

Agricultural Needs Statement

Reference: Reference: PP-10104947

Erection of agricultural steel portal frame building for the storage of straw and agricultural goods

**Gordon Nicholls
Upper Farm,
Drayton Beauchamp,
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HP22 5LT**

Upper Farm totals approximately 46.60 hectares, of which 30.93 is combinable crops and the remainder permanent pasture. The holding forms part of a long established agricultural business, having been farmed by three generations of the Nicholls family. The family partnership farm some 365 hectares in the villages of Aston Clinton, Buckland, Drayton Beauchamp and Wilstone. The business has expanded its suckler cow herd in recent years, which now totals some 200 cows, plus replacements and fattening cattle and grows a total of c.130 hectares of combinable crops. .

There are three existing concrete portal frame buildings on the holding, two of which principally house store cattle and suckler cows, totalling approximately 250 head during the winter months, with the third used for machinery storage. There is a modern steel portal frame building, used for general purpose storage and for housing some livestock during the winter months. There is an additional timber frame traditional barn on site that is used for storage, however it is not suitable for modern agricultural machinery due to its design.

The proposed building will be constructed in to increase the storage capacity on the farm for straw, animal feed, machinery and ancillary farm equipment. Straw, for livestock bedding, is both baled from arable land on the holding and from other holdings in the locality. It is most cost effective to purchase straw in the swath, bale and store on site, rather than purchase baled straw throughout the winter months. Straw used on the site is currently stored in the farm yard in a straw stack, which leaves it exposed to the weather, resulting in financial losses.

The building will be constructed within the existing farmyard, adjacent to the existing livestock and machinery storage buildings. The building is being constructed to make optimum use of the existing yard area and access. The building will have minimal visual impact as it is being constructed in a similar style to the existing farm buildings.

There would be no change to the level of noise created by the site by the construction of the building, nor would it lead to an increase in effluent discharge or damage to Sites of Nature Conservation.

The construction of the building would not lead to a change in the levels of traffic either entering or exiting the site.