BATE RURAL
AGRICULTURAL CONSULTANCY

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JUSTIFICATION STATEMENT TO SUPPORT REPLACEMENT AGRICULTURAL BUILDING AT CRANE WOOD FARM, COW ARK

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Contents

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Summary

The following justification report has been prepared by Sam Bate BSc MBIAC of Bate Rural, an independent agricultural consultancy practice based in Northwich, Cheshire. Sam Bate is a registered member of the British Institute of Agricultural Consultants.

The agricultural justification report has been prepared under the instructions of Mr R Taberner of Crane Wood Farm, Whitewell Road, Cow Ark, Clitheroe, BB7 3DG.

This report supports an agricultural planning application submitted to Ribble Valley Borough Council.

Within the agricultural justification report the following key areas have been assessed with regards to the application:

- Background of farming business
- Building scale, layout, design and access
- Need for proposed building
    - Covering of manure storage facilities
    - Straw storage
    - Hay storage
    - Machinery storage

1.0 Agricultural Background

Mr Taberner currently operates an agricultural business at Crane Wood Farm in Cow Ark, near Clitheroe. The business farms 27.54ha (68.05 acres) of land in throughout the Ribble Valley, which consists of the following holdings:

- Crane Wood Farm	Owned	20.03ha	(49.49 acres)
- Paythorne	Tenanted	5.41ha	(13.36 acres)
- Great Mitton	Tenanted	2.10ha	(5.18 acres)

All of the land farmed by the business is cropped to grassland and is registered with the Rural Payments Agency under the following Single Business Identifier: 200896358.

The business has undertaken significant investment into the land in order to increase grassland production quantity and quality, this is notable through recent fencing works installed on the land. The business has also enrolled into an on-going commitment to undertake further fencing works hedge planting and water trough installation works, partially funded by the Rural Payment Agency grant scheme.

The grassland farmed by the business is used for the grazing of livestock and production of baled hay throughout the summer. The hay produced by the business is kept as winter forage to support the existing beef cattle and sheep throughout the winter months.

- **Beef Cattle:**
    - Suckler Cows = 15 head
    - Breeding Bulls = 2 head
    - Beef Cattle (0 – 12 months) = 10 head
    - Beef Cattle (12 – 24 months) = 10 head

- **Sheep:**
    - Breeding Ewes = 30 head
    - Breeding Tups = 2 head
    - Lamb at Foot = 45 head

It is proposed that a permanent agricultural building is erected on site which will enable the applicant to store hay, produced from the land. The building will also be used for the storage of agricultural machinery and equipment used in connection to the farming enterprises.

The proposed building will also enable the existing slurry lagoon/manure midden to be covered, reducing the overall production of cattle slurry/dirty water as well as limiting slurry exposure to open air, thus reducing ammonia emissions.

2.0 Use of Proposed Building

With the expansion of the agricultural enterprise, it has become apparent that additional storage area is required at Crane Wood Farm, this is primarily due to the existing, dilapidated, agricultural building present on site being unsuitable for the housing of livestock, resulting in other agricultural buildings being at capacity during the winter months for livestock housing.

Without sufficient storage facilities the hay produced by the applicant will become subject to increased levels of wastage as a direct result of storing the produce outdoors, without protection from weather elements.

The business has considered the option of wrapping the bales in a weatherproof plastic wrap to enable outdoor storage, however the produce will become heated when wrapped and subsequently mature into silage/haylage, which has a reduced feed value when compared to hay, particularly when feeding to young cattle and sheep.

The process of applying wrap to bales has increased significantly, with regards to cost, in recent years with labour, machinery running costs and materials (wrap) all being subject to price increases, further impacting the viability of the enterprise.

Some items of machinery owned by the business are being placed at increased risk of theft, damage and weathering due to be being stored outdoors without sufficient protection from adverse weather conditions.

Further to the above machinery and produce storage needs, the proposed building will also provide a weatherproof cover to the existing slurry lagoon and manure midden on farm, reducing over dirty water output and ammonia emissions. The manure midden and slurry lagoon sections of the building have been approved to received funding through the catchment sensitive farming scheme, a copy of which is included within appendix 4.0 of this report.

