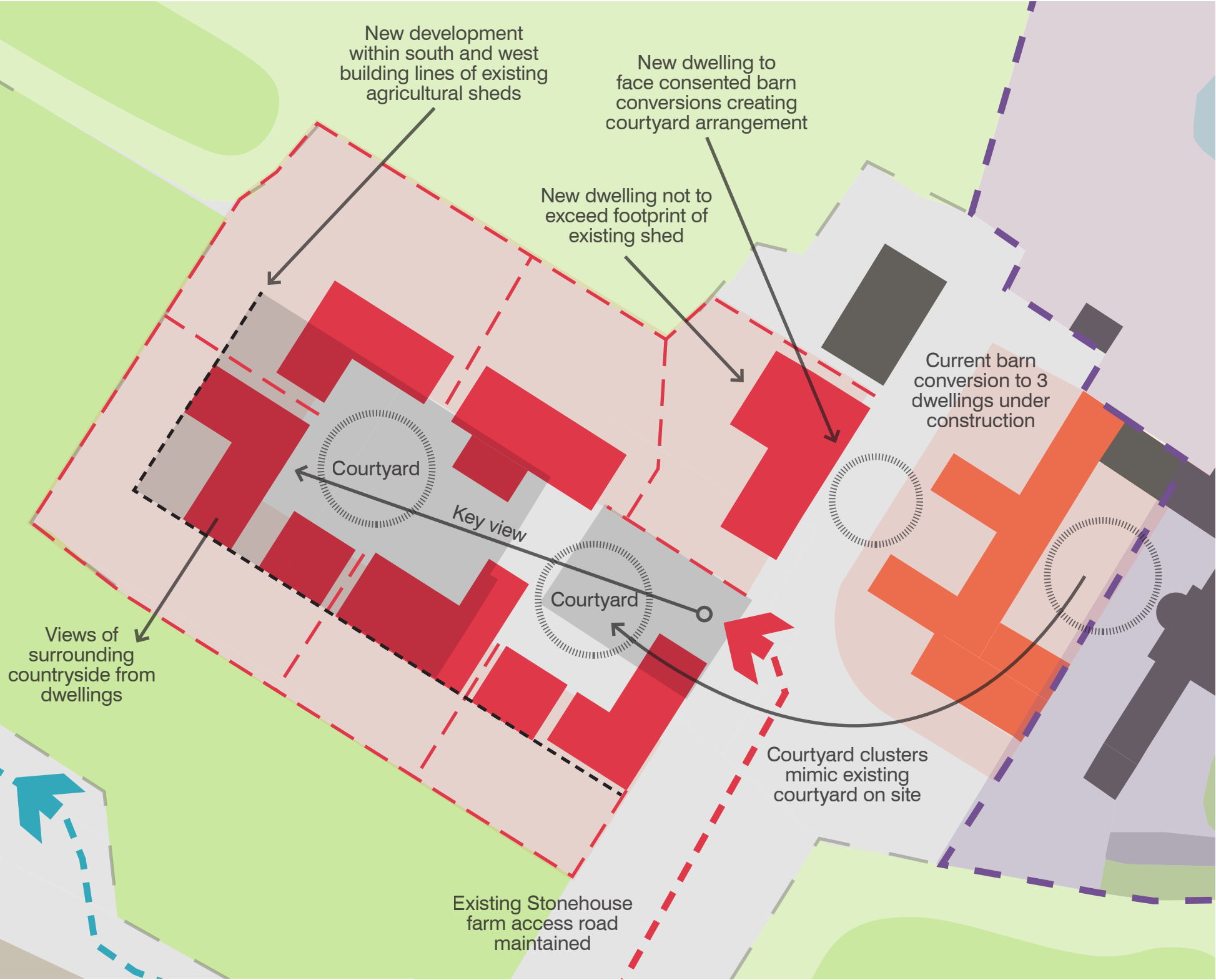
4.0 Design Development

4.1 Opportunities & Constraints

The opportunities diagram adjacent illustrates the key design principles informing the design proposal.

- The proposal is informed by the existing footprints of the agricultural buildings at the farm:
- The total footprint of the proposed dwellings combined does not exceed the combined footprints of the 3 agricultural sheds plus the former office storage barn.
 - The proposed dwellings do not encroach any further west or south of where sheds 2 and 3 already exist, to mitigate impact on the surrounding countryside.
 - The proposed dwelling on the site of the existing office storage barn does not exceed the existing footprint of the barn.

