

Planning Statement

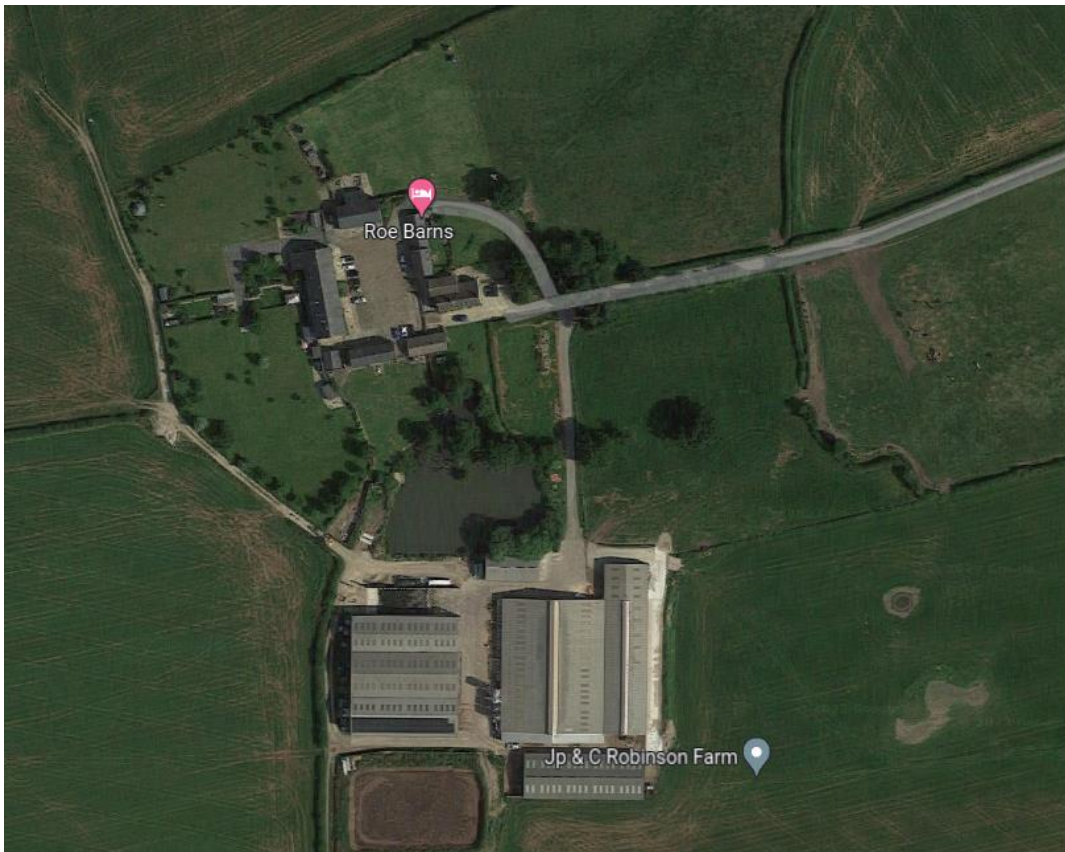
Proposal: New roof over silage clamp

Site Address: Roe Farm Catterall Garstang Preston Lancashire PR3 0PA

Applicant: Mr Graham Robson

The Site and Agricultural Unit

1. Roe Farm lies in the rural area west of Catterall. The site is an agricultural holding of approximately 230 acres. The site comprises the residential property, various agricultural buildings for dairy cattle including calving, storage and areas of hard standing within the cluster of buildings. 170 acres of the land are owned and a further 64 are rented on a long-established basis.



2. There are 550 animals on the unit comprising a dairy herd of 240, with 240 calves following, 1 stock bull and 30 dry cows. Cropping on the unit comprises silage taken from 170 acres taken over four cuts during the spring and summer. The further 64 acres are used for grazing, on a rental basis.
3. In terms of an agricultural need, silage is an essential source of fodder for the dairy herd, and this is a crop which is produced on the unit, the dairy production is inherent on the unit's capacity to produce the fodder required for the herd, in a sustainable manner.
4. The proposal to cover the open clamp is driven by the need to control and manage pollution on the farm. Grant funding has been awarded to the unit to provide the roof covering; this is an incentive driven by Natural England. Covering the silage store has a range of benefits: -
 - protect and improve water quality
 - enhance and protect the natural environment
 - reduce the impact of diffuse pollution that arises from rural and urban land use.

The Proposal

5. The proposal comprises a roof covering an existing silage clamp. The silage clamp sits on the northern end of a range of buildings used for storage on the farm. The structure at present is formed by a concrete base, the walls are formed by concrete panels between stanchions. There is no roof to the structure.



6. Image to show existing silage clamp. Silage is a grass crop that is stored in this manner, and used as fodder for dairy cows.



7. Image to show walls formed by concrete panels between stanchions, there is no roof covering to the structure.



8. Image to show adjoining building range. The proposed development will match the appearance of the adjoining structures.