The proposed new building will allow for sufficient storage facilities to be located on farm and reduce the impacts of wastage of feed, as well as providing suitable protection for items of farm machinery.

The proposed farm buildings will measure as follows:

PROPOSED DIMENSIONS	
Length:	30.48m
Width:	18.28m
Eaves Height:	5.48m
Ridge Height:	7.92m
TOTAL SURFACE AREA:	**557m²**

3.0 Building Scale, Layout, Design & Access

The proposed building location has been selected due to the natural decrease in land elevation, screening the proposal from nearby properties and reducing the overall impact on the surrounding landscape.

Existing hedgerow, woodland and vegetation cover to the surrounding boundaries will provide sufficient natural screening to minimise the visual impact of the development.

Access to the development will be obtained via the existing yard entrance off Whitewell Road.

All four sides of the proposed building will remain entirely open, with the exception of a small section of Yorkshire board cladding adjacent to the roof angles of the gable elevations.

The sides of the building will be secured through the use of galvanised steel gates, to prevent livestock from accessing the building and to provide security to any machinery and equipment stored within the building.

The roof of the proposed building will be in keeping with other agricultural buildings in the surrounding areas of Clitheroe, being constructed using corrugated fibre cement roofing sheets, occasional translucent roofing sheets have been incorporated within the design to allow natural light to penetrate the internal of the building.

Gutters will be installed to the roofing, with all rainwater being diverted in to existing clean water land drains.

4.0 Storage Calculations

As previously mentioned, the building will be used for the storage of produce, primarily hay as well as for the storage of farm machinery and equipment. The below breakdown demonstrates the storage requirement of each:

4.1 Hay & Straw Storage Needs

As previously outlined within this report, the businesses farms 68.05 acres of grassland, of which approximately 20 acres at Crane Wood Farm is used for the production of grass hay. It is proposed that the hay produced by the business is kept in suitable storage for subsequent use throughout the winter months as bulk feed for the livestock kept on farm.

On average the business aims to produce 6 – 6.50 quadrant bales acre (per cut) from the land, which in turn will produce between 240 - 260 quadrant bales (based on 2 cuts being taken), therefore the following storage calculation is required:

- Stored 3 wide (2.40m each) = 7.20m
- Stored 12 deep (1.20m each) = 14.40m
- Stored 7 high (0.70m each) = 4.90m

Home produced hay surface area requirement of **104m²**.

Similar to the storage needs of hay produced at Crane Wood Farm, the business will also require storage for cereal straw, purchased for livestock bedding. On average the business will have circa 50 – 60 quadrant bales of straw on farm at any one time. Drawing from the above the business will require the following storage for the baled straw:

- Stored 2 wide (2.40m each) = 4.80m
- Stored 4 deep (1.20m each) = 4.80m
- Stored 7 high (0.70m each) = 4.90m

Cereal straw surface area requirement of **23m²**.

4.2 Machinery & Equipment Storage Needs

In addition to the produce storage needs outlined in above section 4.1, it is essential that the business has access to sufficient storage facilities for the storage of machinery and equipment owned.

Not all of the agricultural machinery and equipment items, owned by the business, have access to sufficient roof cover and are having to be stored outdoors on the existing field areas, without protection from weather elements, resulting in reduced machinery longevity and higher rates of deterioration due to exposure.

Without sufficient storage cover, there is a great risk to the business that the items may be subject to theft or vandalism.

The below calculation has been included to demonstrate the storage needs of the business:

- 1 x Loader Tractor = 16m²
- 3 x Loader Attachments = 9m²
- 1 x Livestock Trailer = 16m²
- 1 x Trailer = 16m²
- 1 x Quad Bike = 6m²
- 3 x Lamb Creep Feeders = 18m²
- 2 x Cattle Creep Feeders = 12m²
- 1 x Cattle Handling Crush = 7m²

Photographs of the above items of machinery and a description of their use has been included within appendix 3.0 of this report.

An additional 50% allowance must also be included within the storage calculation to allow for manoeuvrability and access of machinery and equipment. The allowance will also enable the business to undertake machinery and equipment maintenance in house by the applicant, under suitable weather protection, reducing costs on mechanics and time incurred travelling too and from machinery dealerships transporting items requiring maintenance works.