- The proposal is also informed by the existing farm layout:
- The existing field access to the rear is removed as there is an additional existing access further to the west.
 - The existing access route is utilised within the proposed scheme.
 - The proposed dwelling on the site of the existing office storage barn faces the consented barn conversions.
 - The layout of the 5 proposed dwellings on the site of the agricultural sheds creates a courtyard cluster.
 - The proposed dwellings form two courtyards, reflecting the existing arrangement at Stonehouse Farm.



- Proposed housing
- Site access
- Plot boundaries
- Existing agricultural shed footprints
- Farmhouse boundary
- Current development under construction
- Farming field access
- Existing Fencing

Site Opportunities - 1:500

4.0 Design Development

4.2 Development Principles

The courtyard arrangement of dwellings creates a welcoming and neighbourly residential cluster, with parking at the front of properties within the courtyards.

The vernacular forms of the dwellings reflect traditional farm buildings in their massing and scale, with the potential to also reflect this in the materials used (i.e. red brick, slate and timber).

Two storey elements are located at key positions within the courtyard - at the front corner, indicating the presence of the dwellings on the approach route, and at the rear (west) of the courtyard to denote their presence within the courtyard when entering. The two storey elements also reflect the previous positions of the large agricultural barns, as seen in the aerial visuals on page 22.

The layout of 3 of the dwellings will be composed of a larger two storey element housing the living and bedroom spaces, a smaller single storey element housing the open plan kitchen / diner, and a flat roof glazed link connecting the two, creating a welcoming entrance space to the dwellings. This massing strategy reflects the typical farmstead vernacular.

- Single Storey
- Two Storey
- Glazed Link / Entrance
- Plot Boundaries
- Gardens



4.0 Design Development

4.3 Proposed Site Plan

Total footprint of agricultural sheds to be removed = 1124m²

Total footprint (FP) of new dwellings in place of agricultural sheds = 777m² (5 units + 2 garages)

Total GIA of new dwellings on site of agricultural sheds = 1059m² (5 units - nos. 2-6)

Footprint of new dwelling in place of existing office storage barn to be removed = 167m²

GIA of new dwelling = 232m² (unit no. 1)

Total footprint to be removed = 1291m²

Total footprint of new dwellings = 944m² (6 units)

Total GIA of new dwellings = 1291m² (6 units)



Proposed Site Plan - 1:500

4.0 Design Development

4.4 Proposed Massing

These indicative aerial views show the massing of the proposed development, with the scheme based on a mix of single and two storey.

The existing sheds to be removed are shown as dotted red lines. This clearly shows how much larger the existing sheds are in comparison to the proposed dwellings.



Indicative aerial view from north east with existing sheds to be removed shown as red dotted lines - NTS



Indicative aerial view from south east with existing sheds to be removed shown as red dotted lines - NTS

5.0 Summary



Aerial view of Stonehouse Farm

5.1 Summary

The research undertaken demonstrates a clear understanding of the proposed development site, as well as the wider site and its surroundings. This understanding has informed the development proposals, which are low key and sympathetic to the character and appearance of the existing barns and rural environment.

The proposal is based on the sensitive redevelopment on the site of the existing agricultural sheds. These proposals will provide attractive opportunities for rural living adjacent to an existing residential cluster composed of the farmhouse and consented barn conversions.

5.2 Planning Statement

The application is seeking outline planning permission with matters of access layout, and scale of the proposed development to be considered now, and appearance and landscaping reserved for later consideration.

Access

The existing access arrangements for Stonehouse Farm will be utilised for this development. The new access road (planning reference no. 9/2017/0216) has now been completed, providing a safer and wider junction with good visibility onto Ashby Road.

Until recently, the adjacent brick barns were used as offices and were occupied 5 days a week with circa 28 office staff (and once a month circa 50 people for meetings) all travelling by car. The proposed residential development of 6 dwellings in addition to the consented 3 dwellings will still result in significantly less traffic.

Layout

The proposal consists of 5 new dwellings on the site of the 3 agricultural sheds to be removed, and 1 new dwelling on the footprint of the existing office storage barn to be removed.

A courtyard arrangement with parking to the frontages in the courtyard reflects the existing farmstead character.

Scale

The proposal consists of a mix of single and two storey elements to create larger 4-5 bed dwellings. There is the potential for the dwellings to have lower eaves and 'rooms in the roof'. The indicative massing visuals show the intention.

5.3 Noise Statement

A noise assessment has not been carried out, as it is not believed that the current farm activity creates sufficient noise to disturb potential residential occupants and the removal of the agricultural sheds will further reduce this impact. There have never been any issues or concerns raised by office workers for the 20 years previously in relation to farming activity.

The farm is a small, family run farm with 56 breeding ewes, which are lambed at Keepers Cottage in Lount. The farming activity is confined to general maintenance of the site, including mowing and hedge cutting when required.

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