

REF: HH/SS

Design & Access Statement

Silage Building

Hothersall Hall
Hothersall Lane
Ribchester
PR3 2XB

On behalf of Brian Blezard

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SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for a new silage building at Hothersall Hall Farm, Ribchester on behalf of Brian Blezard. The statement should be read in conjunction with the attached planning application forms, supporting information, drawings and plans.
- 1.2** Hothersall Hall is owned and managed by the Blezard family with three generations of the family involved in the business. The land holding extends to 129ha of productive land supporting a high yielding herd of Holstein cattle. The milking herd currently numbers 340 head with a further 220 followers. In addition to Hothersall Hall the family also purchase maize grown on contract from the nearby area. RLR maps for Hothersall Hall are attached as Appendix 1.
- 1.3** The management system is based on cattle being housed for the majority of the year, being fed a Total Mixed Ration (TMR) diet of silage, maize and balancing protein and mineral feeds. Consequently the silage requirements are high and the existing silage storage is not adequate. An older silage store which will no longer meet the standards for pollution control will be now be used for the storage of straw based manures.
- 1.4** Large herd numbers can present environmental problems in wet conditions through poaching. Housing cattle prevents damage to soils. Poaching can result in pollution from sediments, in particular phosphate which is tightly bound to soil particles. Run-off to water courses is damaging to water quality. Mr Blezard has engaged with the Ribble Catchment Sensitive Farming officer to ensure all measures are taken to reduce the risk of pollution. Recent works to repair yards and separate dirty water has been completed.
- 1.5** This application involves the construction of a 36.60m x 18.30m steel framed, roofed silage building. The building is of modern design and must accommodate large agricultural machinery used to fill and empty the crop. The building will be divided internally to allow separate maize and grass silage crops. The structure will be designed to meet the requirements of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010, commonly referred to as SAFFO regulations.

SECTION 2 DESIGN PRINCIPLES

Assessment

- 2.1 Hothersall Hall lies in open countryside west of the River Ribble approximately 2 km southwest of Ribchester (SD 631345). The farm curtilage is a mixture of traditional and modern buildings. Hothersall Cottages are located to the west of the farm buildings.
- 2.2 The surrounding land is improved grassland running from flat riverside and rising to higher ground to the north. The area is characterised by open fields and scattered woodland. Boundaries are a mixture of hedgerow and wire fences with scattered field boundary trees. The River Ribble forms the eastern boundary.
- 2.3 The proposed site is adjacent to an existing silage building erected under Application 3/2015/1038. An existing concrete pad extends across the front of the proposed building.
- 2.4 A wire fence runs along the western side of the proposed building.

Involvement

- 2.5 No communication has taken place with the Local Planning Authority regarding the proposal. Environment Agency rules regarding applications for silage buildings require farmers to inform of proposed works at the planning stage. Details of the proposed structure including capacity for effluent storage has been forwarded to John Stalker, Senior Environment Advisor for the area.

Evaluation

- 2.6 The proposed site is the most practical position for the building. Development around the existing curtilage is limited to the southern edge of the site. The specification for walls requires concrete walls which must meet required loading capacity. The building is close to the existing building and will relate well to that structure. Visual impact will be minimal.

Design

Construction

- 2.7 The design criteria for silage storage buildings has been guided by the Environment Agency Factsheet (Factsheet 3: for farmers) and the CIRIA Report *Livestock manure and silage storage infrastructure for agriculture Part 2 Design and construction* which provides technical and construction criteria for silage facilities. These publications are themselves guided in Schedule 1 of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991 (SSAFO) to which farmers must comply.

- 2.8** Technical specification for the structure is provided in advisory leaflets. Life expectancy will be in excess of 20 years. No part of the system is within 10 meters of inland freshwaters or coastal waters that effluent could enter. The base has effluent collection channels around the outside and will drain to a purpose built effluent tank. Effluent will be directed to an existing tank. The tank is designed to meet the requirements laid down in the Ciria Report and guidance.

The silo pad will be comply with the criteria of the CIRIA report relating to silo floors. The floor must be capable of providing a surface that is:

1. Strong enough to withstand the loads from farm machinery used for making and removing silage;
 2. Robust enough to withstand the impact from the teeth of front loaders and similar equipment; and
 3. Impermeable to silage effluent and capable of remaining so for 20 years with only routine maintenance.
- 2.9** The effluent tank is below ground and is designed and constructed to remain impermeable and resistant to attack from silage effluent for at least 20 years without maintenance.
- 2.10** The existing effluent tank measures 9.00m x 4.40m to a depth of 3.50 m with a capacity of 138,600 litres. The existing and proposed grass silage stores will be used independently and effluent storage is calculated for each store separately using the required formula 30,000 litres plus 6.7litres/m³ over 1,500m³.

