PLANNING STATEMENT INCLUDING DESIGN AND ACCESS STATEMENT

TO ACCOMPANY THE

PLANNING APPLICATION FOR THE ERECTION OF AN AGRICULTURAL GRAINSTORE

AT

HALL FARM, SUTTON CHENEY NUNEATON, WARWICKSHIRE, CV13 0AG

ON BEHALF OF

SUTTON CHENEY FARM PARTNERSHIP

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1.0 INTRODUCTION

This Planning Statement is prepared on behalf of Sutton Cheney Farm Partnership and is submitted in support of a planning application for a grain store at Hall Farm, Sutton Cheney, Nuneaton, Warwickshire.

The statement is intended to assist the consideration of the application and includes details of the site and its surroundings and for the requirement for the grain store. It also touches on the relevant planning policies to the proposal.

The statement also includes a Design & Access Statement which is intended to explain the rationale for the design and location of the proposed building.

The statement also describes the environmental effects of the proposal and the measures to mitigate any adverse effects.

2.0 SITE AND SURROUNDING AREA

The proposed site is both part of and adjacent to the existing farmyard in the centre of Sutton Cheney village. The farmyard already accommodates a number of large modern agricultural buildings all of which are used by the farm. The site and existing buildings are shown on Plan 1 (Location Plan) at Appendix A.

The site is accessed from the main road through the village and also from Twenty Acre Lane; the points of access are shown on Plan 1.

The new building will be sited to the rear of the existing buildings and will therefore be screened from view from the road.

3.0 THE PROPOSAL

The proposal is for the erection of a new grain store to replace existing storage that no longer meets current standards. The erection of the store is part of the planned strategy for the farming business. It will allow the business to move forward with confidence having the appropriate equipment in place for the long term.

4.0 DESIGN AND ACCESS STATEMENT

4.1 Context Analysis

Sutton Cheney is a traditional Leicestershire rural village with working farms within the village context. Hall Farm is the main base for the Sutton Cheney Farm Partnership business which comprises of approximately 1,200 acres of mainly arable land, identified as Grade 2 and 3 according to the MAFF Land Classification Maps.

Hall Farm is an established working farm with the yard in the centre of Sutton Cheney village; this consists of a number of substantial modern agricultural buildings, some of which fall both within the Settlement Boundary and the Conservation Area and some of which are located outside of these boundaries, as shown on Plan 4 (Village and Conservation Boundary) in Appendix B.

Other buildings adjacent to the farmyard include Ivy Lodge (an Estate property) which is a brick and slate 3 bedroom cottage on the south west edge of the farmyard; a small traditional brick shed on the road frontage which separates the two accesses to the farmyard from Main Street; the Village Hall is to the north east of the yard. These buildings are identified on Plan 1 (Location Plan) in Appendix A.

It is proposed that the grain store is located to the rear of the existing yard and contiguous with it so that the new building is grouped with the other modern agricultural buildings, out of sight of the main street scene of Sutton Cheney. In this respect the new building will not impact on the conservation village.

The land is slightly undulating as shown by the Topographic Site Survey plan in Appendix C, but the ground that accommodates the farm yard is generally level. Only very moderate earthworks will be required to retain the levels as for the existing yard.

An existing Western Red Cedar hedge will need to be removed in order to erect the building in the proposed location but no other landscape features will be directly affected. There is no requirement for a new or improved access to the site.

Photographs are attached in Appendix D showing the existing yard, farm buildings and proposed development site.

The erection of a new grain store will allow the farm business to comply with current food safety regulations.

The local planning policies that influence new farm buildings are BE1 - Design and Siting of Development - and BE21 - New Agricultural Buildings – both of which encourage the sympathetic design and location of new developments and to minimise the impact of the development on the surrounding areas. NE5 - Development in the Countryside - determines that the development must be justified and not have an adverse effect on the surroundings. In addition, PPS7 provides national planning guidance on such matters. Consideration has been given to all of these in submitting the application and preparing this Planning Statement.

4.2 Use of Development

The proposed development is a specialist grain store with on floor drying facilities. It will hold approximately 1,500 tonnes of grain and will replace a 35 year old converted cattle yard which does not comply with the food safety and storage regulations. The converted cattle yard will be utilised to provide general and machinery storage.

The existing grain store on the site has a 21 year old continuous flow drier attached; the drier is nearing the end of its economic life and cannot keep pace with modern high capacity combine harvesters.

The location of the new store has been carefully selected to keep all the farm buildings together on one site for the efficient running of the farm and minimal impact on the countryside.

The development will not result in increased traffic movement to and from the site as it is replacing existing outdated facilities.

4.3 Layout

The proposed building will be located to the rear of Hall farmyard, along side the existing buildings, as shown on Plan 2 (Site Plan) in Appendix E.

The building falls outside the Settlement Boundary and Conservation Area; it will be constructed partially on the farmyard and partially on the adjacent field, allowing sufficient room for vehicular access between the new store and existing buildings. The fan house is located at the south-east end of the building, furthest from the village.

The location of the development has been determined by a desire for full integration of the building into the working farmyard and at the same time utilising the existing access roads and available yard space, minimising encroachment in to the open countryside.

However, due to the size of building required and the associated vehicular turning spaces required it has been necessary for part of the structure to be constructed on what is currently a grass field.

Surface water will be routed underground to existing farm ditch.

4.4 Size and Scale

The proposal is for the erection of a single grain store.

The proposed building will be 30.48 m x 26.75 m, giving a floor area of 815.34 m²; this will provide storage for approximately 1,500 tonnes of grain, at full capacity.

