

## **Planning Application for Static Caravan at Willow Garth Farm, Bickerton**

### **Letter to support the application.**

Ideally we would have liked to have a meeting with the planning department to discuss this application however, due to the lack of resources have been told it is not possible. We would like to inform you of our intentions and reasons we require a residential static caravan to live in.

Currently we spend on average 200 pounds a month on fuel going to and from the farm this money could be invested into our farm.

We have a baby and require appropriate accommodation and amenities at the farm as we both take an active role in running the farm and caring for our baby.

There is also the issue of security at the farm. On several occasions that we are aware of, unauthorized vehicles have come down the farm track. The drivers reason for doing so has been unconvincing and their motive suspicious. We have also experienced trespassing, poaching and stray dogs running about worrying the sheep and associated damage to electric fencing.

### **Business Plans**

Our aim is to develop a diverse farming enterprise, with a view to becoming organic. The enterprise would provide full time employment for Mr. Wilson and employment opportunities for people in the local area.

Rare breed pigs for meat and for breeding

Market garden for organic vegetable production

Calf rearing

Free range poultry enterprise

We would also like to create a learning environment for individuals with Learning disabilities.

We have a selection of livestock that ideally requires 24-hour care. This includes our pedigree herd of Gloucester old spot pigs for breeding and for meat production. For successful breeding we need to know when the animals are in oestrous, we have to be at the farm when they are giving birth to try to ensure the best survival rate of the offspring, which determines our income.

We have a small herd of cows for calf rearing and a flock of sheep

We would like to start a free-range poultry enterprise, this requires someone to be on site 24 hours a day for welfare of hens, predator control and egg collection.

We are committed to maintaining and improving the environment, replanting hedgerows and trees. The field has been farmed using conventional methods for at least 30 years involving the routine use of fertilizers and pesticides. We realize that it will take some time to turn the effects of this around, but are committed to putting the 'heart' back into the land using traditional farming methods.

We plan to:

Create a pond

Improve and maintain the environment, planting hedgerows and trees

Use no chemical sprays or fertilizers

Encourage natural fauna and flora

Maintain the woodland

Minimize the impact upon the environment

To be as self sufficient as possible for water, power and waste management. We have had a borehole drilled to provide us with water and are applying to have a wind generator sited at the farm to provide us with electrical power.

We are building a composting toilet and developing a reed bed to process wastewater.

Emma Stripe and Leon Wilson

## Design and Access Plan

Proposed siting of one static caravan for use as a dwelling (site area At L and OS field No.s 6145,7444 part of 8600 and 0054 Bickerton, Wetherby, North Yorkshire)

Re: application 06/04255/FUL

This proposal is for one static Caravan 28ft by 10ft to provide affordable low impact accommodation for the applicant and family

The applicant has farmed the land for two years before applying for planning. This period of time has enabled the applicant to appreciate the requirements necessary for any residential dwelling upon the site.

The position for the caravan is to be centrally situated on the land owned by the applicant, with the woodland as a backdrop. The caravan will be painted green to help it blend into its surroundings, which in turn will create the least visual impact.

The aim is to create minimal impact upon the landscape but give the applicant the ability to view most of the land. The position is practical for access to the farm and the surrounding land.

The long-term goal of the development is to become working farm managing 27 acres organically. The aim of which is to sell produce to the local market and provide employment opportunities for the local community. The applicant is committed to improving the farmland from a conservation perspective, this includes planting hedges, managing the woodland and encouraging biodiversity.

The applicant plans to be self sufficient for power, water and waste management.

The site is situated outside the village of Bickerton where there is a bus route, public telephone, post box and petrol garage that sells goods.

Access to the farm is through Bickerton and down a farm track that leads to Ingmanthorpe Hall. Part of the track is a bridleway. The track is undergoing maintenance work by the applicant and North Yorkshire County Council as the surface has deteriorated. This work will make the road surface useable for all.

10mph signs are also being considered to encourage safe use of the road and reduce further damage to the road surface.

The farm gates open off the farm track onto a track surfaced with reclaimed tarmac planings, this leads to a turning area that provides adequate parking facilities for vehicles.

The farmyard leads off this turning area and is also surfaced with road planings. The caravan would be situated to the far right of the farmyard with a wooden fence around its perimeter forming an enclosure. Access to the caravan would be a path around the outside of the farmyard.

The applicant has replanted hedgerows and a plantation of ash trees to the right of the proposed site, which will provide further screening of the static caravan.

The applicant will be meeting with the Parish Council in September to discuss the development, they are aware of the plans to apply for a static caravan on the site.

The applicant has also discussed the plans for the development with some of the local community and the feedback has been positive.

The applicant has tried to arrange meetings to discuss the plans for the development with the planning department but due to shortage of resources has been unable to do so.

Leon Wilson

04.09.2006

## AGRICULTURAL APPRAISAL

Based on information submitted with the planning application and with an earlier Prior Notification of Intention to erect an agricultural building in April 2005.

### 1. LAND COMPRISING THE HOLDING

27.5 acres of which at least 3 acres is woodland.

### 2. LIVESTOCK ON THE HOLDING

Pigs - 6 pedigree Gloucester Old Spot sows  
2 " " " " boars  
30 " " " " piglets

Cattle - 5 Shorthorn cows multiple suckling  
30 calves of mixed ages

Sheep - 20 ewes and 20 lambs

### 3. LABOUR ON HOLDING

Applicant and his wife.

### 4. INTENDED CHANGES

Pigs - retain 4 gilts per annum increasing breeding herd to 14 sows in 2008

Cattle - multiple suckle 12 calves/cow/year and retain on the holding rearing to 18 months old and selling 30 cattle/year

Sheep - increase flock to unspecified number of ewes to rear and sell 60 lambs/year

Poultry - introduce laying flock of 200 - 400 hens selling free-range eggs

