



RUSHCLIFFE BOROUGH COUNCIL
RUSHCLIFFE ARENA
RUGBY ROAD
WEST BRIDGFORD
NOTTINGHAM NG2 7YQ

Riverside Farm JK
Fairham Brook Lane
Bunny
Nottinghamshire NG11 6SQ

7/12/23

7th December 2023

Application to determinate if prior approval is required for proposed erection new forestry building under Town and Country Planning - General Permitted Development Order England 2015 as amended - Schedule 2 , Part 6

We would like to give a notice of our intention to erect forestry building at Riverside Farm JK under Class E Forestry Developments, permitted development.

We will use the building for the purpose of forestry and the investment is paramount important for working with our existing woodlands and planting and establish new woodlands in a future. Also security and protection for expensive forestry machinery is important for any smallholder. It is unreasonable and ineffective having tools storage in several caravans for longer time, also we are planing to invest in more expensive machines.

We will use the building for:

1. Storage for forestry machinery including tractors, quads, digger, forestry drones,
2. Storage for planting trees machine, cultivator, sprayer, rotary mower, mounted sprayer, tree planter single row, alpine tractor, band-sprayer, chain saws, streamers and 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
 - seed preparation, potting, storing, equipment for handling seeds, mixing soil, storing materials
- 6. Herbal Extracts Preparation, Extraction and Storage Room

Introduction

In certain cases, the permitted development rights for development for 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

Part 7 of Schedule 2 to the General Permitted Development Order grants certain permitted development rights for **erecting**, extending or altering a **forestry building**, for forming, altering or maintaining private ways, and for other operations (excluding engineering and mining). Development is not permitted for dwellings, or exceeding 3 metres in height within 3 kilometres of an aerodrome, or within 25 metres of a trunk or classified road.

Riverside Farm JK

Our family farm is not a part of 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. **Unfortunately we did not find any guidelines prepared by Rushcliffe for forestry buildings.**

The proposal is that the new forestry building will adjacent (but not too close) to existing woods and it will assimilate it with landscape. Our new building will form part of a group agricultural buildings (next to Health and Safety Shelter) 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 forestry building in character and designs and construct in 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 as isolated steel panels and 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 building 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 isolated white steel 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 colour reduces the apparent scale of a large forestry building (eg if the roof of a building is coloured darker than the walls, its visual impact on its surroundings is reduced). The climate changed already and we have very hot summers in Bunny, so white colour would be most appropriate to protect building from overheating but also much with grade II local Building White House and adjoining barn, white cottages and many other white buildings in Bunny.

We want to avoid using bricks as building material because it has unbelievable 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 (Forestry 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 traditional or 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:

1. Distance about 300 meters
2. Parkland belongs to Bunny Hall
3. Formal Garden belongs to Bunny Hall
4. Three significant sides fields including deer field (attached picture 2)
5. Three lines of mature trees including one line of evergreen trees.
6. Also privet internal road

May have an impact even small, but unavoidable.

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 identified.

We would like to propose planting a new woodland of 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 surrounding of *listed building outside conservation area*.

We're on a mission to grow thousands of healthy, native trees to help protect our village bunny 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. Flooding is a devastating reality for many communities. Trees can help to reduce 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. With climate change, such extreme weather events will only

intensify” Bunny village experience flood every year and it has massive impact on local community. “ But there's hope. By harnessing the power of trees and woods, we can bolster our flood defence 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/>

1. Woodland improving settings and reducing visual intrusion
2. Planting appropriate woodland can exchange the historical setting and visual coherence of the area around listed building
3. New woodland can provide habitat which is important part of managing the overall environmental impact of development

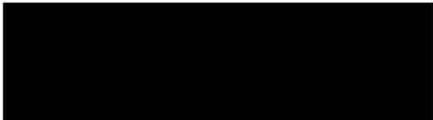
The woodland aims to provide *flood protection* and enhance *biodiversity* in the area, including the planting of about 2,000 *hardwood, flood-resistant trees*. The Riverside Farm JK partly resides in a *flood zone*, so the specific choice of woodland could offer significant public **benefits for local 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.**

