



RUSHCLIFFE BOROUGH COUNCIL
PLANNING AND GROWTH

Riverside Farm JK
Fairham Brook Lane
Bunny
Nottinghamshire NG11 6SQ

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Application to determinate if prior approval is required for the proposed erection of two new buildings within our Agroforestry unit under the Town and Country Planning - General Permitted Development Order England, part 6 , class A.

We hereby formally give notice of our intention to erect two Agroforestry buildings at Riverside Farm JK, Fairham Brook Lane, Bunny, Nottinghamshire, NG11 6SQ. under Permitted Development Rights Part 6, Class A to build new agricultural buildings within the recent changes (May 2024) increasing the size limit to 1,500 sqm for a new structure.

Both of our buildings will total 375 sqm and so it is about 25% of the new limit 1,500 sqm. According to planning policy about Sustainable Growth.

Policy 1 Local Plan 1 Core strategy.

"When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework"

we also fulfil

Policy 3.2.5 The Local Plan needs to ensure the use and development of land will help slow down the rate of climate change and be resilient to its effects. In this respect the Core Strategy's task is to:

- *reduce consumption of natural and non-renewable resources:*
Both our new buildings will be off grid and use solar panels, rain water for grey water usage and our shallow well to provide drinking water.
- *reduce dependence on non-renewable energy sources and promote renewable energy use and development:*
Our farm is 100% off grid. An off-grid farm means it's self-sufficient, disconnected from public utilities like the main electrical grid, water mains, and sewer systems, relying instead on self-generated power (solar, wind), collected rainwater/well water, and managing waste with solutions like composting toilets, fostering independence and lower environmental impact. It's a modern and responsible farming focused on autonomy, also involving growing food, and reducing reliance on external resources for sustainable farming.
- *reduce pollution to levels that do not damage natural systems:*
We already implemented new ORGANIC rules for our farm Organic farming in the UK means a strict, regulated system focused on ecological balance, soil health, and animal welfare, prohibiting most artificial pesticides, fertilisers, and GMOs, relying instead on natural methods like crop rotation, composting, and encouraging biodiversity, with mandatory certification by approved bodies. It emphasises working with nature to minimise environmental impact, improve soil fertility, and protect wildlife, while also banning routine antibiotic use in livestock.
- *help improve air quality:*
We planning to plant a new 1 ha woodlands the impact will be paramount and it is explained below.

- *effectively manage and reduce the impacts of flood risk across the area:*

Planting a 1 ha woodland offers diverse benefits, including carbon capture & climate resilience, income diversification (timber, wood fuel, carbon credits), improved land management (soil health, flood control, reduced erosion/runoff), enhanced biodiversity, and boosted health/well-being through recreation and natural beauty, sometimes supported by government grants for planning and planting. Strategic planning ensures these gains, turning a small plot into a valuable, multi-functional asset for farms and landscapes.

Environmental Benefits

- **Climate Change Mitigation:** Trees absorb CO₂; woodlands become carbon sinks, with credits potentially sellable.
- **Water Management:** Reduce flood risk by slowing runoff and filter pollutants, improving water quality in rivers and streams.
- **Soil Health:** Stabilise banks, prevent erosion, and reduce nutrient/pesticide runoff from fields.
- **Biodiversity:** Provide diverse habitats for wildlife, crucial for ecosystem health.

Economic Benefits

- **New Income:** Generate revenue from timber, wood fuel, nuts, or recreation.
- **Farm Resilience:** Shelter belts protect livestock (reducing lamb loss) and crops, potentially increasing yields.

Social & Health Benefits

- **Well-being:** Create spaces for recreation (walking, playing) and connect people with nature.
- **Landscape & Aesthetics:** Improve visual appeal and provide privacy.
- **Community Asset:** Enhance local environments, benefiting residents and businesses.

We will use the buildings for the purpose of ORGANIC Agroforestry and the investment is paramount important for working with our existing farm — agriculture and woodlands, planting and establish new woodlands in the near future, but also to fulfil our obligations to finish building our access bridge — planning permission granted in 2023 Erecting of crossing Fairham Brook – still not completed and remove our old mobile Health and Safety Shelter (*Appeal Decision 08 September 2025*)- demolish and remove the structure from the land, demolish foundations and remove all resulting materials from the land.

