

Proposed Barn at Hillside Farm, Bryher.

Supporting Statement

The construction of a new agricultural building at Hillside Farm, is required to perform two main tasks.

- 1) The current barn, sited at the farmhouse on the "road" serving the south end of the island, is no longer fit for purpose as the main farm building. The access to this barn is restricted by size and angle of entrance, preventing most pieces of farm machinery from being able to enter the barn for repair and maintenance. The area used for the preparation and packaging of fruit and vegetables (one of the farms income streams) is insufficient and struggles to comply with environmental health standards. Also, the positioning of the current barn is away from the farm work, so much time and energy is wasted in unnecessary journeys between the barn and the rest of the farm. A new barn sited where proposed, would allow easy access for farm machinery, a purpose-built space for the maintenance of equipment, and a new specific area for veggie prep and packaging that can be kept clean and tidy. It will also have a positive impact on how efficiently the farm can operate when all the equipment is housed in one area.
- 2) The existing barn, we then propose to sensitively convert into a two-bedroom dwelling (separate planning application imminent) as a permanent dwelling for ourselves to live in. This allows us to future proof our retirement from the farm, if our children wish to take on the farm or not, and in the meantime, to increase our earnings through renting out the farmhouse permanently as a holiday let, (with several beds having been lost from the letting availability on Bryher during the past few years).

The design of the new barn will follow the designs of the old barn and a smaller shed already sited within the field of proposed barn. This will be Yorkshire boarded timber (hit and miss boarding) with cement fibre roof. The siting of the proposed barn has been discussed with the immediate neighbour, (the rear of the barn runs directly adjacent to her garden) who appears to have no objection. The barn has been sited as such to provide solar energy, so south facing, rather than east facing if sited along western hedge field boundary. The barn would be accessed via a farm track that is the current track used for all farm access.

We are keen for the new barn to provide as much sustainable resource potential as possible. Rainwater harvesting to reduce our demands on the "mains" water supply is a key issue for us to resolve over the next two to three years. We currently consume a large amount of water for the animals and vegetable production on the farm, and we could use rainwater harvesting for those activities instead, (increasing what we do already) with the sizable roof area the new barn would provide. We would site large water storage tanks at either end (east and west) of the barn to collect rainwater. This would also run the toilet in the barn.

Waste water and sewerage would feed directly into a cess pit that we would empty as required. Graham already empties most of Bryher's septic tanks and has the equipment needed. Waste topsoil excavated in the build would be used to infill in a disused track to return to grassland, and any rubble/rock would be used as hard standing for more water tanks in other areas of the farm.

The foundations of the barn would consist of 12 metal stanchions set onto 1 cubic meter of concrete, with concrete screed floor.