The building will be 6.5 m to the eaves with an overall height of 9 m at the ridge, to allow for working machinery.

The size of the store is dictated by the farm's production and requirement for efficient air flows for grain drying.

The fan house and drying facilities attached to the rear will be 6.5 m x 6.5 m (42.25 m²).

Approximately 650 m² of concrete yard will be required in order to comply with Crop Assurance standards.

4.5 Appearance

The design of the grain store reflects a typical modern agricultural building with pre-stressed concrete panel grain walls to 3.05 m and grey plastisol coated galvanised steel box profile sheet cladding above to the eaves; natural grey profile 6 fibre cement sheets will be used for the roof. Two roller shutter doors will be fitted to the front of the building (5.5 m x 5.5 m each) with louvered vents above.

The fan house will be clad with similar sheeting to the walls, with louvered panels to the northern-most elevation.

The fibre cement sheets and pre-stressed concrete walls will weather naturally to blend in with the existing buildings.

The drawings at Appendix F illustrate the design of the building. The materials are chosen due to their suitable properties for the purpose of the building and optimum viability in terms of cost and expected life span. Landscaping will be used to help break the lines of a new building.

4.6 Landscaping

The location of the building to the rear of the farmyard means it does not detract from the village street scene.

The building will be visible from the rear of some of the residential properties on Main Street close to the site. Landscaping will be undertaken to 'soften' the appearance of the building on this northern-most elevation. There is no proposal for any earth bunding as it is considered that this will be out of character for the area.

The landscaping will include the planting of a strip of ground along the north-east elevation of the building, identified on Plan 3 (Block Plan) in Appendix G; it will be approximately 6m in width, but an access track between the building and the screening will be left for maintenance purposes.

Plants will include native shrubs and trees which will establish quickly, but species will be selected which are appropriate to the location. Leylandii type species are not advocated but fast growing shrubs will be planted, with trees to follow on, but which will not affect the building structurally when mature.

The existing hedge rows will provide valuable screening for the residential properties in the vicinity.

4.7 Access

The existing farm accesses and yard will be utilised and a concrete apron provided in front of the new building to facilitate vehicle manoeuvring.

No additional traffic movements will be generated as all the farm produce currently enters the farmyard.

4.8 Parking

Due to the nature of the development and use of the site, additional car parking is not required.

The configuration of the building has been planned to accommodate farm traffic and heavy goods vehicles involved in grain handling and loading.

5.0 ENVIRONMENTAL REPORT

5.1 Noise

It is anticipated that the new fan drier will produce a noise level of approximately 99 dB(A) at a distance of 1 m from the fan house when in use. The noise levels will be attenuated by approximately 16 dB(A) by the fan house without any additional noise reduction measures.

Bunding close to the source of the noise is very effective in reducing sound levels; the nearer to the source of the noise the greater the benefit. It is proposed to erect temporary bund at the relevant time of use using large straw bales located approximately 1 – 2 m distance from the fan house. The location of the bunding is indicated on Plan 2 (Site Plan) in Appendix E.

The bunding will be L shaped to give maximum benefit. The approximate dimensions of the bund will be 9 m long by 2.6 m wide by 7m high so that it is higher than the fan house. The Environmental Health Department of Hinckley & Bosworth Borough Council, confirmed verbally that a consultants report on the noise implications of the fan was not necessary for this application.

The amount of use of the fan will depend upon the moisture content of the crop when it is harvested.

5.2 Lighting

External lighting similar to the current arrangement on the existing buildings will be required to comply with health & safety regulations.

Lights will be located at the front elevation of the grain store and at the rear to illuminate the access to the fan house.

5.3 Arboricultural Survey Report

The development will involve the removal of a hedge of Western Red Cedar trees; this was planted some years ago to screen the existing grain store from the residential properties. This group of trees is not considered sensitive or valuable from an environmental point of view and has been given a Retention Category of C2 in the Arboricultural Survey Report attached in Appendix H.

The report describes the trees as of low quality and value including visual amenity value. The development proposal does not include the removal of other trees or hedge rows.

5.4 Ecological Appraisal

An Extended Phase 1 Survey is attached at Appendix J. The report concludes that the development is unlikely to disturb any protected species or their habitats in the area.

6.0 JUSTIFICATION

The proposed new grain store will be an agricultural building in an existing farmyard and is essential for the following reasons:

1 To provide replacement modern storage and drying facilities at the existing farmyard to take the farming business forward for the next 30 years or more.

2 To upgrade the existing facilities to comply with current food safety and storage regulations.

3 To enable the farm to maximise the value of produce grown and avoid forced sales.

4 The development conforms to the business plan for the farm and the aspirations of the partners of the business; both the current land owning generation and the future generations of the family are committed to farming.

5 It is a long term investment to maintain the financial viability of the 1,200 acre arable farm.

APPENDIX A

PLAN 1
LOCATION PLAN

APPENDIX B

PLAN 4
VILLAGE AND CONSERVATION BOUNDARY

APPENDIX C

TOPOGRAPHIC SITE SURVEY

APPENDIX D

PHOTOGRAPHS

APPENDIX E

PLAN 2
SITE PLAN

APPENDIX F

BUILDING DESIGN DRAWINGS

APPENDIX G

PLAN 3
BLOCK PLAN

APPENDIX H

ARBORICULTURAL SURVEY REPORT

APPENDIX J

EXTENDED PHASE 1
SURVEY
ECOLOGICAL APPRAISAL