Security

Also security and protection for expensive forestry machinery is important for any farmer. It is unreasonable and ineffective having tools storage in several caravans for longer time, also we are planning to invest in more expensive machines.

The Buildings

We will use the first new building size about 200 sqm for:

1. Storage for Agroforestry machinery including tractors, quads, digger and forestry drones,
2. Storage of machinery for planting trees, cultivator, sprayer, rotary mower, mounted sprayer, tree planter single row, alpine tractor, band-sprayer, chain saws, trimmer's and general tool storage.
3. Storage for drying firewood and planks plug-grown, bare-rooted, cuttings or container-grown trees
4. Stock Storage Room
5. Tree Nursery Processing Room for seed preparation, potting, storing, equipment for handling seeds, mixing soil, storing materials.
6. Herbal Extracts Preparation, Extraction and Storage Room

The second new permanent building size about 175 sqm will be serve as an permanent welfare unit, required by law.

In the UK, the requirement for a welfare unit on a farm is determined by the presence of employee and we employ people mostly for short periods or as casual labour, but also my husband and I along with our daughter are working at Riverside Farm JK nearly every day.

1. Legal Requirements for Employers

If you employ anyone, even for a short period or as casual labor, you are legally required by the **Workplace (Health, Safety and Welfare) Regulations 1992** and the **Health and Safety at Work , etc. Act 1974** to provide "suitable and sufficient" welfare facilities. The minimum legal requirements for these facilities include:

- **Toilets:** Clean, well-ventilated, and adequately lit.
- **Washing Facilities:** Basins with hot and cold (or warm) running water, soap, and a way to dry hands.
- **Drinking Water:** An adequate supply of wholesome, potable water.
- **Rest Areas:** A sheltered, warm space where workers can sit, eat, and prepare hot drinks.
- **Changing & Storage:** Facilities to change and store clothing if special workwear or PPE is required.

The structure will be a modular building delivered to site in more than two parts, as we have a very narrow access road and bridge to cross, the structure will be assembled and constructed from the ground up from individual components parts and materials with internal layout, finishes and fixtures subsequently added. **Once completed the structure will be a permanent building and used as a welfare facility for agricultural workers.**

Introduction

In certain cases, the permitted development rights for development for agriculture and forestry cannot be exercised unless the farmer or other developer has applied to the local planning authority

for a determination as to whether their prior approval will be required for certain details (General Permitted Development Order). The local planning authority have 28 days for initial consideration of the proposed development.

Permitted development rights for forestry and agriculture

For agricultural units of **5 hectares or more** in England, the developer can erect, extend, or alter buildings under **Class A (Part 6)** of the General Permitted Development Order (GPDO).

As of 2026, the following limits and conditions apply based on significant updates made in May 2024:

1. Building Size Limits

- **Maximum Ground Area:** the farmer can now build or extend up to **1,500 square meters** of ground area.
- **Height Limit:** The building cannot exceed **12 metres** in height. If it is within 3 km of an aerodrome, it is limited to **3 metres**.

1. The development will be carried out on parcel bigger than 1 hectare - Riverside Farm is actually **3.78 ha** confirmation from Rural Payment Agency parcel number SK5829 6035.

I must highlight Riverside Farm JK already provided for Rushcliffe Borough Council our long-term agricultural tenancy agreement to Andrew Cullen Planning Manager Rushcliffe and the second parcel number Ash Lane is SK5727 1383 and it is **1.6 hectare**, **but we do not plan any buildings development at the second parcel now; it will be used only for standard farming.**

Riverside Farm JK also farms other extra area of lands on a short term basis, However 3.78 ha under our ownership and 1.6 hectares under a long term agricultural tenancy agreement makes 5.38 hectares in total, **so our farming unit is over 5 ha.**

