PLANNING STATEMENT

IN RELATION TO A

PRIOR APPROVAL FOR THE ERECTION OF AN AGRICULTURAL BUILDING TO STORE STRAW, FODDER & MACHINERY

AT

NEW HOUSE FARM
KIRK LANGLEY
ASHBOURNE
DERBYSHIRE
DE6 4NJ

ON BEHALF OF

E MORLEY & SONS

Report produced by:-

C G Barks MRICS

Bagshaws LLP

Craig.barks@bagshaws.com

1.0 INTRODUCTION AND BACKGROUND

- This Report has been produced to support a Prior Approval to Amber Valley Borough Council in relation to a proposal to erect an agricultural building at New House Farm, Kirk Langley for the storage of straw, fodder & machinery.

- New House Farm is accessed from Ashbourne Road (A52).

- New House Farm is located within Flood Zone 1.

- The applicant runs a substantial farm business over two farms with land farmed extending to 540 acres. The dairy enterprise consists of approximately 800 head of cattle with 320 milking cows. They run a closed herd and breed all of their own replacement herd. The family are 3rd generation farmers and established at New House Farm in 1958.

- The farm business is kept under Holding Number 09/197/0057.

- The applicant has expanded the farming operations significantly over recent years. This has increased their requirement for agricultural buildings to serve the holding.

- Feed and bedding straw is purchased in the swath at harvest time and needs to be dry store until this is used during Autumn and Winter. Due to the increased number of animals on the holding, the applicant has insufficient space to store straw and fodder and bedding which is resulting in straw being stored outside resulting in a large amount of waste.

- Furthermore, items of agricultural machinery and equipment are currently store outside resulting in a significant increase in maintenance cost and depreciation of that machinery. Having additional storage space for agricultural equipment and machinery will be of significant benefit to the business.

- It is intended that the proposed building will be used for straw, fodder and machinery storage.

- No changes to the existing farm access are required as a result of this development.

2.0 PROPOSED BUILDING

- As noted above, the proposed building would be used for the storage of straw, fodder and machinery associated with the applicants business.

- Fodder produced from the applicant's land is currently wrapped and stored on the holding. By enabling these bales to be stored in the building it will reduce the use of plastics therefore creating a more environmentally friendly holding.

- The proposed building is of a steel portal framed construction with an overall length of 59.44 meters, width of 19.80 meters and an eaves height of 4.88 meters.

- The floor area created by this building is 1177m^2. The building will be open plan type design.

- The size of this building is commensurate with the applicant's agricultural enterprise.

- The building will incorporate a Natural coloured fibre cement sheeted roof with vertical cladding of treated Yorkshire boarding and pre-stressed concrete panels. Materials to match existing building.

- The materials proposed are in keeping with the surroundings and typical of this type of building.

- Full elevations and site plans have been prepared and can be referenced as follows:
    - Location Plan 12199-008
    - Block Plan 12199-009
    - Elevation and Roof Plan 18087

- This proposal will ensure that the modern agricultural buildings which serve this farm unit are grouped together thus minimising the overall impact of this development.

- The building has been sited in the most appropriate location on the land holding both from a functional perspective and landscape and visual impact.

- Access to the building will be from the existing yard.

3.0 MEETING THE REQUIREMENTS OF THE GENERAL PERMITTED DEVELOPMENT ORDER 2015

- Schedule 2, Part 6 of the above Act allows "*The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—*

  (a)*works for the erection, extension or alteration of a building; or*

  (b)*any excavation or engineering operations,*

  which are reasonably necessary for the purposes of agriculture within that unit.

- Section 1 of this Statement sets out the agricultural need and it is considered that this proposal is reasonably necessary for agricultural purposes on this unit.

- Comments in relation to specific elements of the Act are included below-

- ***A.1*** *Development is not permitted by Class A if—*

- *(a)the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;*

- **New House Farm is 218 ha.**

- *(b)it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;*

- **No Class Q or S development has been carried out.**

- *(c)it would consist of, or include, the erection, extension or alteration of a dwelling;* **N/A**

- *(d)it would involve the provision of a building, structure or works not designed for agricultural purposes;* **All of the development proposed is design for agricultural purposes.**

- *(e)the ground area which would be covered by—*

- *(i)any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations* ***[****F1would exceed 1,000 square metres****]****; or*

- *(ii)any building erected or extended or altered by virtue of Class A* ***[****F2would exceed 1,500 square metres****]****,* F3*... calculated as described in paragraph D.1(2)(a) of this Part;*

4.0 CONCLUSION

- The applicant operates a substantial farm business with a clear requirement for a new storage building.

- As noted above, the building will be used for the storage of straw fodder and machinery and on completion of the building will provide the applicants' business with considerable economic benefits.

- The siting, size, scale and design of the building will ensures that this scheme complies will all relevant elements of the GPDO.

- The Farmers Guardian published on the 31st July 2024 that *"**440 dairy producers left the industry between April 2023 and April 2024**, with the majority of producers leaving over the winter months. **AHDB Dairy**'s latest survey of major milk buyers estimated there were just 7,130 dairy producers in Great Britain as of April"*.

- The economic challenges faced by the dairy sector is a material planning consideration which should be given **significant weight** to ensure that existing dairy farmers can remain economically sustainable.