To minimise the visual impact on the listed building, we consider planting native species with a varied canopy structure, using a mix of heights and textures to create a natural look. Include trees like alder and willow, which thrive in flood-prone areas. Implement staggered planting with under-storey shrubs to soften views gradually. We also will be planting woodlands next to the Fairham Brook to ensure the layout doesn't obstruct key sight-lines to the listed building. These measures help blend the woodland aesthetically while maintaining and even protecting heritage significance.

attached pictures

1. Local Barns - consideration of building materials
2. Local Recent Flooding
3. Map of Conservation Area
4. Plan of building - floor and design
5. Plan of building - elevation
6. Proposed woodland creation

Kind Regards



Dr Julita Joanna Geary
Managing Director
Riverside Farm JK



Bunny Hall Barns (next door North side)

Football Pitch West side



John Hallam barn (next door South side)

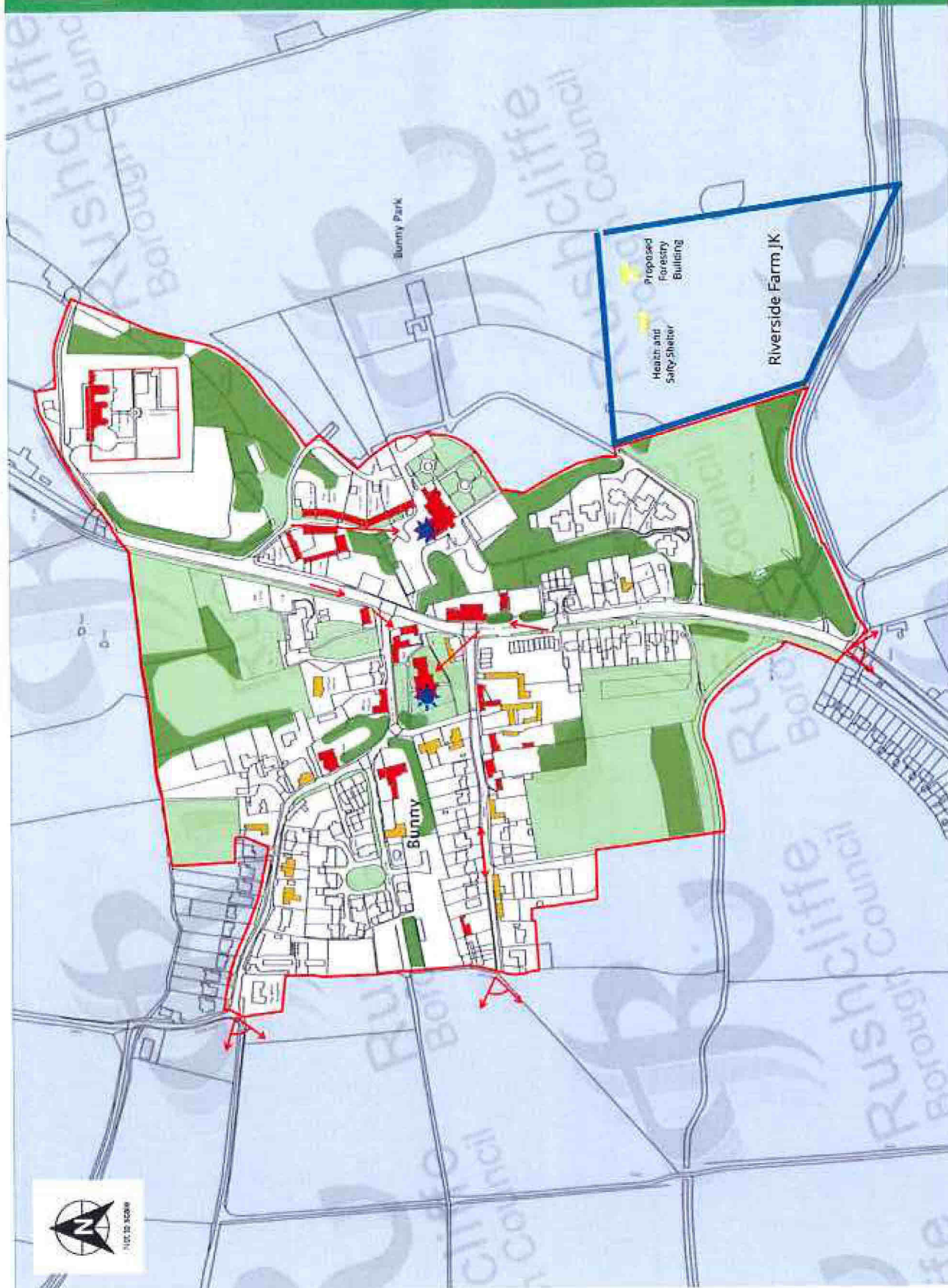


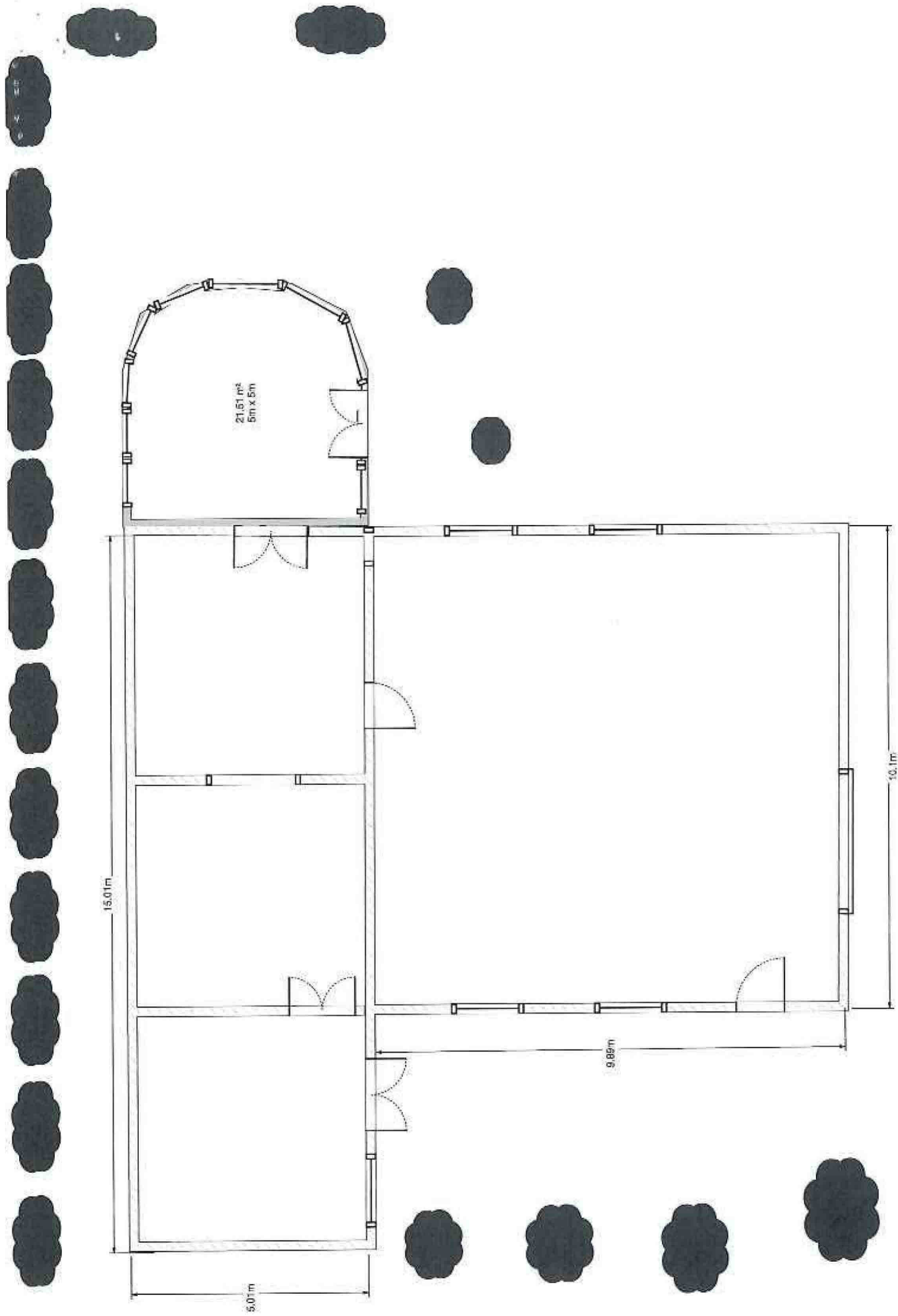
The University of Nottingham
outbuilding - beekeeping?