2. Riverside Farm JK has NOT utilised class Q or S

3. We do NOT erect, extend or alter of a dwelling

4. It would involve agricultural purposes only

5. No accommodation of livestock or fish farming or storing any waste

6. The buildings will NOT exceed 1500 sqm

7. Riverside Farm JK is NOT within 3 km of an aerodrome

8. Any part of the development will NOT be within 25 meters of metalled road or trunk road

9. Our development will be located in flood zone 1, an area with a low probability of flooding (Environment Agency map attached)

10. Riverside Farm JK benefit from permitted development rights for farms over 5 ha.

11. Green Belt aspect — “The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. (...) **Buildings for agriculture are one such exception at Framework paragraph 154(a)** *Appeal Decision 08 September 2025.*

12 “Hobby Farming” issue “In respect of Green Belt the Framework does not set out any limiting criteria relating to agricultural buildings in scale of agriculture. The requirement in the GDPO, is that buildings must be “reasonably necessary for the purposes of agriculture” related solely to consideration of whether a proposal would be permitted development. It is not relevant or applicable to considering the merits of whether planning permission should be granted for agricultural building in the Green Belt” (...) Consequently the structure is not inappropriate development in Green Belt. *Appeal Decision 08 September 2025.*

13. Accusation of building a dwelling instead of a health and safety shelter “I therefore accept that the structure was designed for use as welfare facility for agricultural workers” *Appeal Decision 08 September 2025.*

14 . Effect on the significance of Grade I listed building Bunny Hall “Harm in language of Framework paragraph 215 is “**less than substantial**”, and within that on a scale of low to high I consider the harm to be moderate”. *Appeal Decision 08 September 2025.*

Riverside Farm JK at that point (before inspector visit in 27 May 2025 and Appeal Decision 08 September 2025)

did not provided any information on public benefits to outweigh the harm and did not benefits from class A permitted development rights for farmers over 5 ha and the last set of changes to the legislations in May 2024, which increased the size limit to 1,500 sqm for new structure.

... Today we improved our application by providing information about creating two new areas of woodland, improving the flood protection of Bunny village & the grounds of Bunny Hall and increasing future wildlife habitats for biodiversity, that will also remove **400 plus tonnes of carbon through locking it up and increase further with time** at a local area - details below.

Riverside Farm JK

Our family farm is NOT part of the Bunny village Conservation Area, but we decided to take a great care that our developments should be assimilated into the landscape without compromising the functions they are intended to serve.

We understand that to ensure consistency of decision-taking, and to help applicants, local planning authorities should consider preparing guidelines on the principles which they would wish to be taken into account when details of such buildings' design, materials and siting are being prepared. Guidelines are an aid to communication, both with developers and with the agricultural buildings industry. The guidelines should identify where possible the situations or circumstances in which authorities would normally require the submission of details. New Rushcliffe Design code for rural area focus on Conversions or dwelling replacements NOT on new developments. Unfortunately we did not find any guidelines prepared by Rushcliffe for Agroforestry buildings.

The proposal is that the new Agroforestry building will be adjacent (but not too close) to an existing woodland and it will assimilate it within the landscape. Our new buildings will form part of a group of agricultural buildings (next to Welfare Unit rather than stand in isolation, and relate to existing agricultural buildings in size and colour. We already have next door agricultural barns belongs to Bunny Hall, University of Nottingham and John Hallam Barn (attached picture 1) — closest to our farm.

We understand that we must take care to rather improve the look of our Agroforestry building in character and designs and construct it using materials and finishes such as that they appear in the landscape as farm barns or other types functional agricultural buildings.

We understand that today the **priority is sustainable design strategy** — low carbon building materials must be paramount important and we decided to use recycled and reclaimed materials such- isolated steel panels, structural insulated panels, cladding or glass. Using recycled content reduces the need for new raw materials, lowering emissions. Steel is highly recyclable, though its initial production energy is intensive.

