

**The Town and Country Planning
(General Permitted Development)
(England) Order 2015 –
Supporting Statement**



Planning Branch Ltd

**SITE: Bailey Ground Farm,
Seascale, CA20 1NG**

PROPOSAL: Erection of a Silage Pit

**APPLICANTS: Mr Mawson
May 2025**

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CONTENTS

INTRODUCTION	4
SITE DESCRIPTION	4
CONSTRAINTS	5
Flood Map & Drainage	5
Rights of Ways	5
Heritage Assets	6
Listed buildings / Schedule Monuments	6
Designations.....	6
SSSI	6
CONSULTATION.....	7
PLANNING HISTORY.....	7
PROPOSAL	7
LAYOUT, SCALE APPEARANCE AND DESIGN	7
LANDSCAPING	7
HIGHWAYS & ACCESS	7
ASSESSMENT	9
CLASS A – AGRICULTURAL DEVELOPMENT ON UNITS OF 5 HECTARES OR MORE.....	9
Permitted Development.....	9

INTRODUCTION

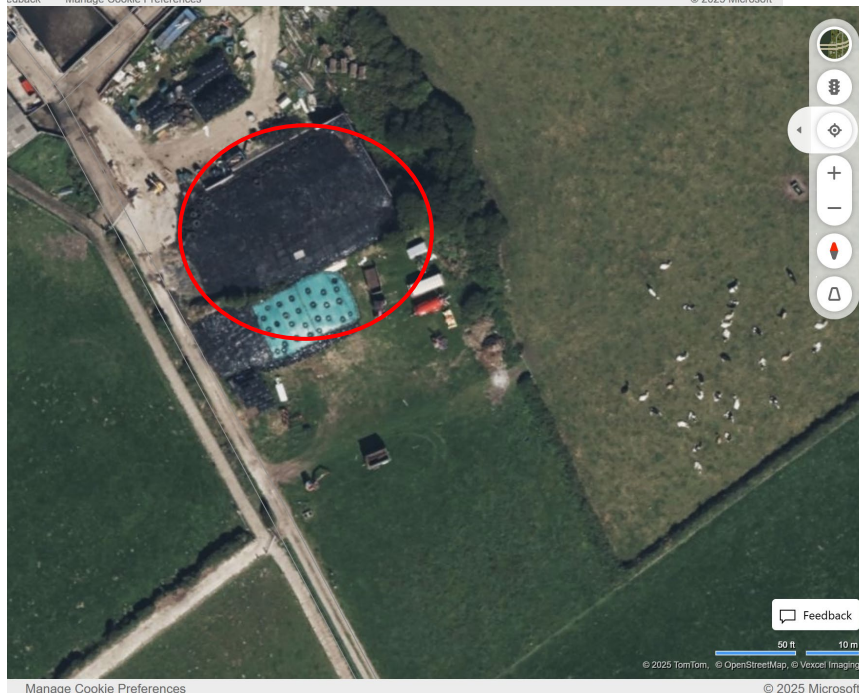
Planning Branch Ltd has been commissioned to produce this report in support of the proposed development at Bailey Ground Farm, Seascale. The proposal is for the roof over the existing silage pit.

SITE DESCRIPTION

The application site is located on Bailey Ground Farm. As shown below, the farm is located towards the south-east of Seascale and accessed off Santon Way. The proposed roof over of the existing silage pit is located to the southeast of the existing farm buildings.



