

AGRICULTURAL STATEMENT

IN RELATION TO A

PRIOR NOTIFICATION APPLICATION

**FOR AN AGRICULTURAL BUILDING INCORPORATING COVERED GRAIN DRYER AND
GRAIN STORAGE
AT GOPSALL HOUSE FARM, BILSTONE ROAD, TWYCROSS, ATHERSTONE,
WARWICKSHIRE CV9 3PP**

ON BEHALF OF

P A WRIGHT & SONS

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AGRICULTURAL JUSTIFICATION FOR AN AGRICULTURAL BUILDING FOR THE DRYING AND STORAGE OF GRAIN AT GOPSALL HOUSE FARM, BILSTONE ROAD, TWYXCROSS, ATHERSTONE, WARWICKSHIRE, CV9 3PP.

1.0 Background

Andrew Large of Andrew Large Surveyors Ltd has been retained to submit a prior notification application for the erection of an agricultural building at Gopsall House Farm, Bilstone Road, Atherstone, Warwickshire, CV9 3PP to be used as covered area for a grain dryer and grain store. This agricultural farm business appraisal is to be read alongside submitted plans and separate Design and Access Statement. The undersigned is a Rural Practice Chartered Surveyor, Fellow of the Association of Agricultural Valuers and Partner within Staunton Harold Farms a 400-acre mixed livestock and arable farm in Leicestershire with over 19 years of post-qualification experience in the agricultural sector.

2.0 The Agricultural Business

P A Wright and Sons farm 1,011 hectares of arable land, a typical rotation comprises:

Winter Wheat: 4.0 – 4.5 tonnes per acre

Sugar Beet – likely to be discontinued if sufficient storage available

Oilseed Rape / Seed Barley: 1.7 tonnes per acres / 3.0 tonnes per acres

Winter Barley: 3.0 tonnes per acres

Moving forward, there is a high probability, the farming business will look to plant more cereals instead of sugar beet which would significantly increase the storage requirements.

The farming business is Red Tractor assured incorporating Fresh Produce and Certified Crops certification.

3.0 The existing grain storage

The existing grain storage building is located at Gopsall House Farm and provides storage for 2,000 tonnes of wheat, at a 4-metre depth. The existing system utilises 4 grain silos providing storage for 700 tonnes which are linked to a wash / dryer system powered by kerosene burners and electric. Currently all corn stored on the farm passes through this system.

This means during harvest all the stored grain needs to pass through this system on a daily basis, from silo first, then to long terms store second, the result is very labour intensive especially during harvest (the peak period for arable farmers anyway). As a result, corn also has to be intermediately stored on an external concrete pad before then going into the silos, because of their limited capacity, creating additional tasks exacerbating the labour issue further, therefore a portion of the applicant's harvested grain is required to be sold at harvest, when market prices are at the lowest.

In addition to the one existing purpose-built corn store there are a number of former cattle stores, on the wider holding located at Snarestone, Ashby and Swebstone. These are presently utilised for corn storage, however these are not registered for corn storage, utilising mobile shuttering, and not meeting crop assurance standards so have been excluded from any assessment. In addition these buildings are not centrally located, allow lorries to be tipped internally and nor do they provide long term secure storage.

4.0 The proposed building

The proposed building has a Gross External Area of 999.19 m²

The external dimensions are 27.003m x 37.003m

Eaves height: 9.00m with 15 degree pitch

Grain would be stored to an average height of 5 metres offering a significant improvement over current facilities, providing storage for 3,500 tonnes of wheat. The height of the building has been specifically designed to allow safe tipping of articulated lorries as demonstrated in the enclosed drawings.

The proposed building would incorporate solar panels to the roof, generating electricity to power the grain dryer and contribute to the farming partnerships regenerative farming strategy reducing carbon emissions. The building would also utilise 2 no. 20,000 litre rain water harvesting tanks which would collect water for use in the spraying of crops as demonstrated in the attached drainage plan.

5.0 Conclusion

It is considered the proposed building size is necessary for the storage of grain produced on the holding. The holding currently does not have sufficient capacity of grain storage, which results in approximately half of all grain being sold at harvest and the farming business unable to take advantage of grain price fluctuations.

Signed.....

Andrew J Large BSc (Hons) MRICS FAAV

Dated.....