Application for prior approval for a Grain Store

1.0 - Introduction

The following document outlines plans to erect a 120ft x 40ft x 16ft (36m x 12m x 5m) agricultural grain store for use as part of the expanding farming business, A. Sadowski & Sons. The agricultural holding (business) farms over 5ha as stipulated by Class A of Part 6 of the Town and Country Planning (General Permitted Development) Order 2015.

2.0 - Site Location;

Shed: 52.963629, -2.874261

OS Grid Ref: SJ413410

2.1 - Classification of the closest road

Classification: C Road - over 25 meters from road (**USRN:** 46900746)

3.0 - Description of proposed building

The proposed structure measures 120ft x 40ft x 16ft (36m x 12m x 5m) and will be used to store grain and other cereal crops produced/purchased by the farming business. The shed is to be made from a No.6 x 20ft bays, which is a steel frame with a pitched roof. The roof material is grey profile 6 fibre cement corrugated sheets. The sides are to be fully clad top to bottom with Juniper Green box profile to blend in with the general countryside. The building is to have an internal partitioning grain wall to allow for storage of multiple crop types, each side will be accessed via a 6m roller shutter doors at each end. The concrete walls will extend to 3m internally.

The proposed shed **DOES NOT** require an electrical or water connection.

3.1 - Why is it needed for the farming business?

The farming business has expanded quickly in the last few years and is now growing its own combinable cereal crops for sale or for use as cattle feed at its other sites, depending on the quality and market pricing. For any farm growing cereal crops for sale into the food chain, it is a requirement that the grain is stored in a hygienic environment, of which there are no facilities within the existing farming business for this.

Furthermore, the farming business purchases additional cereal crops such as feed Barley from other farms during the Winter months to be used as cattle feed. Currently, these are bought in as and when, which leaves the farm open to market price increases during the winter months. By building a dedicated grain store with separate storage bays internally, the business can purchase the crops during the harvest period where pricing tends to be lower. This investment in the grain store will allow the farm to hedge against wider grain pricing fluctuations and improve overall business efficiency at a time where economic pressure in the agricultural sector has never been higher.

3.2 - What is it going to be used for?

Grain Store – dry material only

3.3 - Why have we chosen that location for the proposed shed?

This location is equidistant between the business's current yards and operations, making it the best location logistically. In addition, it is within close proximity to land block the business has taken on for growing cereal crops, reducing the amount of road transport during harvest.

The site already has an existing farm track and good access gateway from the C road.

The land parcel is larger than the 1ha stipulated under the GPD

Is over 400m from the nearest residential building.

The two other farm sites have had approval and built agricultural buildings in the last 2 years, namely a straw shed and a machinery shed. Under the GPD rules no further development would be possible at these locations for 2 more years with the current m2 thresholds, which are 465m2 in Wales compared to 1,500m2 in England.

This location is the best choice based on the above factors.

4.0 - Summary

We believe the proposed plans for a grain store meet the requirements as per Class A of Part 6 of the Town and Country Planning (General Permitted Development) Order 2015. The proposed development is vital to the farm business to keep up with growth demands to ensure a viable, long-term security.

The appropriate fee has been included along with this prior approval application.