Drawing from the above, the total surface area requirement of the machinery and equipment is **150m²**.

4.3 Sundry Item Storage Needs

Further to the storage needs outlined in section 4.1 and 4.2, the business also required storage for miscellaneous items which have been detailed below:

- Feed rings
- Hay racks
- Fencing supplies
- Drainage pipework
- Gates
- Water trough supplies
- Pallets of concentrated feed

A nominal figure of circa **30m²** has been allocated within the buildings design to accommodate for these items owned by the business.

5.0 Grant Funding for Proposed Works

The business has been awarded grant funding from the Rural Payments Agency (RPA) to assist with the construction of the proposed building. The funding was obtained through the CS Capital Grant Scheme and subsequently approved by Natural England representatives and the RPA.

The business has been awarded funding to cover the exisiting slurry lagoon and manure midden, equating to circa **250m²**. As previously mentioned within this report, the roofing will reduce the exposure of farm yard manure and cattle slurry to open air, reducing the output of ammonia emissions.

The roofing will also prevent clean rainwater from mixing with slurry and cattle manure, thus limiting the overall production of dirty water.

Specifications regarding the construction of the proposed building have been included within appendix 4.0 of this report.

6.0 Conclusion

In conclusion the proposed roofing over the existing slurry lagoon and manure midden area will reduce the overall slurry produced on the farm holding, as well as providing additional benefits including, improved rainwater management and reduced ammonia production.

The proposed new agricultural building will provide suitable facilities for the storage of produce, produced by the business, as well as providing security and cost-efficient storage for the machinery and equipment owned by the business.

The materials which have been strategically selected for the budling's design are in keeping with other building of similar use in the surrounding areas of Cow Ark, Clitheroe and Lancashire.

The materials, location and screening measures are sympathetic to the surrounding countryside and have been selected to reduce the impact of the proposed development.

Appendix 1.0 – Unscaled Plan of Building Location

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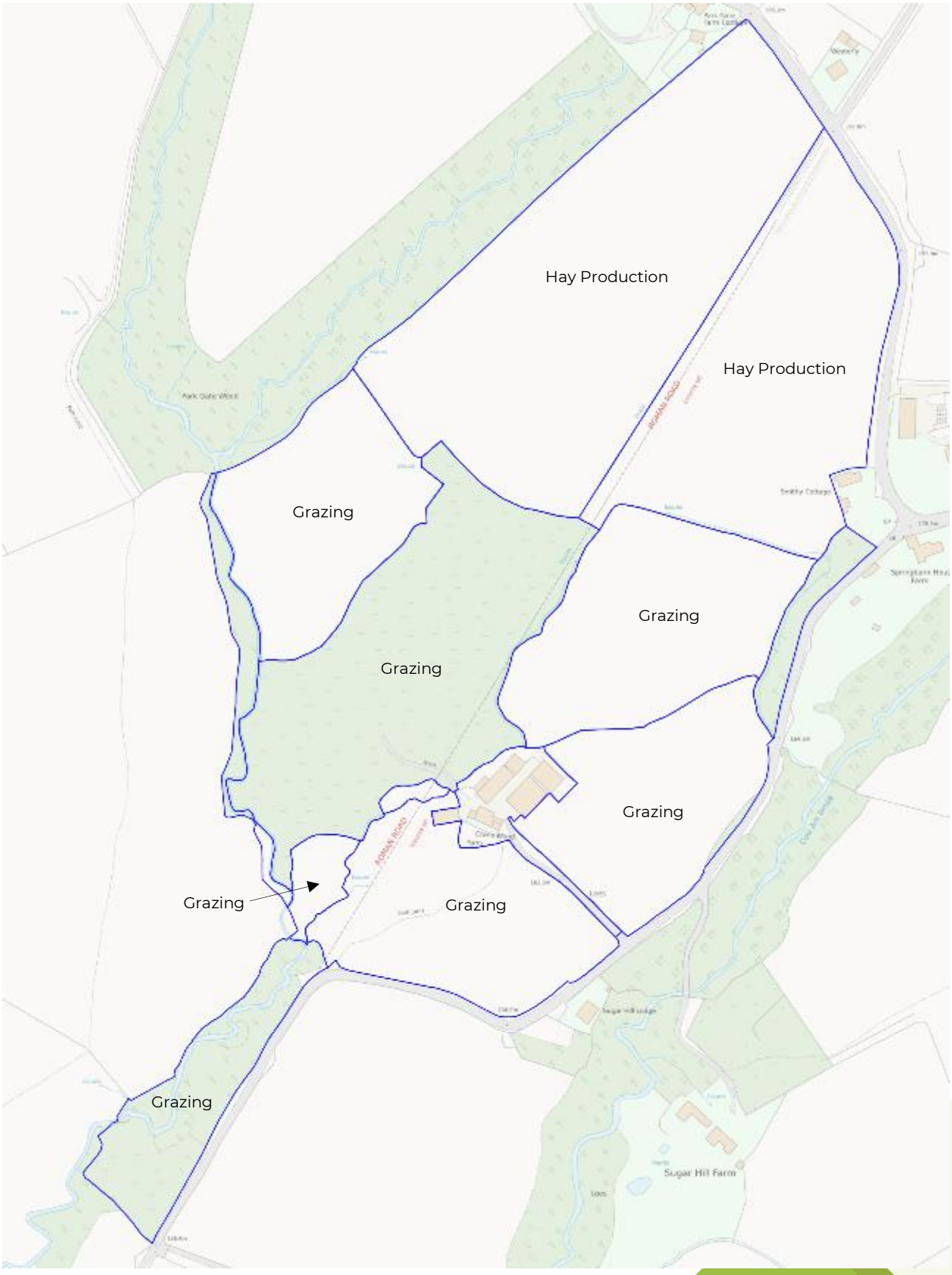
Appendix 2.0 – Land at Crane Wood Farm



