Heath Flower Farm
Barn Prior Notification/Approval

Amendments to previous application

A previous prior approval application for a barn was submitted and granted in 2020 (**DC/20/0640**). The majority of the details of this application remain the same, with the requested changes being:

1. **Barn siting moved back 5m towards the northern boundary** – to maximise retention of usable agricultural growing area
2. **Hardstanding area moved next to farm entrance** – to maximise retention of usable agricultural growing area
3. **More solar panels added to south facing roof pitch** – to maximise solar energy capture
4. **South elevation of barn design changed to add outside covered area** – to reduce risk of water ingress into barn during inclement weather and providing shading
5. **Black composite steel sheets instead of anthracite grey** – to reduce cost
6. **Addition of sliding barn door** – to add bulk air ventilation through the barn when required in warmer months

Current use of the land

Currently the land is used for sheep grazing and flower growing, with a small area being used for glamping accommodation.

Size of agricultural unit

The total size of the agricultural unit where the proposed barn is being built is 5.14 hectares. See the unit boundary lines marked in red and blue on the location plan.

Size of the parcel of land being built on

The parcel of land that the barn is being built on is 3 hectares. See the parcel boundary line marked red on the location plan.

Requirement for the barn

We plan to diversify our farm and start a vineyard, growing and making still wine varieties such as Solaris, Bacchus and Chardonnay. In order to do this, a barn is required for:

Storage of agricultural vehicles. Including:

- Tractor
- Mower attachment
- Spreader attachment
- Spraying attachment
- Weeder attachment
- Walkway and manoeuvring space

Floor space required: 65sqm

Storage of other agricultural equipment. Including:

- Pruning and vine management tools
- Grape harvest crates (100)
- Anti-frost candles and oil heaters

Floor space required: 55sqm

Keeping of wine making equipment. Including:

- Wine press
- Wine tanks (total capacity of 15,000 litres). 4.5m high.
- Bottling equipment
- Work surface space
- Bottle storage

Floor space required: 120sqm

General use space:

Floor space required: 45sqm

TOTAL FLOOR SPACE REQUIRED: 285sqm

Private way and hard-standing

The private way marked on the block plan in grey is 25m in length, 3m in width and connects the barn with the hard-standing and field access point at the highway. Total area of private way is 75sqm

The private way is required for the coming and going of vehicles, including deliveries (e.g. fertiliser) and for sending out produce (e.g. finished wine).

The hardstanding is 300sqm and is required for the parking and turning of vehicles necessary for the running of the vineyard. This includes deliveries and pick-ups, some of which will include heavy goods vehicles.

Construction of the private way and hard standing consists:

200mm hardcore to be installed on Teram membrane. The hard standing will be topped with 50mm of stone scalpings. The private way section will be topped by tarmac for greater stability and ease of maintenance.

Design of the barn

(See supporting design elevation visuals)

Dimensions

Length: 25m

Depth: 12m

Height to eaves: 3.5m

Height to ridge: 7m

Roof pitch: 35 degrees. This pitch is required both to accommodate the 4.5m high wine tanks (with space for inspection above) and also to maximise solar energy potential - in the UK the optimum roof pitch is between 30-40 degrees,

Floor area: 300sqm

Foundations
Pad foundations 1m x 1m x 0.8m deep together with the positioning and installing of HD bolts

Framework
Hot-dipped galvanised steel

Roof cladding
Composite panel steel sheets in black with triple layer GRP roof lights. Solar panels will be placed on the southern pitch of the barn roof.

Side and end cladding
Composite panel steel sheets in black, overclad with 150mm softwood vertical board-on-board stained black.

Doors
1 roller shutter door, 1 sliding barn door and 1 double personnel door

Services

Fresh Water
The barn will be connected to a fresh water source with 197m of 32mm plastic pipe, marked purple on the site plan.

Waste water
The barn will be connected to the sewer that runs along the southern boundary of the field (marked SW on the site plan). 115m of 110mm plastic underground soil pipe will be laid, with inspection chambers throughout the run. This is marked brown on the site plan.

Electricity
The barn will not need to be connected to mains electricity, but will instead run from solar panels on the southern pitch of the barn roof. Batteries will be installed to provide electrical storage.

Siting of the barn
(see barn marked orange on the block plan)

Barn siting
The proposed barn will be located in the North Western corner of the field, with the North Western corner of the barn located 23m from the Northern Boundary and the South Western corner of the barn located 40m from the Western boundary (see block plan)

The proposed siting has been chosen for the following reasons:

- Near to the highway and access point to the west of the field to reduce required length of private way

- On level ground to reduce ground works required and ensure easy vehicle access to the barn year round. Please note the southern half of the field slopes away to the south (only the northern half is level)
- Near the edge of the field to reduce loss of productive space
- Set away slightly from the Northern boundary to minimise any visual impact when viewing from the North
- Set away slightly from the Western boundary, which is lined with mature trees, to maximise solar energy potential in the latter part of the day

Barn orientation

The barn is orientated with the roof ridge running West to East. This is to enable solar panels to be fitted to the Southern pitch of the roof and maximise solar energy capture throughout the day.