

Agricultural Justification Statement

for

Proposed Agricultural Grain Store.



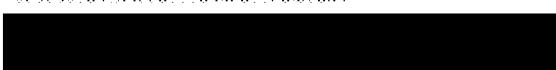
on

Park Farm, Park Lane, Aldingbourne,
Chichester, West Sussex, PO20 3TL

Date of Statement: 18th October 2024
Iain Skinner BSc(Hons), FRICS, FALA, MAPM
Principal



Skinner Holden Property Advisors and Planning Consultants
3 School Lane | Sledham | GU29 0NT
www.skinnerholden.co.uk

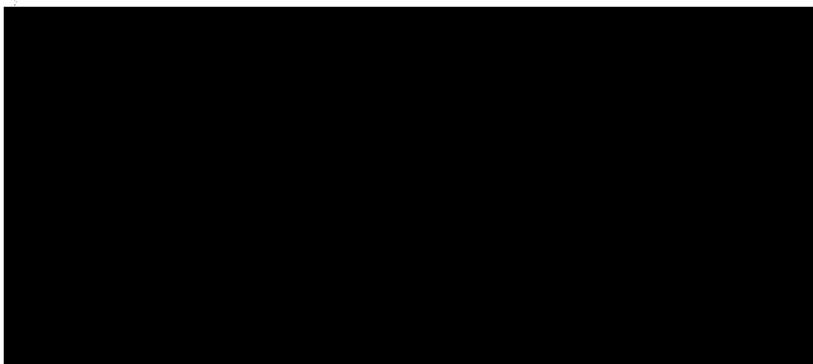
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1 Executive Summary

- The Gillbard family have farmed Park Farm for many years.
- Park Farm is a (mainly) ring-fenced agricultural holding which extends to about 380 acres (154 hectares), of which about 250 acres (101 acres) is arable, the remainder is woodland, pasture and a field of solar panels. The cereal crops are usually, weather allowing, grown to be sold for seed to merchants. Therefore, the farm needs to keep the seed on site until harvest is complete. The merchant will then collect the cereal seed within a couple of months.
- The farm aims to attain 4 tonnes of cereal seed per acre grown. So requires storage for 1,000 tonnes of grain (at 15% moisture content and a specific weight of 77kg/hl) is about 1,300m³. The repose angle of wheat is about 20%.
- As can be seen in the photographs in Appendix 2, the current storage arrangements are outdated and open to contamination by wild birds and rodents, with tight and dangerous turning and tipping dimensions.
- The proposed building will be 21 metres wide by 31 metres long. The design includes reinforced concrete panel grain walling to 2.9 metres. Allowing 2 metres circulation space at the front of the building, it has been designed to provide about 1,463m³ of storage space. The small amount of spare space is likely to be used for the storage of the loading bucket and machine during harvest and up to collection.
- The proposed building, sited within the holding, will provide a suitable grain storage for the arable enterprise, ensuring that machinery and cereal seed is stored in conditions compliant with the prevailing regulations and secure from vermin.



Signed
Dated: 21st October 2024

2 Introduction

2.1 Client

Mr Peter Gillbard, WH & D Gillbard, Park Farm, Park Lane, Aldingbourne, Chichester, West Sussex, PO20 3TL.

2.2 Location

Land off Park Lane, Aldingbourne, Chichester, West Sussex, PO20 3TL as shown on the plan attached.

2.3 Holding

Park Farm is a (mainly) ring-fenced agricultural holding which extends to about 380 acres (154 hectares), of which about 250 acres (101 acres) is arable, the remainder is woodland, pasture and a field of solar panels.

2.4 Status of Surveyor

Iain Skinner, the surveyor, is an independent external surveyor

2.5 Surveyor's qualifications

Iain:

- Is a Fellow of the Royal Institution of Chartered Surveyors having qualified in 1995.
- Is an RICS Registered Valuer.
- Fellow of the Agricultural Law Association.
- Holds a BSc(Hons) in Rural enterprise and Land Management from Harper Adams University.
- Holds a college diploma in agriculture from the West Sussex College of Agriculture.

3. Location

Park Farm, in the parish of Aldingbourne, near Chichester, in the county of West Sussex; is at the south-eastern end of Park Lane, to the north of the railway, 1 km west of Woodgate railway crossing.

