

Planning Statement

In Support of a Prior Notice Application for

**A new agricultural storage Building
Land east of Woodhouse Lane, Norden,
Rochdale ol12 7tb**

Mr Jack Spence

5th June 2023

Holding number

The site is a registered DEFRA holding, the number is 44/623/0577.

Amount

One new agricultural building is being applied for measuring 22.8m in length x 9.1m in width x 3.6m to eaves and 4.8m to ridge, giving a total new floor area of 207.4 sq m, the building is located in the field adjacent Woodhouse Lane

Use

The proposal is to provide storage for tractors and machinery required to serve the land holding and for storage of hay made on the unit. The hay is for the sheep flock kept on the land, which amount to 50 fattening sheep.

Scale

The size of the building has been determined by the use of the same. The height to eaves is 3.6, as the clearance required for a tractor is 3m.

Other necessary machinery includes:-

Trailer

The trailer dimensions for a flat deck loader are as follows:

16 feet long x 10 feet wide.

Overall Height Standard Cab / Low Profile Cab, mm 2364 / 2627(2 post ROPS) / 2304 (4 post ROPS) 2595 2595 / 2540 (low Profile Cab)
Overall Width, mm 2018 1860 (front axle)

Baler

The size of a standard baler is as follows:

Length – 3.60 metres

Width - 2.24 metres

Height - 1.95 metres

Rowing Up Machine

9ft Hay Merger

Mower

Traditional Front Head Mower has a 9ft 2" cut

An example of how the hay making would work is outlined below:-

2.4 tons of hay can be cropped off an acre. From 20 acres (8Ha), this would equate to 48 tonnes requiring 240 cubic metres of space, from 1 crop. The proposal represents sustainable development which is in compliance with the local plan and meets the objectives of the NPPF.

Reasons for providing barn storage of hay

Hay stored undercover can maintain its quality for more than 12 months, but hay stored outdoors without cover will show significant reductions in quality, dry matter and nutrients over time. Hay can typically be stored outdoors and uncovered for **up to three months, with a maximum of six months**.

The best storage for hay--especially the small round and square bales produced on a small-farm operation--is in **a barn or shed**. The barn should be free of leaks and well ventilated. Air circulation is important since, oftentimes, freshly baled hay contains moisture which will still need to escape after stacking.

Hay that has been cut and then rained on can lose quality in four ways. These include: 1) leaching of soluble carbohydrates, vitamins and minerals, 2) increased and prolonged plant respiration, 3) leaf shattering, and 4) microbial breakdown of plant tissue

The main issue with this is that exposure to the elements can reduce the hay's digestibility.

If rained-on hay is not again dried fully, mold and mycotoxin growth can occur which can put livestock health at risk. Furthermore, baled wet hay can combust due to the temperature increase caused by microbial growth -

The majority of the damage from untimely rains is the loss of soluble nutrients from the hay (the sugars). Even before rain damage, we lose some sugar during plant respiration that occurs from the time forage is cut until it reaches about 50% moisture content.

Layout

The layout is open plan.

Scale

The building is designed to accommodate the machinery hay and equipment required to serve the land holding along with a crop of hay taken from 20 acres.

Appearance

Roof: natural grey profile 6 cement fibre sheets in natural grey

Walls – Tanalized Timber Yorkshire Boards and Pre-Cast Concrete Panels

Landscaping

Landscaping scheme supplied separately

The Process

The holding is 50 acres (20Ha) there are no buildings to serve the holding as it is formed of land fragmented from a larger unit historically

Access

Access to the building will be from the existing access off Woodhouse Lane. There is an existing gateway (currently without a gate) in close proximity to the proposed location of the building



The existing gateway

There is adequate room on site for the turning and maneuvering of emergency vehicles if they were ever needed on site.

Siting of building

This location has been chosen as it is the most level part of land on the holding, with easy access via an existing gateway from the lane. This has been demonstrated and observed on the site meeting, and has been reiterated several times during the course of the applications and pre app at this site.

Access and turning areas are minimal, given that the type of vehicles using the building are tractors, which can easily manoeuvre on all terrains, and do not necessarily need vast areas of hard standing in order to function

The advice given on the pre app response is as follows in regard to the siting of the building:-

If it is possible to site the building away from the lane so far as is practically possible, coupled with the landscaping,

Further advice contained in the pre app response refers to the provision of a DAS and a street scene drawing. This is not a requirement of this type of application, and there is no existing street scene it is an empty field.