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Appendix 3.0 – Items of Machinery Owned by Applicant

Photo 001 – Loader tractor

Photo 002 – Trailer and lamb creep feeders

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Photo 003 – Loader tractor bucket attachment

Photo 004 – Loader tractor manure grab attachment

Photo 005 – Livestock trailer

Photo 006 – Cattle creep feeder

Photo 007 – Cattle handling crush

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Heath Farm, Budworth Heath,
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Photo 008 – Quad bike

Photo 009 – Sundry items

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Photo 010 – Sundry items

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Appendix 4.0 – Grant Funding Specifications

Pollutant priorities and pressures:

Pollutant priorities in the catchment as targeted by CSF:

Nitrate Priority: N/A

Pesticide Priority: N/A

Faecal Indicator Organisms Priority: High

Phosphate Priority: High

Sediment Priority: N/A

Flood Risk Management Priorities: No

Air quality Priority: No

Farm description: Extending to approximately 29 hectares, Cranewood farm supports a small beef herd of 33 and flock of approximately 150. Stock are bedded on straw when housed.

Pollutant pressures on farm i.e. water and air: Currently the yard surface is cracked and difficult to clean risking nutrients left in surface cracks to wash off to the adjacent open watercourse during rainfall. In addition an open handling yard and muck store within 20m of the watercourse are unroofed and posing similar risk.

The following options are approved by CSF for inclusion in a CS agreement:

CS Item / option	OS Map Ref	Field ref.	Max agreed total to be applied for	Unit of Measure (ha, m, m^2, units)	Additional notes to be included in agreement document e.g. description of item / option, what is being covered etc.
RP28	SD6645	9317	250	m^2	See (2) for approximate location

Roofing – Manure Midden & Slurry Lagoon

- Build a roof structure impermeable to rainwater
- Install guttering and drains to direct roof water to a clean water drain, soakaway or other usage such as livestock drinking, washing down facility
- Make sure that drainage works meet any building and local authority requirements
- Meet the requirements of the Silage, Slurry and Agricultural Fuel Oil (SSAFO) Regulations 2010 where relevant
- Meet relevant British Standards - examine copies of the most up-to-date standards for guidance
- Applicants must seek advice from the local planning authority before they apply, to check if they need planning permission to carry out the planned works

Reference Link:

https://www.gov.uk/countryside-stewardship-grants/roofing-sprayer-washdown-area-manure-storage-area-livestock-gathering-area-slurry-stores-silage-stores-rp28