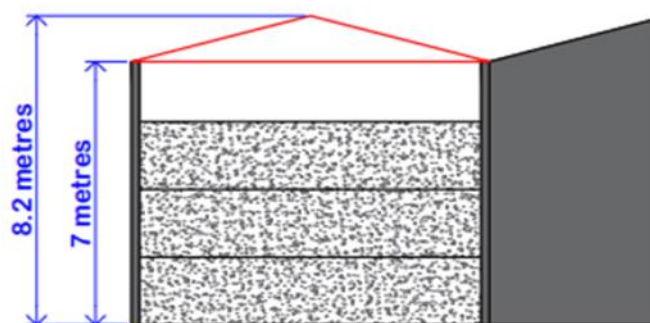
9. The scale of the proposed development matches the existing silage clamp structure; the length of the clamp is 36.5 metres; the width of the clamp is 9.1 metres. The roof will therefore have these same dimensions. The roof covering will be installed on top of the existing stanchions at a height of 7 metres, total ridge height is 8.2 metres.

10. The materials for the roof will match the existing materials, fibre sheets in grey. The front of the building will remain open, other than cladding in the roof to the square. This allows access to the silage store, which requires loading and tipping at height.

Existing Ground Levels and Finished Floor Levels

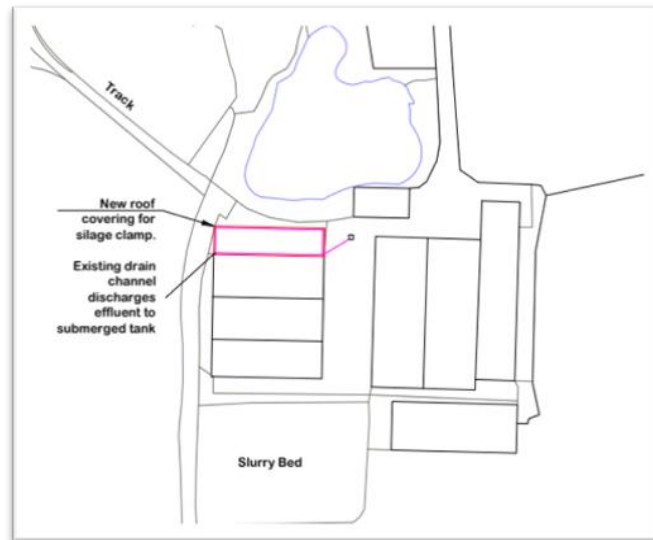
11. There is an established OS datum point adjacent to the site which shows the existing ground level of 11m AOD. The topography of the farm is very flat with little change to levels across the yard and building range.

12. The building is extant, and no ground works or ground level changes are required to implement the roof covering. The roof is to be on top of the existing stanchions at 7 metres above ground level, the finished height to the roof is 8.2 metres above ground level.



Site Drainage

13. The need to cover the building is recognised as a means of pollution control, protecting other nearby water bodies from contamination by leachate and dirty water run-off. The development is supported by a grant scheme with Natural England offering funds to farms to improve pollution management.

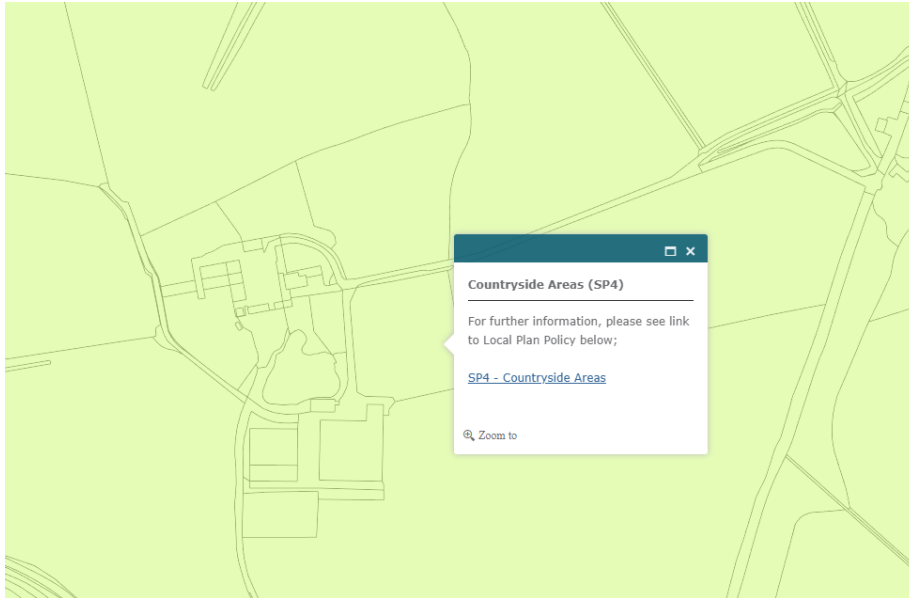


14. There is an existing natural pond to the north of the building, historically this has been used for discharge of surface water and any treated water from package treatment plant serving a dwelling on site.
15. There is a drainage channel system in place, in line with SSAFO regulations, which collects and discharges any leachate from the silage storage to a submerged tank that has a 48 cubic meter capacity, which is indicated on the submitted plans.



