

SUPPORTING JUSTIFICATION IN RESPECT OF A NEW BUILDING AT MANOR HILL FARM DESFORD

APPLICATION NUMBER 26/00705/AGDO

PLANNING PROPOSAL

The application is for an agricultural building 36.5m long 24.3m wide and 7.4m to the eaves. The building is for the storage of machinery, produce, and fertiliser in connection with the farming enterprise at Manor Hill.

HISTORY

Prestons Farming business was founded 76 years ago at Forest Hill Farm as a livestock and arable business. It developed a contract farming operation in 1964 and continued to expand resulting in the purchase of Manor Hill Farm in 2003.

In 2016 the Partners of Prestons agreed to split the business with the livestock remaining at Forest Hill Farm and the arable and contracting business being based at Manor Hill Farm.

The business has continued to develop and is the main hub for the arable farming operation and the storage of harvested crops.

The farm now supplies 14,600 tonnes of maize forage to anaerobic digesters in the area to provide renewable energy and in total **8000 acres** of land are farmed being part owned and on various forms of agreements.

The business employs 38 full-time staff and 15 part-time staff.

As the business has grown there has been an increase in the requirement for buildings in which to operate from.

PREVIOUS APPLICATIONS

24/00451/FUL

Hard standing for the storage of maize used in connection with the feedstock business required as insufficient hard standing for the volume of maize.

22/00972/AGDO

General purpose storage building 30m x 24m used for machinery and fertiliser

21/01396/AGDO

Application for grain store 41m x 25m

Capable of holding 2,300 tonnes of grain

Equivalent to 575 acres worth of storage capacity

21/00649/AGDO

Concrete pad for livestock but now used for outside storage

19/00880/GDO

Grain store for 100 tonnes of grain (circa 250 acres)

14/01104/FUL

Originally consented as a livestock building but amended to store straw and machinery by a variation of condition application.

13/00605/GDO

Building 24m x 18m and used for the storage of straw

The plan below shows the current uses of the buildings on the Mannor Hill Farm site.

JUSTIFICATION

The farm currently grows the following crops within the rotation

<u>Crop</u>	<u>Storage requirement/t</u>
Wheat	6,400 separate storage facilities required for milling and feed wheat
Barley	1380
O.S.R	420
Beans	140
Maize	14,600

In addition, buildings are required for the storage of machinery and produce. The proposed new building will be used to house produce in busy periods as well as storage for machinery/seed and other stores.

CONCLUSION

The above shows a much larger than average farm which continues to grow from the central base at Manor Hill Farm. The business has adapted to the changing climate of farming with the increase in farming land by agreement, as smaller farms struggle to justify the machinery and fixed costs associated with arable farming. In order to keep pace with this growth an additional building is required to allow the efficient logistics and storage of the arable enterprise and allow the business to remain economically viable.



Buildings

Shed 1- 620 tonnes of grain storage

Shed 2—workshop

Shed 3 – 2050 tonnes of grain storage

Shed 4 – can store 450 tonnes of grain but also has the grain drier in there.

Shed 5 – 2050 tonnes of grain store

Shed 6 & 7 – General multi-purpose storage shed of machinery or fertiliser