



SUPPORTING STATEMENT
IN RELATION TO A FULL PLANNING APPLICATION
FOR THE ERECTION OF A
GENERAL PURPOSE AGRICULTURAL BUILDING

AT

THE PARK
LOWDHAM ROAD
GUNTHORPE
NOTTINGHAM
NG14 7ES

ON BEHALF OF

MR S GILL &
MRS S JOHAL-GILL

Report produced by:-

Bagshaws LLP

Vine House

Ashbourne

DE6 1AE

1.0 INTRODUCTION AND BACKGROUND

This Report has been produced to support a Full Planning Application to Newark and Sherwood District Council in relation a proposal to erect a general purpose agricultural building at The Park, Gunthorpe.

The Park is accessed from Lowdham Road A6097 via a long vehicular access.

The site is washed over by the Nottingham Derby Green Belt as well as being located within Flood Zone 3. A Flood Risk Assessment prepared in December 2021 is attached. This assessment was for a previous proposal but the information contained is relevant to this application.

The applicant purchased The Park with an adjoining agricultural field in 2016. The holding at that point was 1.589 ha.

Since purchase, she has developed a plan to stock the land, operate a smallholding and now own a number of livestock. Further details in relation to the current stocking are provided later in the report.

In 2019 the applicant gained planning permission under application 19/00460/FUL for an agricultural building to house and lamb sheep and to store fodder and implements. At that time it was the applicants intention to purchase 6-10 sheep.

In 2020, the applicant purchased a further 1.444 ha of agricultural land which attaches to the existing holding. The additional land would allow the applicant to increase the stocking numbers.

During 2020, the applicant constructed a building without permission. This building is detailed under planning application 21/01479/FUL and is subject to enforcement action. The building is due to be dismantled shortly (subject to the necessary bat license) and should not be considered as part of this application.

In August 2023, a General Permitted Development Order (23/01330/AGR) was deemed to not meet the provisions of Class A, Part 6, Schedule 2 of the Town and Country Planning Order 2015, as amended, in terms of failing to accord with the qualifying criteria which requires the building and private way to be reasonably necessary for the purposes of agriculture within that unit.

In November 2023, the applicant took on a new 5 year grazing and mowing licence for 3.71 ha of agricultural land located to the rear of the existing holding. A copy of the signed licence is attached to this application. This additional land will again allow the applicant to increase the stocking numbers further.

The applicant now farms 15.848 hectares of land in total which is divided as follows:

Land	Area	Tenure
The Park	3.033 ha	Owned
Land to the rear of The Park	3.71 ha	Rented – current licence 1/11/23 – 25/10/28
Land on Mill Lane, Caunton, Newark. NG23 6AJ	5.52 ha	Rented – current licence 1/11/23 – 31/10/28
Land at Dalemoor, Hixon’s Lane. DE7 4PG	3.585 ha	Rented – current licence 02/11/23 – 30/10/24
Total	15.848 ha	

A copy of all the signed licences are attached to this application.

At present, the applicant owns 41 Castlemilk, Buckthorn and Suffolk ewes and 1 ram. These ewes are currently in lamb and due to lamb in February. There are also 2 alpacas and 49 chickens on the holding.

Female lambs will either be reared until ideal stocking numbers are reached or sold on. Male lambs will be sold on. In subsequent years, female lambs will be reared for either flock replacements or sold.

The Agricultural Budgeting and Costings Book states that the stocking rate for lowland sheep is 5.67 ewes per acre. The complete land holding extends to 39.161 acres (15.848 ha) so this equates to approximately 222 ewes should the applicant wish to keep this number.

At this point, it is the applicants intention to keep up to 100 homebred ewes (subject to space allowance).

Due to the unpredictable weather conditions at this time of year and the breed qualities and value of the sheep flock, it is essential that suitable housing is available to meet welfare requirements.

Defra regulations state that animals are not meant to poach the ground therefore housing for animals is essential.

The business operates under livestock holding number 32/100/0148.

The applicant currently only has the use of the existing agricultural building approved in 2019. This building has a floor area of 148.64m².

The applicant has expanded the farming operations over recent years. This has increased their requirement for agricultural buildings to serve the holding.

A copy of the farm accounts are available upon request.

At present, the applicant has insufficient space to house the stock levels and to store the fodder, bedding straw and implements required to manage the holding. Implements are being stored outside which reduces the longevity and results in them deteriorating at a faster rate.

Hay and bedding straw are purchased in on a load by load basis which is not cost effective. These bales are then stored outside resulting in a large amount of waste.

It is intended that the building is used for the housing and lambing of sheep and for the storage of machinery, fodder and bedding.

This building will be used in conjunction with the existing agricultural building and the applicant's existing farm business.

The applicant has a functional requirement for an additional agricultural building which is at a scale and use which is appropriate for their agricultural business operation.

No changes to the existing access are required as a result of this development.

2.0 REQUIREMENT FOR A BUILDING

2.1 Sheep Flock

The applicant's sheep flock comprises 41 Castlemilk, Buckthorn and Suffolk breeding ewes and 1 ram. These ewes are currently in lamb and due to lamb in February. The typical lambing percentage for these ewes is 175%. This lambing flock will produce approximately 72 lambs in February.

Ewes are required to be housed during the latter stages of pregnancy to allow the expectant mothers to be appropriately monitored and the feed ration adjusted according to their body condition, age and number of lambs being carried.

The period which the ewes are housed depends on the weather conditions, pasture conditions and grass availability. Once the ewes have lambed, they will be let out into the adjacent pasture once the lambs have reached a suitable size and strength and when the ewe has bonded with its lamb or lambs.

If the applicant does not have any suitable housing for the sheep flock, this would create a significant animal welfare issue and likely result is a higher mortality rate of new born and young lambs.

A livestock housing area is essential to allow the applicant to provide the required standard of care, welfare and management which the sheep flock demands.

Furthermore, during the autumn and winter, the applicant needs to supplementary feed the ewes with hay as whilst there is limited grass available at that time of year, the nutrient value is low, so the ewes diet needs to be supplemented with an appropriate winter feed.

Defra regulations state that animals are not meant to poach the ground therefore housing for animals is essential.

The housing emissions of sheep are 0.12 kg NH₃-N per animal compared with 0.29 kg NH₃-N per animal for grazing therefore the housing of sheep improves emissions values.

Housing of livestock over the winter period improves water quality from reduced poaching.

This building incorporates a covered livestock gathering/handling area at one end.

The applicant currently only has the use of the existing agricultural building approved in 2019. This building has a floor area of 148.64m².

Below is a breakdown of the floor area required for the business with reference to the Agricultural Budgeting and Costings Book for details on the livestock space requirements.

TABLE 1 – STOCKING PLAN AND BUILDING SPACE REQUIREMENT				
CURRENT (2023)				
	Group	m ² /head	Total m ²	Notes
Sheep				
	41 Castlemilk, Buckthorn and Suffolk breeding ewes	1.9	77.9	Lamb in February
	72 Lambs (175%)	0.8	57.6	Homebred from the above ewes
Isolation Pen			9	Statutory Requirement
Fodder Storage				
	200 small bales of straw		20	
	400 – 500 small bales of hay		50	
	Feed and concentrates store included in the above			
Machinery and Equipment Storage				
	2x tractors, quad, livestock trailer, flat trailer, roller, topper, chain harrows, feeders (when not in use), fencing equipment, veterinary and welfare equipment, tools.		70	Photographs of equipment can be provided if necessary
TOTAL SPACE REQUIREMENT			284.50	M2
TOTAL AREA OF EXISTING BUILDING			148.64	M2
TOTAL AREA OF PROPOSED BUILDING (Not including covered gathering/handling area)			144.57	M2
NB. Floor areas sources from the Agricultural Budgeting and Costings Book 97 th Edition Space requirement does vary during the season.				

The Code of Recommendations for the Welfare of Livestock covers statutory requirements for stock keepers including the need to provide isolation facilities, housing for sick or ill animals and to provide approximate housing for vulnerable animals during birth and young age.

2.2 Machinery and Equipment Storage

As stated above, machinery is currently being stored outside which reduces the longevity and results in the machinery deteriorating at a faster rate.

Machinery to be stored include 2x tractors, quad, livestock trailer, flat trailer, topper, chain harrows and livestock equipment required to manage the holding.

In addition, this building (along with the existing building) will also enable the applicant to have shelter to mend any broken down implements and will enable the equipment to be kept out of view which restricts the chances of being stolen.

The storage of implements within a building is also much tidier.

2.3 Fodder and Straw Storage

There is a requirement for hay storage to provide a winter feed source for the sheep flock. Small hay bales will either be brought in or produced from the applicants land and are required to be dry stored

In addition, straw will be purchased in and used for bedding livestock pens. This bedding will then be spread back on the applicants land. Soils draw down the carbon.

3.0 PROPOSED GENERAL PURPOSE BUILDING

The proposed building is of a block construction with an overall length of 25.1 meters (including covered livestock gathering/handling area), width of 7.22 meters and an eaves height of 3.55 meters. The building will be of an open plan type design.

Finished floor levels shall be set no lower than 18.10m above Ordnance Datum (AOD). This is in accordance with the flood data provided by the Environment Agency giving a 1%AEP +20% climate change to flood level. See section 4.7 in the attached Flood Risk Assessment.

As a result of the raised floor level, concrete ramps will be created to gain access to the building.

The buildings will be constructed from a low carbon materials.

The building will incorporate a factory coated coloured fibre cement sheeted roof coloured Juniper Green to match the existing agricultural building, with vertical cladding to floor level of treated Yorkshire lap boarding. Below floor level to be concrete blocks. We feel these materials will blend into the existing landscape without having an adverse effect.

The materials proposed are in keeping with the surroundings and typical of this type of building.

The building incorporates clear roof sheeting to allow natural lighting.

This building will incorporate a solid concrete floor.

Full elevations and site plans have been prepared and can be referenced as follows:

Location Plan 001

Block Plan 002

Elevation details 003

The use of the building can be summarised as follows-

To house the sheep flock and lambs prior to and during lambing (period depends on the weather conditions at that time).

To provide covered handling facilities at all times of the year.

To store winter feed, fodder and bedding.

To store implements, trailer and land management equipment.

To store veterinary, welfare and feeding equipment.

The building has been sited in the most appropriate location on the land holding both from a functional perspective and landscape and visual impact. The existing established tree and hedgerow planting located south of the proposed building will assist in providing screening.

Alternative locations were looked at including locating the proposed building adjacent to the existing building however this area is a flood prevention zone as agreed during application 19/00460/FUL for the existing building.

The size of this building is commensurate with the applicant's agricultural enterprise.

This building will accommodate the required stocking densities and ventilation and will also allow for a well-drained, dry lying area. All animals will have access to an adequate supply of clean drinking water at all times.

This building will also ensure good farm/stock management with easily maintained clean and hygienic conditions

Deep litter bedding will be used on the solid floor; this bedding will then be spread back on the applicants land. Soils will draw down the carbon.

Access to the holding will be from existing vehicular roadways. The applicant does not seek to increase the number of roadways and there will be no increase in traffic as a result of the development.

4.0 CONCLUSION

The applicant has a genuine need for an additional agricultural building on their holding to provide the required space for the housing of livestock, storage of fodder and equipment associated with the applicant's enterprise.

The loss of livestock, wastage of hay/straw and damage to machinery through outside housing/storage would have a negative impact on the applicants business.

The size and scale of the proposed building is commensurate with the applicants needs to support their agricultural enterprise and is considered appropriate for this location.

The siting and design of the building minimizes the visual and landscape impact. The building will be clearly defined as an agricultural building.

This proposed development will ensure the ongoing viability of the existing farming enterprise.

No changes to the existing farm access are required as a result of this development. Vehicle impact to the surrounding area will be unaltered.

Whilst the site is within the Green Belt, "buildings for agriculture" are not inappropriate development in the Green Belt (NPPF para 149 and policy SS10).

Due to the site being within Flood Zone 3, the floor level of the proposed building has been set no lower than 18.10m above Ordnance Datum (AOD) for mitigation.

In the current agricultural climate farms are becoming increasingly rare, and it is considered In order to not only maintain but also support and enhance a sustainable rural farming community, Local Planning Authorities are encouraged to approve proposals such as this where the applicants have successfully balanced the needs of their enterprise whilst preserving and conserving the natural environment.

Based on a review of the relevant guidelines contained within the NPPF, then it is considered that the proposal complies with the various requirements.