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Planning Statement

Proposal:

Agricultural building for the storage of fodder

Site Reference:

Mount Pleasant Farm, Lask Edge Road, Leek

Introduction

This statement has been produced in support of a full planning application for an agricultural building. The building will provide a dry storage area for the fodder.

This holding is located east of Biddulph in a rural area. The land and buildings are being used for fundamental agricultural processes. This farmland is currently used to produce fodder for sale to local farmers and stables and has summer grazing for sheep.

The holding produces an average of 700 small bales of hay a year and then are sold to local farmers as and when required. Currently these bales are stored outside as the openings in the existing buildings are too small to allow tractors to enter. Any bales stored within the building must be placed in the building manually.

Animals on the holding

The applicant currently has summer grazing sheep on the holding. The sheep are provided by a local farmer.

Existing buildings on the holding

The existing buildings on the holding are used the storage of implements of smaller implements and general storage. The existing buildings are not suitable for use with modern farming equipment and there is not sufficient room within these buildings to store the fodder produced on the holding.

Rented Land and Buildings

The applicant does not rent any additional land or buildings.

Amount of development

The applicant wishes to erect a steel framed agricultural building, with a floor area of 169m². The floor area of this building will be of an open plan type design.

Use of proposed building

As a result of the insufficient storage space available on site there has been a loss of crops over the last couple of years due to wet weather and the crops not being used/sold before they are spoilt, the applicant seeks a covered area to store the fodder produced on the holding.

The applicant is fully aware of the inadequate storage facilities available.

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 there is sufficient space for all the crops produced and larger machinery when required.

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 and will be seen in context with it.

We feel this building has been positioned in the most practical location for its use and sufficiently away from the existing building should spontaneous combustion occur.

Scale

The applicant wishes to erect a steel framed building 13.0m long x 13.0m wide x 3.65m high to eaves level.

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

Climate Change Mitigation

This building will incorporate sustainably sourced timber that is compliant with CE Standards set out by Government. Rainwater from the building will be harvested into rainwater harvesting tanks for use as livestock drinking water

and for washing down agricultural machinery. Should lighting be required within the building it will be of low wattage LED's.

Biodiversity

This building is exempt under De minimis exemption as set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024, Regulation 4, first and second condition as below.

The de minimis exemption only applies to development if the following two conditions are met:

- the development must not impact on any onsite priority habitat; and
- if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow).

The site is a hardstanding area already used for the storage of bales and equipment used on the holding.

Landscaping

Since the applicant purchased the property 19 years ago he has restored the hedgerows around the boundary and the field boundary and added approximately 100m more of hedgerow to encourage wildlife to return to the holding.

Although the site already benefits from mature hedgerows, the applicant is proposing an additional hedgerow around the proposed building as shown on drawing No. 1172-002. The hedgerow will be of a mixed species to match the existing mature hedgerows on site.

Any planting will be protected by either spiral-type rabbit guards with canes or Netlon mesh-type guards including canes.

Any planting that dies, becomes seriously damaged or diseased will be replaced unless there is reason to believe that the original species chosen was unsuitable for the site, in which case an alternative appropriate species will be used.

All planting would be carried out in the first planting season following the construction of the building.

Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.

Appearance

As indicated on drawing No. 1172-003 this building will incorporate a box profile steel sheeted roof, coloured Juniper Green (12B29).

Vertical cladding down 2.85m below eaves level to be box profile steel sheeting, coloured Juniper Green (12B29). All roof joints will be made good with matching barge board.

The south gable elevation will incorporate a bi-parting sliding door approximately 4.5m wide x 3.5m 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 rainwater harvesting tanks.

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 Lask Edge Road, Leek.

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