



J C Harrison Planning & Admin Services

19 Mayfield Avenue, Mayfield, Ashbourne, DE6 2JA

T: 07792 144155 E: jo@jcharrison.co.uk

Planning Statement

Proposal:

Agricultural building for the storage of crops and implements

Site Reference:

Springfield Farm, Bradley Lane, Alton

Introduction

This statement has been produced in support of a prior notification application for an agricultural building for the storage of various crops produced on the holding and implements.

This holding is located west of the village of Alton in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 110 acres, all of which is owned. The field boundaries in this area comprise of hedgerows.

Agricultural Holding Number

N/A This is an arable farm.

Animals on the Holding

No animals are kept on this holding

Crops

The applicants produce for following crops on this holding:

Barley

Wheat

Hay

Straw

Amount of development

The applicant wishes to erect a steel framed agricultural building. The floor area created by this development will be 544.64m².

This proposal will assist the farm to be economically viable and reduce the amount of waste crops due to inadequate storage.

Use of proposed building

Crops produced on the applicants holding will be stored within the building. The average yields on the farm are still growing, therefore the requirements for additional high-quality storage have increased.

There is not sufficient enough room in the existing buildings to store the crops or to house the implements used on the holding. The applicant is fully aware of the inadequate storage facilities available.

Currently crops are stored in trailer bodies to assist in deterring rodents from accessing them. This is not practical, looks an eyesore and is not cost effective to hire the units in.

This building will also provide a storage area for some of the larger machinery that cannot currently be stored in the smaller buildings. This will include a combine harvester and associated equipment as well as the larger tractors.

This building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen with the increase in agricultural machinery thefts in rural locations.

This building will accommodate the required storage space and ensure good farm management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business and ensure that he is able to meet the standards required for crop storage.

Spontaneous Combustion of Hay

The interface between dry hay and wet hay is an ideal spot for spontaneous combustion. As a wet or green spot of hay in a mow or a large bale heats, moisture is driven into the surrounding dry hay. The area where the wet and dry hay touch, has the heat, dampness and insulation necessary to start a fire. If there is enough hay mass around the hot spot to prevent the escape of heat and there is a slow infiltration of damp air, conditions for fire exist. If the hay cools as fast as heat is generated, the hay turns brown and may be moldy, but fire is avoided.

It is the recommendation of the Fire Brigade to allow sufficient room between buildings and hay/straw storage buildings to reduce the loss of life of other closely associated buildings should fire break out and also to give the Fire Brigade sufficient room to work to put the fire out without hinderance.

Siting

This proposed building will be sited adjacent to the existing building as shown on drawing No. 1153-001. This is for ease of the farming process and also to give a clear gap between the buildings in case of a fire as

We feel this building has been positioned in the most practical location for its use.

Scale

The applicant wishes to erect a steel framed agricultural lean to building 24.38m long x 22.34 wide x 7.31m high to eaves level.

We feel the scale and appearance of this building is appropriate for the site and for its use.

Climate Change Mitigation

This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. A soakaway around or underneath the building will be used to make a low environmental-impact way of dealing with surface water and rainwater unless otherwise specified. Should lighting be required within the building it will be of low wattage LED's.

Appearance

As indicated on drawing No. 1153-003 this building will incorporate a box profile steel sheeted roof, coloured Juniper Green (12B269), incorporating GRP roof lights.

Vertical cladding down 4.61m below eaves level to be box profile steel sheeting coloured Juniper Green (12B29). All roof and vertical joints will be made good with matching barge board.

Below cladding to be a pre-stressed concrete panelled wall.

The northwest gable elevation will incorporate a bi-parting sliding door to suit an opening of 6.096m wide x 5.48m high.

Along each side of the building will be 160mm half round black PVC gutters complete with 110mm diameter black PVC rainwater piping to terminate at ground level with a shoe.

We feel these materials will blend into the existing landscape without having an adverse effect.

This building has been designed in accordance with B.S. 5502.

Access

Access to the building will be from existing vehicular roadways to and around the holding. The applicant does not seek to increase the number of roadways.

Access can be gained to this holding from Bradley Lane, Alton.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.