Our priority is not to hide the buildings from sight, but rather soften a hard outline, break up a prominent silhouette and help anchor a new building to the surrounding landscape. Our building will be constructed from insulated white steel panels and the welfare unit will be constructed from Structural Insulated Panels. We consider to cover it with darker colour metal roof (anthracite grey) as it will be appropriate material and similar size to next door barns belongs to Bunny Hall. Roof overhang reduces apparent scale, as does the use of different materials for roof and walls. We understand that the colours chosen should be compatible with the rural setting, not to camouflage the building, but to allow it to relate to existing buildings. Careful choice of colours reduces the apparent scale of a building (eg if the roof of a building is coloured darker than the walls, its visual impact on its surroundings is reduced). The climate has changed already and we have very long hot summers in Bunny, so a white colour would be most appropriate to protect a building from overheating but also match with the grade II local Building White House and adjoining barn, white cottages and many other white buildings in Bunny and surrounding countryside.

We want to avoid using bricks as a building material, because it has an unbelievably high impact on our climate. Traditional brick firing requires very high temperatures over 1000 C in kilns powered by fossil fuels, which releases greenhouse gases like CO₂, mining clay and transporting raw materials and finished bricks can cause emissions from heavy machinery and trucks, the production process can create waste, and the mining can have a local environmental impact, although this is now heavily regulated.

We believe our new development will be sympathetic to the character and appearance of the surrounding area and avoids significant adverse effect on listed building and settings.

The choice of design and materials, and the relationships of texture and colour to existing development, local traditions, and the landscape, can be important considerations for both agricultural and forestry buildings. We understand a single large building may have a greater impact on the countryside than one or more smaller buildings (Agroforestry Building and Health and Safety Shelter), which can be more easily incorporated into an existing group and provide greater flexibility, although the function of the building will be material to shaping its form.

It will be appropriate to use sympathetic materials for developments taking place in the setting of a listed building or in a conservation area.

Riverside Farm is not a part of conservation area, but we understand that any new building even not in Conservation Area and separated by:

Distance about 300 meters

Deer parkland and horse paddock belongs to Bunny Hall

Formal Garden belongs to Bunny Hall

Three significant sides fields including deer field (attached picture 2)

Three lines of mature trees including one line of evergreen trees.

Also private internal access trackway / road

We understand that protected building **"setting"** refers to the **surroundings where a heritage asset is experienced and we would like highlight that we have not public road or path on Riverside Farm JK and what is more important ALREADY EXISTED and mature WOODLAND next to River Fairham Brook do not let anybody from public to experience or appreciated Bunny Hall - the listed building, from Fairham Brook Lane - public road. Also Bunny Hall is surrounded by its own brick fences, trees and parkland - all serve excellent for creating privacy, as they form natural, living screens that block unwanted views and noise for several decades already.**

Our proposed small single story Agroforestry buildings have very little impact on Bunny Hall "surroundings" if any.

Whilst the trees surrounding our border are growing, it may have a small, but unavoidable impact, which is true of all newly built properties.

We understand that our development can poses the harm, even small to the heritage assets, so we would like to propose and demonstrate **paramount public benefits which will out weight the harm we have identified.**

Paramount public benefits which will out weight the harm we have identified.

We would like to propose planting two new woodlands with mixed native species, having a combined size above 1 hectare at Riverside Farm JK to mitigate the visual impact of the new forestry building and already existed health and safety shelter in the surroundings of a listed building, that's outside of the conservation area.

We're on a mission to grow thousands of healthy, native trees to help protect our farmland and Bunny village and also Bunny Hall (listed building) from the effects of climate change. Flood Resistant and native trees planted today not only preserve the local Eco system and local aesthetic but it will have long term positive impact.

"Trees and woods play a vital role in reducing flooding by slowing down the flow of rainwater, absorbing rainwater and reducing erosion. Storms are no longer isolated events but harbingers of a changing climate. Each year, relentless rain devastates numerous lives across the UK, drawing attention to the crucial role trees have in safeguarding both people and property. A startling one in six homes face flood threats. 2023 witnessed the heaviest March rainfall in England and Wales in over four decades. And, February 2020 stands as the wettest month on record, ranking fifth since records began in 1862. Storms Ciara and Dennis alone inundated 3,300 properties, shattering countless homes and livelihoods. We also experienced even more devastated storms Henk arrived January 2024 and Babet October 2024 (pictures attached).

