Hardcastle Rural Surveyors

Planning Justification Statement

In respect of a Planning Application for Roofing Over a Silage Clamp and a New Storage Building at Gunthwaite Hall Farm

Client:
Messrs JR & JE Griffiths
Gunthwaite Hall Farm
Penistone
Sheffield
S Yorkshire
S36 7GE

Produced By
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Ref: HRS/AJH/DS/912 FP

Instructions

Instructions were received from Messrs JR & JE Griffiths to consider the proposal for a roofing over a silage clamp and a new storage building at Gunthwaite Hall Farm and to provide a Planning Justification Statement

The Client:

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Gunthwaite Hall Farm
Penistone
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S36 7GE

The Property

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Penistone
Sheffield
S Yorkshire
S36 7GE

Details of Land Farmed:

Area Owned:	123	acres
Area Tenanted:	151	acres
Cropping Licence:	0	acres
Total Land:	274	acres

Consisting of:

Arable:	105	acres
Meadow land:	169	acres

Details of Livestock:

Dairy Cows:	220	head
Calves 0-2yr	200	head
Total cattle	420	head

Existing Farm Buildings:

Farm comprises an extensive range of dairy buildings with housing for 420 cattle together with slurry and manure storage facilities and silage clamps for the associated dairy enterprise. These briefly comprise:

Cattle buildings	3,595	sqm

Summary of Existing Farming Business

The established livestock enterprise at Gunthwaite Hall Farm revolves around the production of milk. The applicant is in the process of improving the farm through environmental schemes with the aim of reducing diffuse pollution and improving water and air quality.

Objectives & Business Development

The farm has recently been granted planning for a new slurry tank to store the extra slurry produced and comply with current regulations and is looking to further improve the infrastructure on the holding to reduce the environmental impact of the farm, improve animal health and welfare and reduce costs. The farm has taken advice from both the Environment Agency and Catchment Sensitive Farming Officer to produce a plan of improvements to assist in this process.

The applicant is aiming to reduce the impacts of diffuse agricultural pollution from silage storage by roofing over the silage store within the existing farm steading. The proposed store will be fully compliant with current legislation and will reduce diffuse pollution and runoff together with improvements to air quality from the correct storage of the silage.

The storage building will allow for feedstuff and other equipment to be placed in a dry store, which will reduce wastage and losses.

Reasons for proposed development

The existing silage clamp is currently of concrete panel construction and is uncovered. The farm business wishes to improve the construction of the clamp and roof over the area to reduce the amount of effluent, dirty water and emissions from the clamps.

Supported by the Catchment Sensitive Farming Officer and the Environment Agency, the proposal includes roofing over the existing silage clamp for the reduction in water pollution and ammonia emissions.

The concrete panel walls will ensure the effluent from the silage clamps can be better contained and the rainwater excluded from the clamps which will lead to a reduction in the quantity of dirty water required to be collected, stored and spread. This is necessary due to the potential pollution risk associated with silage effluent and dirty water and given the sites location within a high priority catchment for water quality as defined by DEFRA.

In addition, the removal of rainfall from the silage clamps will lead to improved feed quality of the silage. The emissions from the site will also be reduced.

The proposed feed store is required to provide sufficient dry feed storage for the growing dairy herd, reduce losses from outside storage and improve feed value of the purchased feeds.

Reasons for Materials, Design & Construction

The steel portal frame design allows for quick and easy construction and provides a good safe storage area clear of internal divides.

The use of concrete panels allow for a strong supporting structure which can both contain the silage and effluent. Concrete is easily cleaned to allow for hygienic conditions.

The use of fibre cement roof sheets allows for cost effective construction which provides a long lasting strong material suitable for agricultural storage.

The proposed silage clamp is a structure of 27.74 x 10.28m which is the size required to cover the part of the existing silage clamp on the holding when combined with application number: 2023/1024. The proposed building has an eaves height of 9.14m and a ridge height of 11m, these being the minimum required to allow for the agricultural machinery required to tip, clamp, stack and consolidate the forage crops in the store and is necessary for the operations. Neither a

narrower span, lower building nor a shorter building would achieve the goal of covering the entire silage clamp and allowing the continued agricultural operations.

The proposed storage building is a structure of 18.28 x 9.14m which is considered to be of sufficient size to contain the feedstuffs reasonably necessary for the agricultural operations on the holding. The proposed building has an eaves height of 4.91m and a ridge height of 10.36m, these being the minimum required to allow for the storage of feedstuffs and machinery on the holding.

A J Hardcastle

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