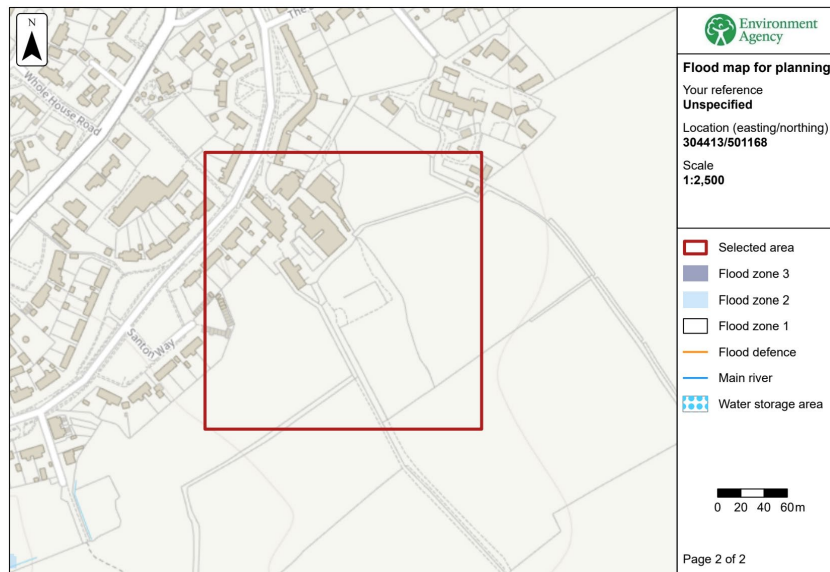
Bailey Ground Farm



Proposed Site

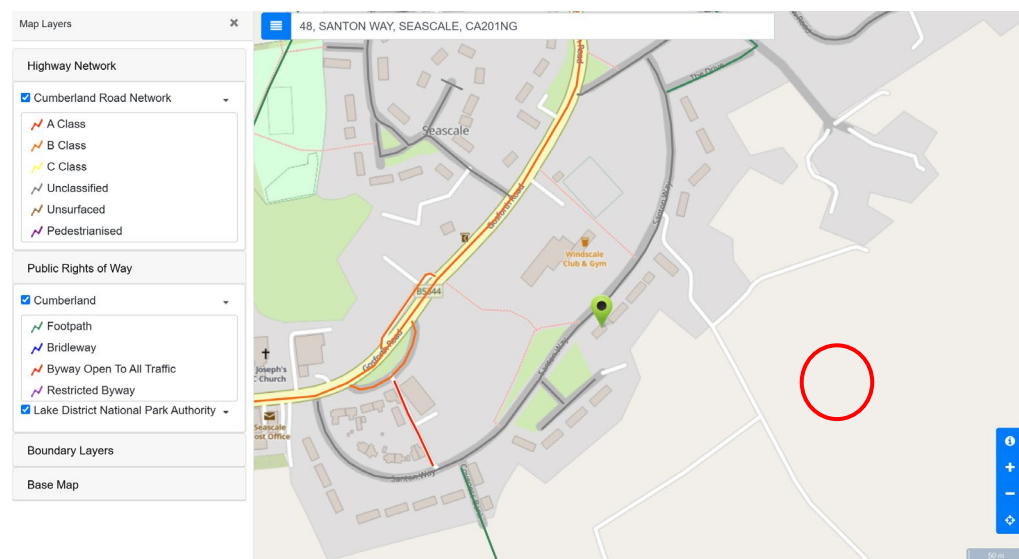
CONSTRAINTS

Flood Map & Drainage



As shown above, the application site is located within flood zone one and therefore flood risk is minimal. The silage pit would have a drain around the edge of the proposed silage pit to collect any silage effluent leaking from the silage pit and it is then diverted into the existing underground farm foul system.

Rights of Ways

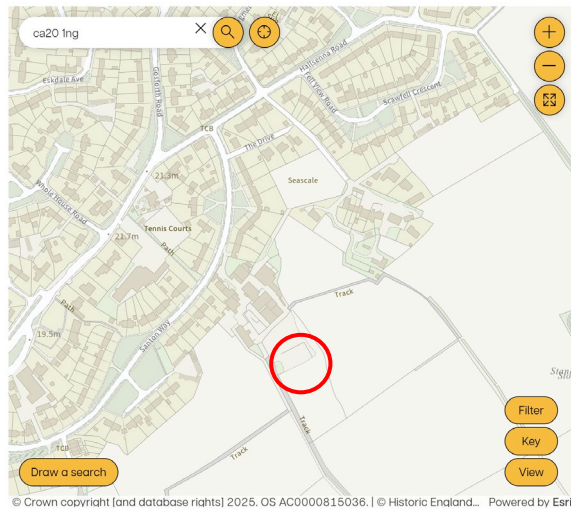


As shown above, the application site is located approximately 275m to the north east of a footpath. However due to the intervening distance and the

nature/siting of the proposed, it is considered there would be no adverse impact on the footpath. The site is over 25m from the nearest classified road.

