



**Design and Access Statement to accompany.**

**Planning Application for Silage Clamp, Tower House Farm, The Avenue,  
Exton, Rutland, LE15 8AH**

for

Tower House Farms Ltd

Prepared by:

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for and on behalf of

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## **PLANNING CONSIDERATIONS**

### **Background**

Tower House Farms Ltd farms three separate blocks of land in Rutland comprising 898 acres farmed in hand as a single unit. The current cropping consists of:

Grass – 346 acres

Maize – 30 acres

Winter Wheat – 321 acres

Beans – 124 acres

Oats – 77 acres

In addition to the arable enterprise the farm operates a beef suckler herd of Aberdeen Angus and Stabilizer cows, with approximately 150 cows calving annually. In addition, there is the progeny in the form of calves and the young stock as they are taken through to maturity. Most of the cattle are finished on farm, with a few sold as stores, meaning that there are up to 450 cattle of various ages on the farm at anyone time. The herd are predominantly grass fed, through grazed grass and preserved grass and maize in the form of silage.

Until now the silage made on the farm has been baled silage, consisting of individually wrapped bales stacked outside. This leads to a significant amount of plastic waste that must be recycled. The applicant wants to reduce the use of single use plastic, while at the same time reducing cost. Most importantly, it will improve the quality and uniformity of the feed produced and reduce waste resulting from damaged bales that are exposed to the air, which in turn causes the silage to break down and as result is not suitable to be fed to the animals. This obviously results in increased costs to the enterprise and by creating the silage within the proposed silage clamp, it will result in a better product resulting in healthier and more productive animals while at the same time reducing waste both in terms of plastic and spoiled feed.

**Siting**

The proposed silage clamp is sited in close proximity to the existing livestock and arable buildings with access being taken from the existing access point. Access is unaltered as a result of this proposal being accessed from the existing farmyard complex immediately to the south, allowing effective management of the overall site.

**Amount**

The proposal is to create a new silage clamp and the footprint is 1024 square metres as shown on the Proposed Site Plan.

**Layout**

The proposed silage clamp will be sited 10 metres to the north of the existing buildings accessed from the existing access The Avenue to the south of the proposed structure and then from the existing farmyard. It will be accessed from the eastern elevation and will be split into two halves to accommodate both grass and maize silage. The building is located to minimise any potential impact on the landscape and to interact with the other buildings and activities carried out on site and to make the most efficient use of the site overall. As part of his proposal there will be effluent tank to the front east of the building with a 42,500-litre capacity which will catch any effluent that is collected from the silage effluent catchment channel as shown on the drawings supporting this application. This can then be collected and returned to the land, to benefit the growing crops to comply with NVZ regulations.

**Scale**

The silage clamp is 32.0 metres long by 32.0 metres wide, has a ridge height of 13.3 metres and an eaves height of 9.0 metres. Due to the nature of the existing agricultural buildings in proximity to the proposed structure it will not be visually intrusive when viewed in their context.

**Landscaping**

The proposed silage clamp will be screened by existing buildings to the south and southwest and mature trees and planting to the west along The Avenue. The applicant is happy to consider additional screening and planting should the local authority deem this necessary.

## **Appearance**

The proposed silage clamp is to be constructed of similar materials to the existing agricultural buildings found on site. The appearance is all shown on plans 1 – 4 submitted as part of this application. The walls will consist of on concrete panels on the north, south and western elevation to approximately 3.6 metres above ground level, with box profile Juniper green metal cladding above to eaves. The roof will consist of corrugated fibre cement anthracite sheeting with roof lights. The western Elevation will be predominantly open with some cladding within the apex.

## **Access**

Access to the silage clamp will be via the existing access from The Avenue and then off the existing internal access from the existing farmyard and will not be affected by this proposal.

## **Planning Policy**

### **NATIONAL PLANNING POLICY**

The National Planning Policy Framework (NPPF) supports agriculture and rural businesses The current relevant policies are detailed in sections 84 and 85 of the NPPF.

Paragraph 84 States:

Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Paragraph 85 States:

Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in

locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

Paragraphs 84 and 85 of the NPPF offer clear support towards sustainable development in rural areas where it meets the needs of local businesses.

**LOCAL PLANNING AUTHORITY – ADOPTED CORE STRATEGY AND SITE ALLOCATIONS & POLICIES  
DEVELOPMENT PLAN DOCUMENT**

Policy CS 4: Location of Development – Development in the Countryside will be strictly limited to that which has an essential need to be located in the countryside and will be restricted to particular types of development to support the rural economy

Policy CS16: The Rural Economy –

a) encourage agricultural, horticultural and forestry enterprises and farm diversification projects where this would be consistent with maintaining and enhancing the environment, and contribute to local distinctiveness;

d) safeguard existing rural employment sites and permit the improvement and expansion of existing businesses provided it is of a scale appropriate to the existing development

**Conclusions**

The proposal meets the relevant policy at both a local and national level, and the application clearly demonstrates that it is integral and essential to the continued success of the livestock enterprise operated from the site and will continue to form part of a sustainable unit, with high welfare and productivity, aiming to minimise waste.

We would therefore respectfully ask that the Local Authority approve this application.