

AGRICULTURAL JUSTIFICATION STATEMENT

SUPPORTING THE APPLICATION FOR
PLANNING CONSENT

for a

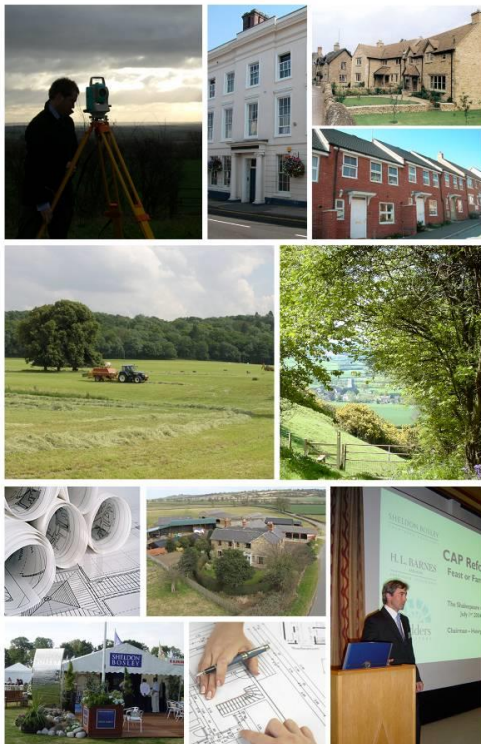
PROPOSED RANGE OF NEW
AGRICULTURAL BUILDINGS

at

HORNTON GROUND & MANOR FARM,
HORNTON, BANBURY, OXFORDSHIRE,
OX15 6HH

Produced for Mr Finlay Scott

Dated February 25th 2016



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1. INTRODUCTION

- 1.1 This report has been prepared to support the application for new farm buildings at Hornton Grounds Farm, Hornton, Oxfordshire.



2. LAND AREA AND OCCUPATION

- 2.1 Subsequent to the purchase of the farm Mr Scott has been expanding his agricultural enterprise and continually trying to improve yields of arable crops and diversify into new markets. This block of land at Manor Farm comprises a large proportion of the farming estate which totals approximately 159 hectares (393 acres). The farm is predominantly arable with approximately 125 hectares (309 acres) under arable cultivation, the balance being made up mostly of permanent pasture. The original farm buildings, mostly traditional barns were sold separately with Hornton Grounds Farmhouse.
- 2.2 At Manor Farm there is a small detached bungalow. Adjacent to which there is a very limited range of farm buildings.
- 2.3 Part of the holding comprises a former quarry now having been restored upon completion of the quarrying works. There remains an active stone cutting yard operated by Messrs Bennies with access over a good tarmacadam private road leading onto the A422 Banbury to Stratford Road.

3. EXISTING FARM BUILDINGS AND ACCESS

- 3.1 The existing farm buildings at Manor Farm comprise of:

<u>Building Description</u>	<u>Condition</u>
<p>I. General Purpose Cattle Building measuring 18.4m x 27.6m and comprises a four bay steel framed barn with a central section and lean-to's on both sides.</p> <p>The building is of basic construction incorporating some block work walling and Yorkshire boarding and corrugated asbestos cladding under a corrugated asbestos roof.</p> <p>There are cattle barriers and steel sheet doors to the front with a main central feeding passage open. The floor is laid to</p>	<p>The building is approximately 40 years old.</p> <p>There is general corrosion to the steel work and some of the corrugated asbestos sheeting and some of the steel sheeting to the doors needs to be replaced.</p> <p>If the feed barriers were to be replaced the building would then be serviceable but it is small, relative to modern day agricultural standards.</p>

<p>hardcore. Mains electricity and water are connected.</p> 	
<p>2. General Purpose Cattle Building measuring 19.4m x 27.5m having four bays of timber framed construction with a central section and two lean-to's. There are stone walls with some block work with some corrugated tin and yorkshire boarding under a corrugated asbestos roof. There are cattle feeding barriers and a hardcore floor. Mains water only is connected.</p> 	<p>The building is probably over 60 years old and comprises a poor quality structure requiring repair to roofs, gates, walls, feed barriers and cladding and has limited life expectancy due to the nature of its timber framed construction.</p>
<p>3. Grain Store measuring 17m x 13.8m and comprising three bays of concrete portal frame construction with concrete block walling and some stone walling. There is a lean-to of timber pole barn type with a corrugated tin roof. There is corrugated tin cladding, double timber frame doors with corrugated tin to the entrance and a corrugated asbestos roof.</p> <p>There is a concrete floor. Mains electricity is connected.</p>	<p>The building is in poor condition. There is some movement to the concrete block work, the cladding and roofs are holed, the concrete floor is spoiling and the building is of very limited capacity for modern farming needs.</p> <p>The concrete apron to the front is small and has broken up.</p> <p>This building is no longer suitable for modern grain storage purposes and would not comply under regulations under the Assured Combinable</p>



3.2 ACCESS

These buildings are accessed off a narrow country lane leading to the village of Hornton which is no longer convenient nor appropriate for the needs of modern agriculture and deliveries with HGV's.