Heritage Assets

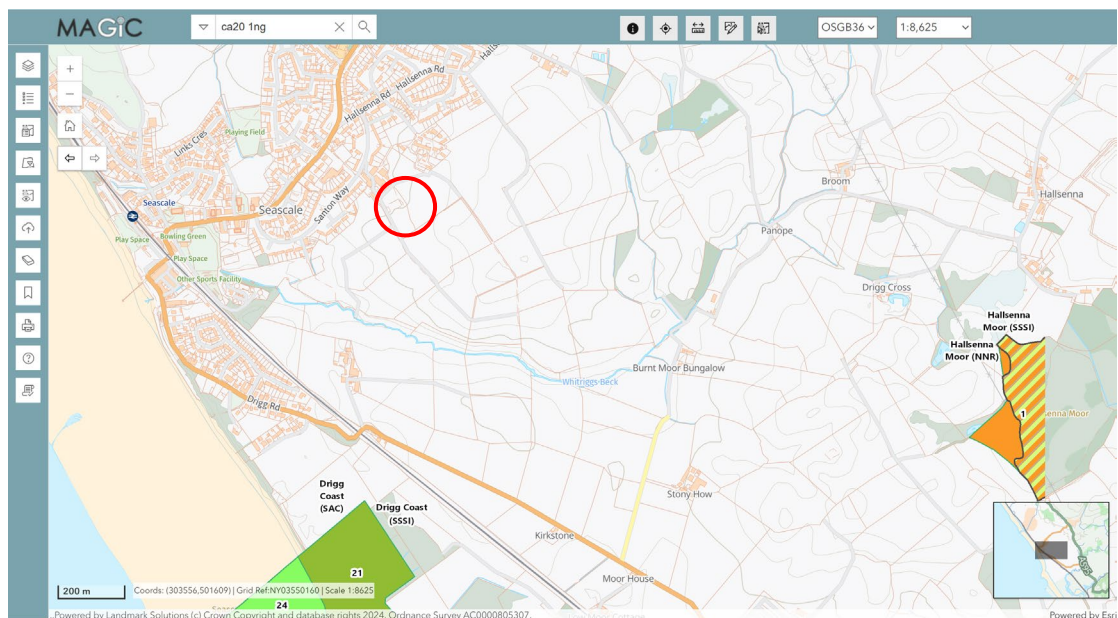
Listed buildings / Schedule Monuments



As shown above there are no heritage assets near the site.

Designations

SSSI/



As shown above, the application site is located approximately 840m from the Drigg Coast SSSI and SAC and approximately 1.7km from the Hallsenna Moor SSSI and NNR. Due to the intervening distance and land uses, it is considered that the proposal would not adversely affect the designated sites.

CONSULTATION

There has been no prior consultation.

PLANNING HISTORY

4/21/2482/0F1 - Proposed New Silage Building and New Pellet Bin Storage Container – Approved 13/01/22

4/22/2158/0F1 – New Agricultural Building Including Roof and Side Walks to Enclose Existing Silage Pit Plus New Concrete Yard Area - Approved 06/10/22

As outlined above, a similar scheme was approved in 2022 but not implemented within the three-year time period. This proposed scheme is the same location and size, with the main difference being the roof style and height. This change is due to changes in farming practices and machinery.

PROPOSAL

The proposal is for the erection of a silage pit.

LAYOUT, SCALE APPEARANCE AND DESIGN

The proposed silage pit would be approximately 41.6m by 32.6 in length. The roof would be a single pitch. The proposed building would be concrete lower walls and profile sheet upper.

LANDSCAPING

There is no landscaping proposed as part of this scheme.

HIGHWAYS & ACCESS

There are no intensifications or changes proposed to the existing access.

JUSTIFICATION OF THE HEIGHT OF THE BUILDING.

The height of the current buildings vary within the farmstead. However the other buildings on the farm are mainly livestock and machinery buildings where there is no requirement for the building to accommodate trailers tipping.

The existing silage pit is uncovered. However, due to farming changes which aim to reduce the waste of silage and environmental practices which aim to reduce dirty surface water runoff, silage pits now need to be covered.

The previously approved silage pit was a twin pitched roof which would have been less efficient allowing for less storage and causing the fermentation process to be interrupted. However, the proposed single 15degree pitched roof will allow for efficient farm practices to continue whilst reducing dirty surface water.

When filling a silage pit the trailers used as indicated on the images below. The silage is tipped into the silage pits and as the vehicle exits the building, the tipped up trailer slower lowers to its traveling position as indicated below.



Tipping position

As additional layers of silage are added to the pit the space between the roof and the top of the silage reduces. A trailer is still required to tip within the building therefore there needs adequate clearance above the top of the silage heap and the roof to avoid the tipped trailer hitting the roof structure. The silage also needs the air to be removed to aid in the fermentation process, which is done via a tractor driving over the silage heap to compress the silage pushing the air out. Tractor heights vary, however, with the size of the tractor needed to compress the silage, a sufficient clearance is required between the top of the silage and the roof. The height proposed allows for the above method of filling the silage pits.

ASSESSMENT

CLASS A – AGRICULTURAL DEVELOPMENT ON UNITS OF 5 HECTARES OR MORE

Permitted Development

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—

- a) works for the erection, extension or alteration of a building; or*
- b) any excavation or engineering operations,*

Which are reasonably necessary for the purposes of agriculture within that unit.

A.1 Development is not permitted by Class A if—

- a) The development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;**

The farm extends over 1ha.

- b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;**

Not applicable

- c) it would consist of, or include, the erection, extension or alteration of a dwelling;**

Not applicable

- d) it would involve the provision of a building, structure or works not designed for agricultural purposes;**

Designed for agricultural use.

- e) the ground area which would be covered by—**

- i. any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or
- ii. any building erected or extended or altered by virtue of Class A,

would exceed 1500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The total floor area is 1356.16m² thus below the 1500m²

- f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

no aerodromes within 3km

- g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

Maximum height of building is 11.6m

- h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The nearest road which is a C classification road is over 25m from the proposal.

- i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

Not to be used for livestock or slurry.

- j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

Not applicable

k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

- i. would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or**
- ii. is or would be within 400 metres of the curtilage of a protected building.**

Not applicable

CONCLUSION

In conclusion the proposal allows the farm to be improved in line with environmental regulations.