

**Agricultural Justification for new Straw Storage Building at Valley Farm Tinsel Lane
Wellsborough Nuneaton Leicestershire CV13 6LL**

1.0 Instructions

1.1 Andrew Large of Andrew Large Surveyors Ltd has been retained by James Baxter Ltd (the applicant).

1.2 Andrew Large Surveyors Ltd are instructed to carry out an assessment of Agricultural Need in respect of a New Straw Storage Building at Valley Farm, Tinsel Lane, Wellsborough, Nuneaton, Leicestershire CV13 6LL.

1.3 Andrew Large is a qualified Chartered Surveyor and Fellow of the Association of Agricultural Valuers with 22 years practical experience in the agricultural sector. Andrew Large is resident agent on the Staunton Harold Estate and manages the in hand farming operations including arable, beef, sheep and pig enterprises.

2.0 Background

Presently a large proportion of straw produced on the holding is stored outside. This can be evidenced through the following photos. The storage of bales outside has led to significant wastage, poaching of land creating a cross compliance issue, vermin and instances of arson and vandalism (cutting of strings).



Figure one: Photo of straw stack at Grange Farm dated 1st February 2025



Figure two: Photo of straw bales being loaded for sale, on 21st January 2025, at Grange Farm, Burton Rd, Wellsborough which adjoining Valley Farm to the west.

3.0 Current Farming System

3.1 James Baxter Ltd is a farming partnership who operate on 800 acres of owned land (centred around Grange Farm and Valley Farm, Wellsborough) and 800 acres of land on contract farming agreements. In addition the farming business buy in 3,400 acres of straw in the swath which is stored and sold off site.

3.2 Currently the partnership rents straw storage at Ratcliffe, Congerstone and Carlton which provide covered storage space for 3,000 hessian bales (4' x 3' x 8') in addition a large number of straw bales, around 3,000, are stored outside as evidenced at my site visit and by the above photos. As at March 2025 the farming business has been served notice on storage at Congerstone which means the loss of

covered storage for 1,500 bales. At my site visit I observed all other agricultural buildings at the holding being used for grain storage and being fully utilised.

3.3 Following the loss of storage space at Congerstone and allowing for straw currently stored outside there is a demand for the covered storage of 4,500 bales. All land farmed is within an arable cereal rotation

4.0 Existing Straw Storage

4.1 The applicant currently utilises outside areas to store circa 3,000 bales of straw. This results in significant wastage, vermin problems, poaching to land and the potential for arson.

4.2 In addition 3,000 bales are stored inside at rented building space located at Ratcliffe, Congerstone and Carlton

4.3 There is a requirement for the storage of upto 4,500 bales of straw inside

5.0 Proposed Straw Storage

5.1 The proposal, is for a 1,435.85 sq m enclosed straw store. This is to minimise wastage, vermin, poaching and also protect against arson. The proposed eaves height of 7.3m will allow up to 8 bales to be stacked (large quadrants 120 x 90 x 240) and allow for a telehandler to move safely internally within the pitched area and within an internal apron, in front of the stacked bales.

5.2 Bales weigh around 400 kg with circa 6,000 bales produced annually. (allowing for 2 tonnes per acres and an average bale weight of 400 kg)

5.3 Allowing for the first bay to be utilised as turning space the proposed straw store would accommodate 3,639 bales

6.0 Conclusion

6.1The proposed straw store has been designed to work alongside the existing arable enterprise; eradicating wastage, vermin, poaching to ground and minimise the potential for arson and vandalism.

6.2This application will safeguard and maintain the viability of an important rural business which employs 4 full time staff.