Existing silage capacity = 2,200m³
 $2,200 - 1,500 = 700 \times 6.7 = 4,690 \text{ litres} + 30,000 \text{ litres}$
= 34,690 litres

Proposed silage building = 3,350m³
 $3,350 - 1,500 = 1850 \times 6.7 = 12,394 \text{ litres} + 30,000 \text{ litres}$
= 42,394 litres

The effluent tank has adequate capacity for the proposed building.

- 2.11** Channels will be formed on the outside of the walls draining to the effluent tank.
- 2.12** The proposed building will be of steel frame construction with concrete shutter walls to 5.00m. Stanchions will extend to 8.00m eaves height with two safety rails above the shuttered walls. The roof will be Eternit Farmscape fibre cement profile sheets in slate grey. The north elevation will be open.

WQE3 Notification

- 2.13** Prior to using the finished pad a minimum of 14 days notice will be given to the Environment Agency to inspect the structure. The design details have also been forwarded to John Stalker, Environment Agency Agricultural Officer for the area.

Use

- 2.14** The building is to enable adequate storage of maize and grass silage in a structure which is fit for purpose and will not result in environmental impacts.

Scale

- 2.15** The building will measure 36.60m x 18.30m.
Height to the eaves is 8.00m
Height to the ridge is 10.40m

Appearance

- 2.16** The structure is of typical agricultural design. The concrete walls are to 5.00m. Having no cladding above the shuttered walls allows free ventilation when operating machinery inside the building which can otherwise be dangerous to operators due to high carbon monoxide levels. The roofing materials will be Eternit Farmscape sheets in slate grey. This material has a matt appearance and is used widely on agricultural.

- 2.17** Hothersall Hall Farm curtilage is characterised by large agricultural buildings. The position of the proposed structure is close to an existing building of similar design and materials and the impact on the landscape will be minimal.

Access

- 2.18** Access to the building will be through the existing farm curtilage and directly from access tracks to surrounding land. The building is open fronted to the north.

SECTION 3 PLANNING CONSIDERATIONS

3.1 National Planning Policy Framework (NPPF)

Section 6:

Supporting a prosperous rural economy

83. 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;

The proposed development is critical for the growth of the established agricultural business.

Section 12

Achieving well designed places

The policy is supportive of good design where the development will add to the overall quality of the area. Schemes should be sympathetic to local character and history, including the surrounding built environment and landscape setting.

The proposed development is a recognised design which has been guided by SAFFO regulations and strict design criteria.

Section 15

Conserving and enhancing the natural environment.

Planning policies and decisions should contribute to and enhance the natural and local environment. Protecting and enhancing valued landscapes and sites of biodiversity and soils (in a manner commensurate with their statutory status or identified quality in the development plan). Development should not contribute to unacceptable levels of soil, air, water or noise pollution.

The proposed development will ensure the operational management of conserving grass silage will not result in pollution of watercourses.

3.2 Core Strategy 2008 – 2028 A Local Plan for Ribble Valley

KEY STATEMENT EN2: LANDSCAPE

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

The development is in keeping with the agricultural setting and is adjacent to a building of similar design.

KEY STATEMENT EN4: BIODIVERSITY AND GEODIVERSITY

The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors.

The development is on a hardcore surface and does not fragment habitats or isolate any environmental features.

POLICY DMG1: GENERAL CONSIDERATIONS

IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:

DESIGN

1. BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE 8 BUILDING IN CONTEXT PRINCIPLES (FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT).
2. BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.

The proposed development is designed to strict guidance relating to silage buildings (SAFFO Regulations).

ACCESS

1. CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.
2. ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.
3. CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS.

The proposed development does not create additional traffic. Access is from surrounding land.

AMENITY

1. NOT ADVERSELY AFFECT THE AMENITIES OF THE SURROUNDING AREA.

The surrounding area is not affected.

ENVIRONMENT

1. CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.

The proposed development is outwith a protected area. The development will protect the environmental issues relating to pollution.

INFRASTRUCTURE

1. NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED.

The proposed development does not affect open space or public amenity.

POLICY DME6: WATER MANAGEMENT

10.17 DEVELOPMENT WILL NOT BE PERMITTED WHERE THE PROPOSAL WOULD BE AT AN UNACCEPTABLE RISK OF FLOODING OR EXACERBATE FLOODING ELSEWHERE.

The proposed development lies within Flood Zone 2. A Flood Risk Assessment has been prepared. There will be no threat from flooding and the development will not exacerbate flooding elsewhere

SECTION 4 CONCLUSION

- 4.1** The proposed development is required to provide sufficient fodder for the expanding dairy herd. The building will occupy a site which is already a hardcore surface. The building is located adjacent to an existing silage building of similar design.

- 4.2** The building incorporates a roofed structure which allows separation of roof water and silage effluent. Effluent capacity exceeds requirements. Neighbour amenity will not be affected.

- 4.3** The proposals have been fully assessed in regard of all relevant planning policies and issues. The small scale and low impact of the development should not be an obstacle to the granting of planning permission.

APPENDIX A (attached)