

**Agricultural Appraisal
for
Agricultural Grain Store
at
Land at Godington,
Oxfordshire**

**For
Miss J Adams (The Applicant)**

SBI:

**Prepared by
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- 1.1 Howkins & Harrison Chartered Surveyors received instructions from Miss Jo Adams, (the applicant) to prepare an appraisal to support the requirement of an agricultural grain store at Land at Godington, Oxfordshire.
- 1.2 This report has been prepared by Tayla Harding BSc (Hons) MSc, a rural practice surveyor with the firm of Howkins & Harrison, based at 98a Watling Street, Towcester, Northamptonshire, NN12 6BT. Tayla is a graduate of the Royal Agricultural University, having studied an undergraduate degree in Applied Farm Management and postgraduate degree in Rural Land Management, together with running a native breed livestock and farm of her own in Northamptonshire.
- 1.3 This report has been produced as a supporting document for a prior approval planning application and is confidential to the parties to whom it is addressed, and no responsibility is accepted to any third party for the whole or any part of its contents.
- 1.4 The purpose of this report is to provide an appraisal of the agricultural enterprises presently on site as well as the housing requirements of the current farming operations on the land to support the need for an agricultural grain store on site.
- 1.5 This report has been prepared following numerous meetings and site inspections with the applicants over the past year and with the use of recognised industry data.

2.0 BACKGROUND

- 2.1 The applicant, Miss Joanna Adams has recently purchased the agricultural holding which currently extends to 241.64 acres (97.79 hectares) of arable land in several parcels, situated on Mill Lane off the A4421 between the villages of Godington and Stratton Audley.

- 2.2 The applicant has recently purchased the holding and is currently establishing an agricultural business on the land, and hence the requirement for a new grain store on the site.
- 2.3 The applicant currently has no existing agricultural buildings on site as the holding is bare agricultural land as it was sold off from part of an existing, larger farmstead which retained the farm buildings.
- 2.4 The plan below gives an illustration of the farm layout.



- 2.5 As illustrated above, the proposed new grain store is in a logical position in relation to the layout of the land, but the location of the proposed new building is such that they can utilise an existing access. This position provides a level site in a suitable location.
- 2.6 The reason a new grain store is required is as follows:

The holding extends to 241.64 acres of arable land under varying cropping rotations and due to the soil quality and type suiting different crop types, the land will be growing a minimum of two different crops.

- 2.7 One m³ of wheat weighs approximately 790kg. Taking the total acreage of the holding at 241 acres multiplied by a yield of 3.5 tonnes of grain per acre = 844 tonnes in total.

844 tonnes multiplied by 1000 totals 844,000 kg then divided by 790kg totals 1,068m³.

Grain is generally stored in heaps no higher than 3m, so 1,068 divided by 3 = 356m².

This is the minimum floor area that will be required if there was no other space in the grain store to allow for barriers to store multiple crops, which this grain store will be utilised for due to at least two different crops being harvested on the holding which need to be stored separately to prevent contamination.

3.0 PROPOSAL

- 3.1 The application proposed is for a new grain store building to provide adequate storage of grain produced by the applicant.
- 3.2 The proposal is for a purpose-built grain store measuring 6.0m to the eaves, 8.38m to the ridge and 27.0m x 18.5m. The cladding will be a mixture of metal sheeting (green in colour to help the facility blend in) and concrete panels. This is normal for grain stores and felt appropriate to help the facility blend in.
- 3.3 While not a material consideration for the planning permission for the building, the financial impact on the business due to having to share storage with a neighbouring holding is significant and would take a toll on the business model as the costs associated with crop storage post-harvest is considerable and can have a considerable impact on crop assurance.
- 3.4 The capacity of the shed will be adequate to store a suitable amount of grain to enable the functioning of the farm as an arable holding.

4.0 CONCLUSION

- 4.1 Taking into account all the above factors and the needs of the applicant, it is considered that the agricultural operations fulfil the requirements for the justification for a new grain store on the holding at Godington.
- 4.3 An arable holding the size of this requires a modern grain store for adequate storage of grain and proposed is of suitable size and location to support the requirements of the applicant.

5.0 DECLARATION

- 5.1 This report includes all the facts which I regard as being relevant to the opinion expressed.
- 5.2 That opinion has been expressed following consideration of the evidence personated to me and based upon a good working knowledge of the Applicant.

Tayla Harding BSc Hons MSc

Date: 20th May 2022