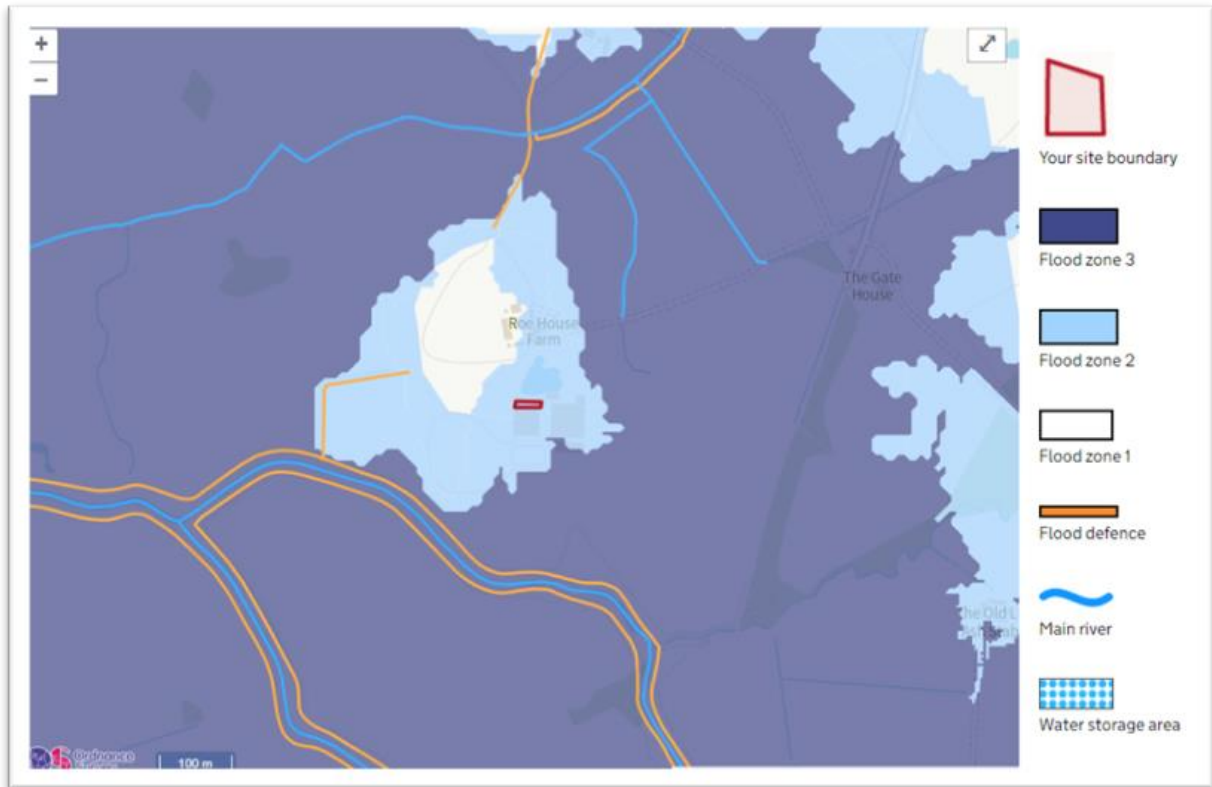
16. Image to show channel drain at perimeter of the silage storage area, in place to capture and manage pollution.

Planning Policy



17. The site falls within the Countryside Area according to the Local Plan. The relevant policy is, therefore, policy SP4. The main intent is to protect the countryside for its intrinsic character and openness; being largely free from development, any adverse impacts upon this will be resisted.
18. The policy goes on to define a range of development types which are deemed appropriate to the rural area and reflect the genuine needs of land use in countryside. Development which serves an agricultural purpose is listed as an exception, provided that any proposal also complies with the Core Development Management Policies.
19. The development is considered to comply with SP4 in that it is agricultural in nature, but furthermore relates to an established, viable unit which is large scale. In terms of any impact on the characteristics rural area, the proposal is for a roof covering on an existing open structure, more mass to the structure would be added by the new roof, however this would be adjoining a run of buildings at the height and scale the resultant roof would match in scale and appearance, the impact of the development is not considered to be adverse in these circumstances.

Flood Risk



20. A site-specific flood risk assessment is provided as the proposed will take place on land which falls within flood zone 2. The proposal is for a roof covering to an existing building, the proposal does not introduce development on land which is vulnerable to being flooded, nor does it increase or exacerbate flood risk elsewhere.

Summary

21. The proposal is considered to comply with the local plan.