Appendix 2 – Townscape Appraisal





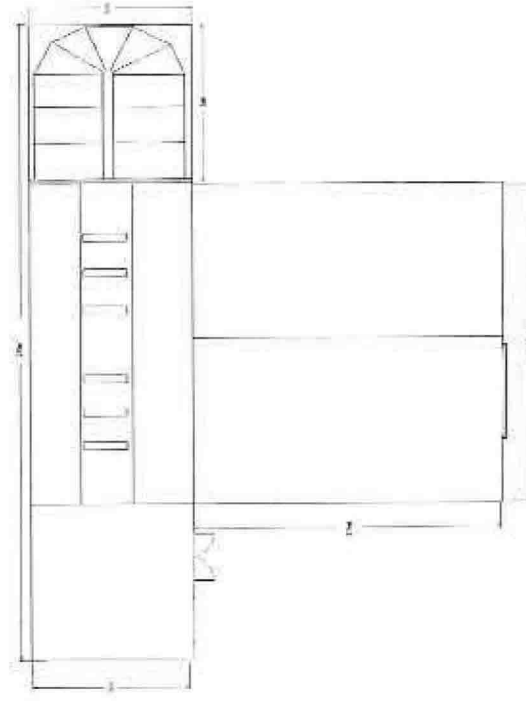
Proposed Forestry development barn at Riverside Farm JK Limited, Fairham Brook Lane, Bunny, Nottinghamshire, NG11 6SQ.



Side elevation looking East

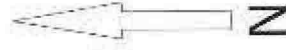
Front elevation looking North

Side elevation looking West



Rear elevation looking South

Plan view





Eastwood & Westwood stocking varieties and quantities

1,671 saplings of Wild Service Tree, Beech, Hornbeam, Whitebeam, Oak, Rowan, Hawthorn, Cedar & Larch

Creation Data for Sub-compartment 1a: Eastwood 0.53ha

[Details](#) [Inventory](#) [Stocking](#) [Plant Information](#) [Work Programme](#)

Species	X spacing	Y spacing	Stocking Density	Tree Quantity
5% Wild Service Tree, Sorbus torminalis	2.50	2.50	1600 / ha	43
25% Beech, Beech - Fagus sylvatica	2.50	2.50	1600 / ha	214
10% Whitebeam, Sorbus aria	2.50	2.50	1600 / ha	85
20% Oak, Holm - Quercus ilex	2.50	2.50	1600 / ha	171
15% Rowan, Sorbus aucuparia	2.50	2.50	1600 / ha	128
25% Cedar, Atlas - Cedrus atlantica	2.50	2.50	1600 / ha	214
Total Plant Number				855

Creation Data for Sub-compartment 1a: Westwood 0.50ha

[Details](#) [Inventory](#) [Stocking](#) [Plant Information](#) [Work Programme](#)

Species	X spacing	Y spacing	Stocking Density	Tree Quantity
5% Beech, Beech - Fagus sylvatica	2.50	2.50	1600 / ha	40
10% Hornbeam, Carpinus betulus	2.50	2.50	1600 / ha	81
25% Oak, Holm - Quercus ilex	2.50	2.50	1600 / ha	201
10% Hawthorn, Crataegus spp	2.50	2.50	1600 / ha	81
30% Cedar, Other - Cedrus spp	2.50	2.50	1600 / ha	242
5% Rowan, Sorbus aucuparia	2.50	2.50	1600 / ha	40
5% Whitebeam, Sorbus aria	2.50	2.50	1600 / ha	40
10% Larch, European - Larix decidua	2.50	2.50	1600 / ha	81
Total Plant Number				806

OS Grid: SK 58536 29272
Lat/Lng: 52.8578° N, 001.1321° W

1a: Westwood

SK 581 295

1: Riverside Farm JK

1a: Eastwood