With climate change, such extreme weather events will only intensify" Bunny village experiences flooding most years and it has massive impact on the local community. " But there's hope. By harnessing the power of trees and woods, we can bolster our flood defences and mitigate the crippling effects of such deluges. Why are we experiencing more flooding? Climate change has increased the likelihood of the extreme rainfall events which are now considered a significant risk factor for the UK. Changes to our rural and urban landscapes also mean that rain is hitting the ground at higher speeds and taking much long to drain away, leading to an increased risk of flooding" <https://www.woodlandtrust.org.uk/trees-woods-and-wildlife/british-trees/flooding/>

"There will be devastating consequences as temperatures soar. Changes will be irreversible as ecosystems collapse. Our planet will be unrecognisable. The Intergovernmental Panel on Climate Change (IPCC) has warned that global temperatures need to be kept from rising by more than 1.5°C. We've already passed 1°C. We need to act now. The UK has pledged to be carbon neutral by 2050, but how can we achieve it? We need to seriously reduce our emissions, and find a way of reducing the damage already done. Technology is being explored to remove CO2 – the biggest culprit – from the atmosphere, but they are expensive and complex. There is a simpler solution — and it's one of our most powerful weapon in the fight against climate change: trees. The entire woodland ecosystem plays a huge role in locking up carbon, including the living wood, roots, leaves, deadwood, surrounding soils and its associated vegetation. **400 plus tonnes carbon per hectare — it is how much young woodland with mixed native species can lock up in trees and soil.** And trees do more than just capture carbon. They also fight the cruel effects of a changing climate.

They can help:

Prevent flooding

Reduce city temperature

Reduce pollution

Keep soil nutrient-rich It's not just new woodland. The UK's precious semi-natural ancient woodlands store a huge quantity of carbon and can continue to accumulate more despite being centuries old. Woods are our allies in the fight against a changing climate, yet just 13.5% of the UK's land area is covered by trees (compared with an EU average of 38%). The bottom line is, we need more trees and we need to protect the ones we already have. We need more trees Climate change is a huge and complex issue and, as individuals, we can feel helpless. But there is something we can do — and that's increasing tree and woodland cover. Trees are only part of the solution. Other changes have to be made to reduce global CO2 emissions and an effective response lies in the hands of world politicians. But we do need to plant more trees, quickly. To help reach the UK government's 2050 target to become carbon net zero — that's removing as much carbon as we're producing — we need more trees" <https://www.woodlandtrust.org.uk/trees-woods-and-wildlife/british-trees/how-trees-fight-climate-change/>

It is also important to highlight new Nottinghamshire County Council Project "Local Nature Recovery Strategy for Nottinghamshire and Nottingham" and Riverside Farm JK is in the

area of “ particular importance for biodiversity” so planting woodland will comply with local policy .

<https://spectrum.nottsc.gov.uk/connect/analyst/mobile/#/main?mapcfg=%2FAnalyst%2FNamedProjects%2FLocalNatureRecoveryStrategy>

Woodland improving settings and reducing visual intrusion

Planting appropriate woodland can exchange the historical setting and visual coherence of the area around a listed building.

New woodland can provide habitat which is important part of managing the overall environmental impact of development.

The woodland aims to provide flood protection and enhance biodiversity in the area, including the planting of about 2,000 flood-resistant trees within flood zone 2 & 3, as Riverside Farm JK partly resides in a flood zone, so the specific choice of woodland could **offer significant public benefits for local village Bunny and also can protect several listed buildings including Bunny Hall in terms of flood prevention and supporting local wildlife and biodiversity enhancement, community well-being.** New woodland mitigates the impact of climate change, particularly in flood prone area and safeguarding local properties and infrastructure.

attached pictures

Local Barns - consideration of building materials

Local Recent Flooding picture of recent storms that affected Bunny area

Map of Conservation Area with existed buildings

Map of conservation Area with new buildings

Plan of building - floor and design

Plan of building1 - elevation

Plan of Bulding2 - elevation

Proposed woodland creation

Flood Map