Access to the fields is directly off of Park Lane.

Park Farm is 2 miles west of Westergate and 6 miles east of Chichester.

4. Description

4.1 The Park Farm is a (mainly) ring-fenced agricultural holding which extends to about 380 acres, of which 250 acres is arable, the remainder is woodland, pasture and a field of solar panels. It has been farmed by the Gillbard family for many decades.

4.2 Soils

4.2.i The Natural England Agricultural Land Classification Map defines the land as Agricultural Grade 2 – Very Good.

4.3 Topography

The site is generally level at 9.5 metres above sea level.

4.4 Hedges and boundaries

The external boundaries are mainly hedged. The farm benefits from extensive hedgerow trees.

4.5 The building has been sited on the northern side of the Park Farmyard, which gives good access for articulated grain lorries and tractor and trailer for the delivery and collection of grain. The other benefit is that there is already a built backdrop for the long-distance views of Park Farm from houses 400m+ to the north and east. The location is also completely obscured from the railway

5. Business Structure and Agricultural Justification

- 5.1 WH & D Gillbard is a family business farming Park Farm. The farm is predominantly an arable farm with diversified income from letting buildings to a dog training business and shop, some equine grazing and some solar electricity generations.
- 5.2 The cereal crops are usually, weather allowing, grown to be sold to seed merchants. Therefore the farm needs to keep the seed on site until harvest is complete. The merchant will then collect the cereal seed within a couple of months.
- 5.3 The farm aims to attain 4 tonnes of cereal seed per acre grown. So requires storage for 1,000 tonnes of grain (at 15% moisture content and a specific weight of 77kg/hl) is about 1,300m³. The repose angle of wheat is about 20%.
- 5.4 The proposed building will be 21 metres wide by 31 metres long. The design includes reinforced concrete panel grain walling to 2.9 metres. Allowing 2 metres circulation space at the front of the building, it has been designed to provide about 1,463m³ of storage space. The small amount of spare space is likely to be used for the storage of the loading bucket and machine during harvest and up to collection.
- 5.5 As can be seen in the photographs in Appendix 2, the current storage arrangements are outdated and open to contamination by wild birds and rodents, with tight and dangerous turning and tipping dimensions.
- 5.6 In the autumn and winter months, the building will be used for the storage of dressed seed corn and dry storage of farm machinery and materials used on the farm.

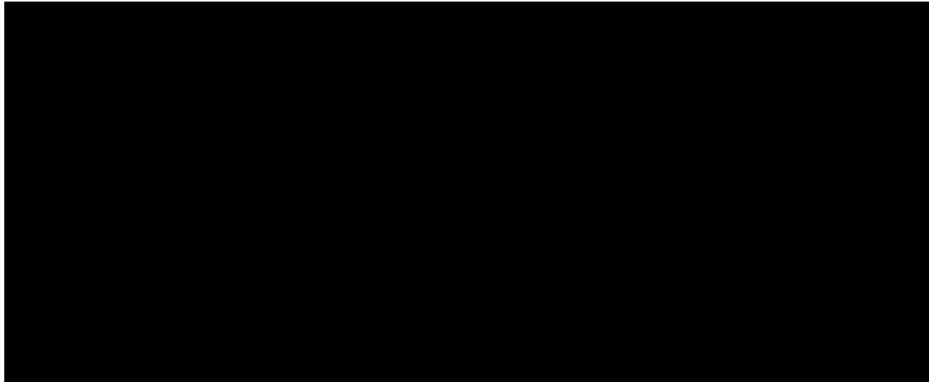
6. Conclusion

- 6.1 This Agricultural Justification Statement has explored the agricultural requirements for an agricultural grain store building to be sited on the land immediately to the north of Park Farmyard in the parish of Aldingbourne. It has considered the history of the ownership of the land, the existing agricultural activities and the planned agricultural and land management activities that will be undertaken in the future.
- 6.2 In considering the present and future activities the building has been designed to ensure that it provides suitable and compliant grain storage for the arable enterprise at Park Farm.
- 6.3 This statement finds that the building proposed is justified for the management of Park Farm for the sustainable agricultural use of the land.

7. Miscellanea

Applicant	Mr Peter Gillbard, WH & D Gillbard, Park Farm, Park Lane, Aldingbourne, Chichester, West Sussex, PO20 3TL.
Site	Proposed barn site, north of Park Farm, Park Lane, Aldingbourne, Chichester, West Sussex, PO20 3TL
Proposal	General farm building.
Instructions	In accordance with the quotation letter dated 7 th October 2024.
Source of Information	Information has been found on the: HMLR, MAGIC and other Government websites.
	I have assumed that all the documents and information provided and relied upon are true and correct.
Restrictions on publication	This Report shall only be used by the Clients for the purpose of submitting a planning application for an agricultural building at The Site. It shall not be used for any court proceedings. Should the matter be taken to appeal or Judicial Review Skinner Holden reserve the right to review the document. Additional charges at our hourly rate will be made for this service.
Third party liability, publication & intellectual property rights.	The whole or part of this statement or any reference to it shall not be included in any published document, circular or statement, nor published in any way, except as part of the Local Planning Authority's planning process. This Statement may not be used or relied upon by any third party, even if that third party pays for all or part of the fees. For the avoidance of doubt all intellectual property rights of this document remain with Skinner Holden Property Advisors Ltd

Signed & Dated

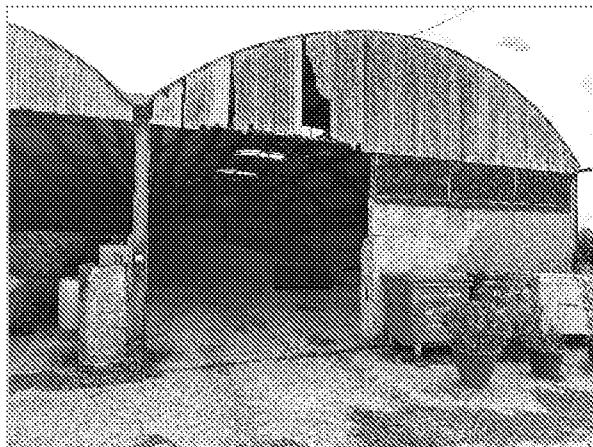


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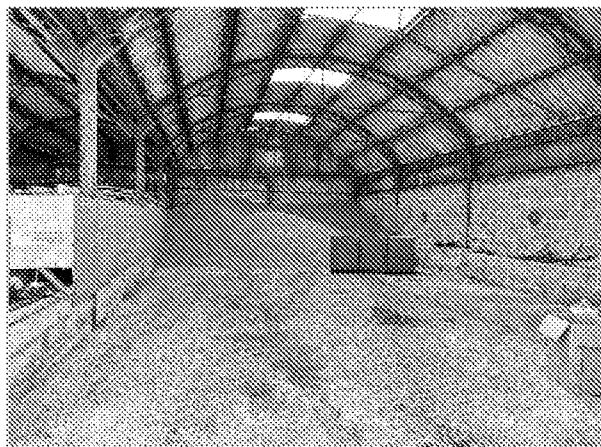
Date of Study – 18th October 2024.



Current grain storage facilities.



Current grain storage facilities.



Current grain storage facilities.



Redundant grain handling facility.



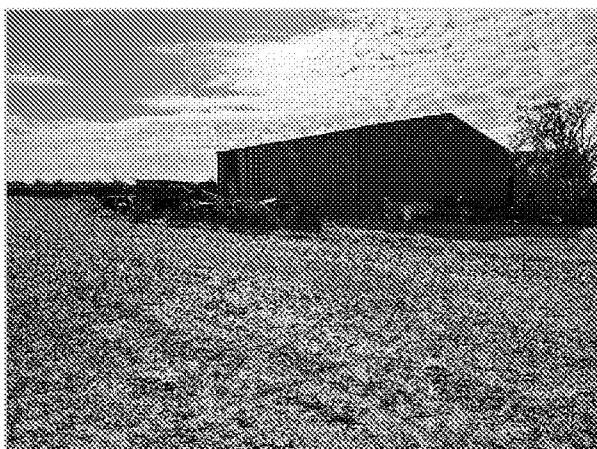
Redundant grain handling facility.



Proposed access to new grain store,
from southwest



Proposed access to new grain store,
from northwest.



Approximate location of proposed grain store
from west.



Approximate location of proposed grain store
from east.



Distant view of location of proposed grain store showing existing background.