Class A Permitted Development Supporting Information

Site

The existing site is approx. 2.07 Ha, with a predominantly south-westerly slope. It is accessed by a track off Hollin Moor View. It's extent is outlined in ~~red~~ BLUE on the attached plan.

It is already planted up on three sides with broadleaf trees and shrubs, the majority of which are now in their second growing year. This work was funded by a Forestry Commission Woodland Creation Grant (details enclosed) and provides a generous shelterbelt for increased success in growing fruit at this altitude (220-230m).

Business objectives

This site forms part of a larger agricultural holding of approx. 5.38 Ha (Single Business Identifier 116049321, Main CPH number 47/727/8007). As is increasingly typical with a holding as small as this, the proposed activities on it are very diverse. The holding comprises 3.31 Ha of mature mixed woodland for which we are currently developing a Woodland Management Plan, again with Forestry Commission funding. It is the intention to manage the woodland to provide firewood for sale and hardwood logs for mushroom cultivation. The site at Thurgoland will provide firewood and coppice products from the broadleaf shelterbelt and a source of propagating materials as part of work towards a plant nursery. There is also a small amount of livestock grazing. Both sites will also eventually act as venues for training in traditional land management.

There is a requirement, as part of the development of the Thurgoland site, to provide some covered growing space for successful plant propogation/grafting etc. and for some secure storage of tools and equipment. Additionally, the rainwater will be captured from the proposed structures and used to increase the water supply from the existing pond. There is no other water supply on this site.

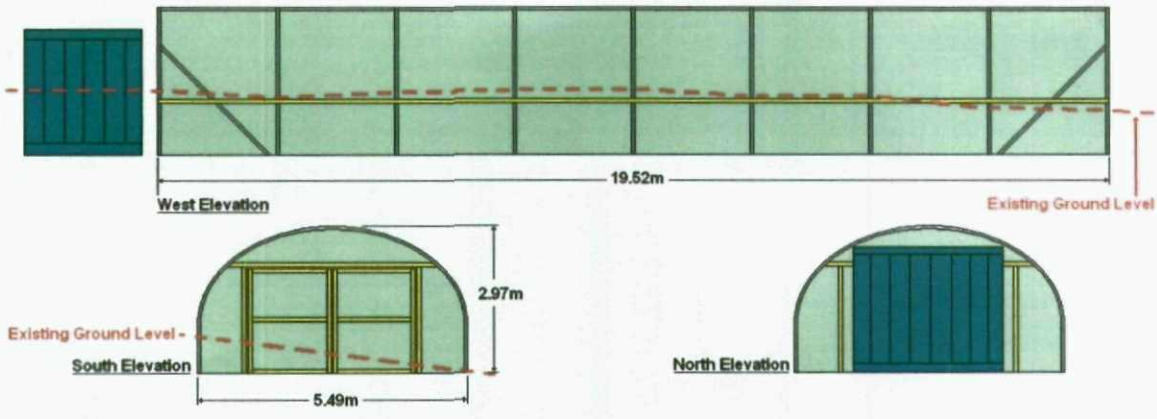
Proposed Development

The development is shown on the attached plan, outlined in ~~red~~ RED. It consists of a single span polytunnel approx. 19.5m x 5.5m and a steel shipping container of approx. 3.0m x 2.4m.

This site was chosen for several reasons: -

- The slope of the site requires minimal groundwork.
- It allows close to the ideal North-South orientation for the polytunnel.
- In time, it will be screened from Hollin Moor View by the shelterbelt, but the shading on the tunnel will not be excessive. A willow screen could be planted, if required, to screen the development form Fir Tree.
- It is ideally placed for pumping captured rainwater up to the pond.
- It is well placed for access to the proposed main growing area as no heavy machinery will be used.

As can be seen in the elevations, below, significant screening will already be achieved on the west by the existing levels on site, even before any additional increase in tree height.



Materials

The polytunnel will consist of galvanised steel hoops with tanalised timber ends, covered with polythene film. All topsoil removed will be re-used within the polytunnel with the clay subsoil being used to provide a natural lining for the existing pond excavation.

The container will be a standard steel shipping container, with doors opening on the east end. It will be painted in either RAL 6002 Leaf Green or RAL 6025 Fern Green, depending on which blends best with the current vegetation on site.

Enclosed

- Site plan
- Details of excavation required for proposed development
- Details of EWGS
- NP structures brochure
- Email correspondence with Planning Officer Laura Bibby