

**T&A PICCAVER, HOME FARM, LITTLE SUTTON, LONG SUTTON, SPALDING,
LINCOLNSHIRE, PE12 9AJ**

**CONSTRUCTION OF BULK GRAIN STORE WITH ASSOCIATEC EXTERNAL WORKS AND
BULK LPG TANKS**

DESIGN AND ACCESS STATEMENT

Background and History

T&A Piccaver are a medium sized family farming company that have farmed in the South Lincolnshire Fens for several generations. The farm is a typical low lying silt land arable farm producing cereals and vegetables.

Crop Production

Since the erection of 2no. 600 tonne box potato store in 2006 T&A Piccaver have increased their potato acreage to over 70 acres, stopped growing sugar beet and concentrated increased investment in the potato crop and a growth in cereal production, particularly barley. Total cereal production is now well over 1,000 tonnes in an average yielding year.

Local Context

The success of the potato storage investment in 2016 has made the business self sufficient so that it no longer needs to share any operations with a neighbouring grower. There is currently no grain storage what so ever on the farm let alone a drying facility. Grain is currently harvested, brought back to Home Farm and 'dumped' on any floor space that is available to be picked up by the local grain merchant when convenient to them. This means that this grain is sold at harvest time at punitive harvest spot rates.

Site Location and Description

Home Farm is situated along Hundreds Lane in Little Sutton. It has a series of buildings comprising a large curved roof asbestos clad general purpose building, that is used as the grain 'dump' store, small traditional brick built workshop and general storage area within an old stable block and a series of multi span asbestos clad buildings for general open insecure machinery storage. In addition there are two above ground fuel storage tanks.

The site is fenced within a large grassed paddock, "The Nook".

Trial holes have been taken in the farmyard showing a good soil bearing capacity for construction purposes with infiltration rates suitable for the use of a swale type soakaway.

The existing landscape is mature with significant tree planting having being undertaken on the northern and eastern boundaries with additional planting carried out following the erection of the potato stores in 2006. The existence of very well defined site with good landscape features make the site ideal for further expansion with minimal visual or environmental impact.

The Design Proposal

Since 2006 potato storage has increased as proposed to over 1,750 tonnes leaving the farm over 500 tonnes short of potato storage.

As a result of the success of the potato storage construction the next generation are now well established on the farm and once again T&A Piccaver considers it opportune to construct their own grain storage facilities.

The proposal will allow:-

- Grain to be dried on farm and stored to maximise the returns when sold to market.
- The new building will allow up to 400 tonnes of potatoes to be stored short term and marketed before Xmas and thereby generate a positive cashflow at that time of the year.
- The existing hooped building will be released for more specialised grading and bagging machinery that has been purchased recently to enhance the added value of the crop and used and for the secure storage of other expensive agricultural machinery.

It is planned to erect a standard steel portal frame structure 30.48m long x 18m span and 6.4m to the eaves, all to match the appearance of the existing box potato store. It is considered a natural expansion of the yard. This will allow >500 tonnes to be stored in bulk at 3m level fill height each side of a central main air duct. Approx 50% of this capacity will be sold at potato harvest time to allow for the storage of 400 tonnes of potatoes stacked six boxes high from October to December. Both the sale of grain and potatoes will not be forced at harvest time with cash earned in October and December will assist business cash flow.

Grain will be retained by 3m high pre stressed concrete grain walling. The applicant has selected natural colour fibre cement for the roof and goose wing grey to the vertical cladding to best match the 2006 potato store. As with the existing building these colours blend well with the open skylines. It may be decided to insulate the roof in which case the roof will be Goosewing Grey.

Traffic Movements and Access

The existing gated access to the site constructed in 2006 continues to be maintained and provide excellent safe access to the site off a quiet side road. Since 2006 traffic production off the farm has reduced in intensity due to containment of the crop in house. This has been further reduced by barley replacing sugar beet. A comparative yield reduction from sugar beet at 25 tonnes/acre to grain at 3.5 tonne per acre. Approximately 45 less HGV movements per season.

Sugar beet has been stored in the yard and in fields along Hundred Lane. All the grain comes back to the farm yard to be temporarily dumped before collection by the grain merchant. It is this latter HGV traffic for grain that will change in profile from 40 loads at harvest time in for Three weeks in July and August to 20 in October and then 20 between the following January and June depending on the market. From the site plan it can be seen that there is plenty of room to enable tractor and trailers and HGV's to entre in a forward gear.

Visual Impact

As stated in 2006 the existing post and rail fence was moved to enclose the site which has been kept in a tidy and well managed condition ever since. As the proposed building sits behind the box potato store with good mature planting to the east and due to the level of the existing tree planting to the north and south around the site the natural open nature of the existing countryside, it is thought unnecessary to provide any further landscaping other than the top soils which will extend the existing grassed bunding.

Flood Risk and Surface Water Drainage

Trial holes on the site taken to 3m indicate 200mm of silt topsoil over dry compact sand without the ingress of any water whatsoever. A soakaway swale as detailed in the Frith-Blake Flood Risk Assessment will be used for the disposal of surface water all as detailed.

Noise

Grain to be dried and potatoes to be conditioned will be ventilated by axial flow fans housed in an internal enclosure which is not directly connected to the exterior of the building. The high level intake to the fan intake and the enclosure itself will be lined with acoustic material. All linings will be from 125mm acoustic grade glass/rockwool fibre. The nearest receptor is a residential property approx. 110 meters south west of the fan intake. With this level of attenuation it is expected that the fan sound level will be acceptable in the context of occasional operation during the crop drying season with proper consideration being given to the fact that the fans will operate during the night. The level would unlikely exceed 35dB.

In Conclusion

The construction of grain storage facilities is essential for the continued sustainability of this established farming business and the succession proposed. It will therefore allow the business to continue to be operated by the family alone as a least cost solution in the long term. The proposal sits well in the existing farmyard grouped with the existing farm buildings. It represents a large investment for the family to help secure the continuance of the next generation. It allows the potato operation to continue to be kept in-house, reducing the need for long and expensive hauls to outlying rented facilities. This has been an unexpected benefit from the 2006 expansion with additional staff being employed for the grading operation. The storage can be controlled in-house and provide for better quality to the market. Proper consideration has been given to ensure that this development has minimal impact on the local environment and the amenity of the area.