

RT & BC Edgeley
Haymarket Farm
Lt Waldingfield Sudbury
Suffolk CO10 0SY

Justification, Design and Access Statement
For
New Grainstore



1. Particulars

- 1.1. This report is prepared by Cameron McKenna MRICS BSc Hons NDAG, to provide a Justification, Design & Access Statement to support the application for a new grainstore, which will be used for the storage of harvested grains and general storage of Seeds Fertiliser etc.
- 1.2. Cameron McKenna has a Degree in Building Surveying and a National Diploma in Agriculture and is a member of the Royal Institution of Chartered Surveyors.
- 1.3. He has been practising in the area for over 18 years during which time he has been primarily involved in rural, commercial, residential, planning and construction matters.

2. The Application

- 2.1. The application is for RT & BC Edgeley who farm 650 acres around Lt Waldingfield and Lt Cornard, The farm is a combination of owned and tenanted land.
- 2.2. This application is for the construction of a steel portal framed building, 18m x 36m, 7m to the eaves and 9.4 m to the ridge, with concrete reinforced panels and steel powder coated sheets. The roof will be of cement fibre profile big six; water will be disposed of using a SUDS designed system.
- 2.3. The building will be used for the storage of harvested crops.
- 2.4. The existing farm has one grainstore approximately 700 tonnes of storage. Additional storage has been hired from a local cooperative this arrangement is becoming uneconomic due to considerable increases in costs. The farm has some storage on a tenanted farm at Chilton but this storage does not meet the Red Tractor Standards. This farm has also been sold by the landlord for development.
- 2.5. The farm produces approximately 1800 tonnes of commodities and therefore an additional 1000 tonne storage is required. The new store will meet the requirements of the Red Tractor and be suitable for storage for the next 50 years.
- 2.6. The proposed site is landscaped, with a hedge along the road side.
- 2.7. Due to the shortage of storage, crops have moved to the cooperative storage this results in lower prices and the logistics at harvesting time due to lack of storage can cause harvesting to stop. This causes increased stress with a loss of harvesting days.
- 2.8. This is therefore an essential need for an agricultural building.

3. The Site

The current site is owned by Rt & BC Edgeley.



The above aerial photograph shows the site (Outline not to scale)

4. Design ,Size and Scale of Proposed Development

- 4.1. The size and scale of the development has been chosen considering the requirements of the farming operation.
- 4.2. The building will have a low impact on the surrounding environment as the site is well landscaped with mature trees, hedges and other farm buildings.
- 4.3. The proposed building will have a footprint 18m x 36m, it will be 7.m to the eaves and 9.4m to the ridge. There will a roller shutter door and a personnel door. The building will have a concrete floor. Rainwater will be disposed of using a sustainable drainage system.
- 4.4. The materials used for the roofing and side cladding will match the existing buildings, which will reduce the impact.

5. Landscaping

- 5.1. The existing site is well landscaped with mature hedges and trees.
- 5.2. The proposed site is well landscaped and because of its position, it is considered that no further landscaping is required.

6. Planning Policy

The relevant planning policy is within the National Planning Policy Framework (NPPF).

The NPPF sets out strongly the principle of sustainable development. Paragraph 83a of the NPPF states that planning policies and decisions should enable the sustainable growth and expansion

of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings. Policies should support the sustainable growth and expansion of all types of business and enterprise in rural areas and should promote the development and diversification of agricultural and other land based rural businesses.

The proposal is compliant with development permitted under Class A of Part 6, Schedule 2 of the General (Permitted Development) (England) Order 2015 (GPDO).
Below sets out the applications itself against the criteria of the GDPO.

The development is for an agricultural purpose on an agricultural holding larger than 5 hectares.
The development is below the permitted area of 1000 sq. m.
The height of the development is 9.4 metres which is below the maximum of 12 metres.
The development is not located within 25 metres of a road
The site is not within 3km of an aerodrome.
The development does not involve any building or structure used for the accommodation of livestock or slurry.
No development under Class Q or S of Part 3 of the GPDO has taken place on the holding in the preceding ten years.

7. Access

Vehicular Access

7.1. The existing private access road to the property will be utilised and existing access will be used to access the new building.

7.2. There will be no increase in traffic due to this proposed development other than construction, traffic which will be limited to a small period of time

Inclusive access

7.3. The new building will have suitable access for disabled persons should they be visiting site.

8. Employment

8.1. The farm employs 1 full time and 2 part time workers.

9. Photographs



Proposed Site



Site accessed through existing yard



Good Access From Existing Highway



Proposed Site



Existing Grainstore



Lack of storage means storage outside which can lead to losses



View towards Village



Hedge row screening along roadside.

10. Conclusion

- 10.1. It can be seen from the above report that the proposed building has been carefully designed for the intended use.
- 10.2. That careful consideration has been given to the materials used in the construction and the style of the building reflecting the setting.
- 10.3. The site is suitable for the construction and is well landscaped and will have little impact on the local environment.
- 10.4. That the proposed development has good access from existing services.
- 10.5. That the new building is inclusive to anyone who visits the site.
- 10.6. That the building is essential for the storage of harvested crops

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- 11.1. The building is essential for modern agricultural operations.