4. PRODUCTIVE CAPACITY

4.1 ARABLE

Having regard to the productive capacity of the Holding it is estimated that the arable land could produce a maximum of 1,100 tonnes of winter wheat. However due to the changes in agricultural subsidy a minimum of 3 crops has to be planted. Therefore there is a greater need for a larger grain store to accommodate these different types of grain. Currently there are no facilities as referred to above which are adequate for this purpose and none which would comply with current Assured combinable crop standards for long term storage of grain. There are no existing drying facilities.

The grain storage facility could be constructed on an on floor drying basis with electric fan and heater bank or sustained by separate fixed grain drying facility.

Fertilizer storage will be required for some 60 tonnes Nitrogen based fertilizers (allowing for the spread of farm yard manures) and 35 tonnes of Phosphate/Potash compound.

A self-contained store is needed for the safe storage of chemicals.

A bunded tank is required for the storage of diesel

4.2 LIVESTOCK

A holding of this size could sustain and justify a range of buildings in addition to those required for grain storage. As detailed in this report there is a substantial area of permanent pasture (34 Hectares (84 acres)) which will

sustain a livestock enterprise. It is proposed to establish a beef fattening enterprise of up to 100 head being housed through winter months with younger store cattle turned out on summer grazing. Conserved silage would be baled and stored close to the new buildings and facilities are envisaged for bedding straw and hay storage on site. Some purchased feeds would be required to sustain such an enterprise. The existing farm buildings are not suitable in terms of location or size to sustain an enterprise of this type.

It is envisaged that farm yard manure would be collected on a straw based system stored on the farm and spread in compliance with current Nitrate Vulnerable Zone regulations.

5. SUITABILITY OF PROPOSED SITE

5.1 The site for the new building, adjacent to the existing stone cutting yard is preferred for new farm buildings given the new layout of the Holding principally due to the access required which is poor at Manor Farm. The existing service road to the stone cutting yard which gives access directly onto the A422 trunk road provides good access for HGV collections of all produce and bulk delivery of seeds and fertilizers. It is envisaged that access to the buildings from the farm would be made using existing farm tracks and field margins.

The site proposed is relatively flat and is not of prime agricultural quality having been part of the restored quarry.

5.2 NEW BUILDINGS

(Storage and livestock building requirements are as quoted in The Agricultural Budgeting and Costing Book (Nov 2015) published by Agro Business Consultants Ltd).

The new farm buildings will form a complete range of buildings suitable to service this holding. It is envisaged that such buildings would include space for limited machinery storage and workshop facilities. The following new buildings, with concrete yards and turning areas are envisaged:

5.3 GRAIN STORE

- As referred to above a store having a capacity of some 1100 tonnes is envisaged plus buildings for fan housing and ducting.
- Assuming grain walling of some 2.4m high a building of some 620m² is required (allowing 1.35m³/tonne).
- A building of 700m² is proposed to allow for sloping frontages to the grain in store and storage of mobile grain dryer.
- Proposed building dimensions: 8 bays 4.6m long x 19m wide.

5.4 LIVESTOCK

- A building of some 500m² is required to house up to 100 beef cattle including central feeding passage, assuming 1-2 year old store cattle for fattening.
- Building requirements to be assumed are 18.4m x 27.6m.

5.5 STORAGE AND GENERAL PURPOSE BUILDING

5.5.1 General Purpose Building

- A general purpose building is proposed for use as workshop, chemical store and machinery store, being approximately 300m².

This building may also serve for the storage requirements of the livestock

- Assuming storage requirements for
 - Hay are 6.5m³/tonne
 - Straw 8 m³/tonne
 - Fertilizer (stacked 2 bags high) 0.7m²/tonne.
- For a building to serve both storage and general purpose uses as identified above, a building extending to a total of some 500m² is required, assume 18m wide x 6 bays x 4.6m long.

5.6 FUEL STORE

Assuming 3 phase mains electricity is connected the principle fuel storage required will be for diesel. A bunded tank of some 4000 litres will be sufficient.

6. CONCLUSION

It can be seen from the description given that the existing buildings at Manor Farm are now mostly at the end of their beneficial useable life. The provision of a new range of farm building is desirable to satisfy the needs of modern agriculture. Given access constraints, redevelopment of the Manor Farm site is not suitable.

We are pleased to support the application for new farm buildings. This report provides evidence as to the justification for the size of the buildings and their location.

Signed..... EDWARD BEALE MRICS FAAV
For and on behalf of

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Dated: