

Supporting statement for agricultural development consisting of the relocation of existing farm yard manure storage, construction of new silage clamp and construction of new slurry lagoon incorporating importation and use of materials and all associated engineering works. Submitted by Mr O Martin & Danefold Farms.

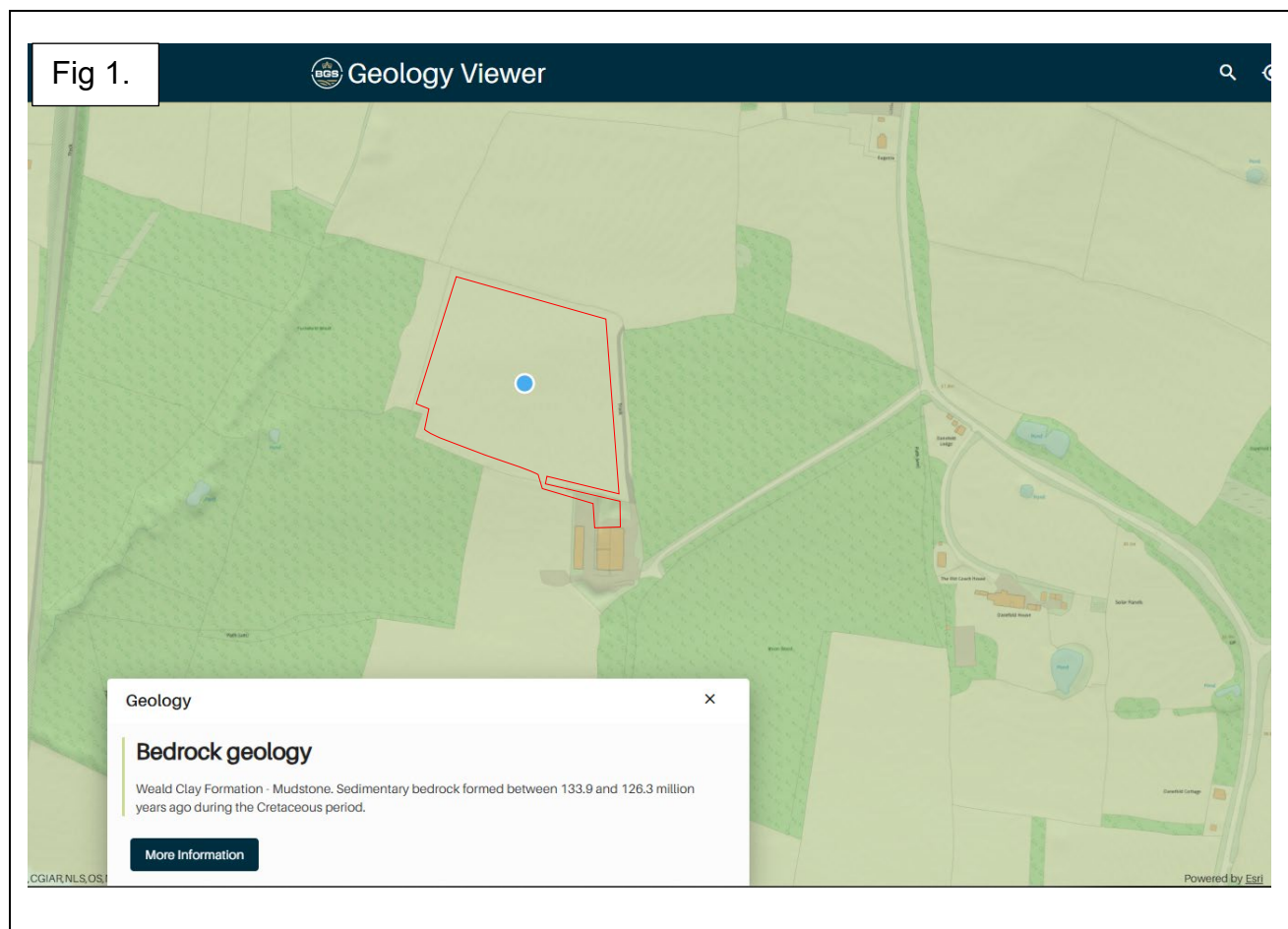
Following the determination of Prior Approval application reference DC/24/1873 as 'prior approval required and refused', this application is submitted to provide additional information to address both consultee and LPA comments received during and as a result of that application. Despite the development being seemingly acceptable in principle as permitted development and therefore necessary for the purposes of agriculture, the development was found not to comply with condition A.1(i) of Schedule 2, Part 6 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

While the development has not changed with every aspect remaining the same as DC/24/1873, this application is accompanied by and should be read in conjunction with the below additional reports:

- Arboricultural Impact Assessment & Method Statement 2685 Rev-01
- Flood Risk Assessment and Drainage Strategy RSPD 6126
- Preliminary Ecological Appraisal P10278PEA
- Bio Diversity Impact Calculation & Metric P10278BIC
- Landscape and Visual Impact Assessment hla 614R01

Site and surroundings:

Danefold Farm is a 80 hectare agricultural unit situated on Littleworth Lane equidistant between the villages of Cowfold to the East and West Grinstead to the West. The development site is an area of land adjoining the main farmyard area, the site is set back from the main road some 340m and bounded on to the East and West by mature woodland. Over its 200 year history the farm has served a number of different uses including arable and beef cattle, the unit is currently housing up to 240 cattle and is looking to increase this number in order for the farming business to continue to be viable in the everchanging economic and environmental climate. The development site within the farm has been chosen following the supporting guidance documents, Ciria C759 and Fact Sheet 5 for farmers due to its underlying geology being made up of impermeable Weald clay (Fig1.), and it being in close proximity to the existing farm infrastructure.



Proposed engineering works:

Works would commence by excavating the existing topsoil from the footprint of the site, this topsoil will be stockpiled on site to be used for final landscaping. Cut and fill operations will be carried out to begin forming the lagoon, key trenches will be dug at the perimeter of the lagoon before the earth banks are engineered in compacted layers, additional material capable of meeting the required permeability will be sourced and imported to be incorporated into these layers to make up the deficit in materials available on site. The silage clamp will be constructed by creating earth banks to facilitate the ARK agriculture patented SSAFO compliant concrete panel clamp storage system alongside the relocated FYM store, the existing non compliant FYM store will be decommissioned, deconstructed and relocated with the materials being re used in the development. Underground pipework will be installed to link the new storage facilities as well as existing yard areas with the new lagoon. Once groundworks have been completed, the previously stockpiled topsoil will then be re used to landscape the lagoon into the surrounding area. Works on site will be limited to 8am till 5pm Monday to Friday and 8am and 3pm on Saturdays, no works will take place on Sundays or public holidays. All materials brought onto site will be tested and certified recycled aggregates and locally sourced CL:aire DoWCoP suitable, non waste mineral material. Materials will be delivered to site by way of hgv's using the existing farm entrance and access road from Littleworth Lane.

Agricultural justification:

In order for the cattle business at Danefold farm to continue and eventually grow it is necessary for the current farm infrastructure to be modernised to ensure compliance with the everchanging regulation and legislation. A site visit with the Environment Agency on Oct 19th 2024 found that, in its current state, the farm has been found to be noncompliant with the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 (SSAFO). The current FYM store and slurry management system have been found to be a potential hazard and the ongoing use of plastic wrapped silage bales has become uneconomical. The development has been designed following site visits and helpful guidance from local Environment Agency and Catchment Sensitive Farming officers. The development has been designed to bring the farm inline with current SSAFO regulations (<https://www.gov.uk/guidance/storing-silage-slurry-and-agricultural-fuel-oil>) and ensure that every effort has been made to avoid any potential pollution or harm being

caused to the environment by any of the unavoidable, coincidental pollutants which are generated by agricultural businesses.