

A.3

Alex Jelley

BOROUGH OF KETTERING  
DEVELOPMENT SERVICES

**From:** Mike Holland [mholland@kingwest.co.uk]  
**Sent:** 18 August 2011 17:12  
**To:** Alex Jelley  
**Subject:** RE: KET/2011/0230 - PROPOSED NEW AGRICULTURAL BUILDING AT  
DESBOROUGH AIRFIELD  
**Attachments:** HANGAR 3 LAYOUT.pdf; HANGAR 1 AND PROPOSED NEW BUILDING LAYOUT.pdf

RECEIVED  
02 SEP 2011

KET 2011/0230

Dear Alex

Further to our recent conversations and time away from our respective desks, I am writing with further information in support of the above application as follows:

1. No other planning applications for agricultural buildings have been erected on the Estate in the last 5 years. To be specific, no new agricultural buildings have been erected on the Estate since the 1980s.
2. I attach two sketch drawings showing the general layout of the Estate's stores at Hangar 1 and Hangar 3 together with a proposed layout of the proposed new building.. This is based on standard storage rates for each individual crop per cubic metre (i.e. feed and milling wheat, oilseed rape and beans). The actual storage arrangement of specific crops may change from year to year depending on the cropping rotation and the weather at harvest where wet and dry commodities need to be kept separate until all commodities are dried.
3. The current production is approximately 5,000 tonnes of wheat (4,000 tonnes of feed wheat and 1,000 tonnes of milling wheat), 1,400 tonnes of oilseed rape and 480 tonnes of beans. These crops require separate storage. In addition, storage is required for machinery as well as the main arable inputs of fertiliser, seed and agrochemicals.
4. The Estate's current crop rotation is wheat (feed and milling), oilseed rape and beans. However, this new building will also provide further flexibility for additional crop separation enabling the Estate to develop a sustainable crop rotation in order to react to food production requirements not just in the short term but in the long term, by which I mean in over the next 25 plus years.. Without sufficient storage capacity for commodities and inputs, this is not possible. I refer you to my letter of 24 June setting out the commercial reasons why crop separation and traceability are critical to the financial performance of an arable enterprise
5. Based on the above crop rotation, the Estate would currently use approximately 570 tonnes of Granular Urea (Ammonium Nitrate) in 600kg bags and 175t of 0:24:24 Compound Fertiliser (phosphorus and potassium). The current HSE guidance for farm storage and handling of ammonium nitrate fertilisers sets out that stacks should be limited to a maximum of 300t, so in the Estate's case, the 570 tonnes above is split accordingly. The new building proposal will allow for the secure and covered storage of commodities and fertiliser either in the new building or in the existing hangar building.

The storage requirements based on the above cropping rotation/fertiliser requirements are:

Feed Wheat	5,400 cubic metres (1.35 cubic metres per tonne)
Milling Wheat	1,350 cubic metres (1.35 cubic metres per tonne)
Oilseed Rape	2,030 cubic metres (1.45 cubic metres per tonne)
Beans	560 cubic metres (1.17 cubic metres per tonne)
Fertiliser	520 square metres (0.70 square metres per tonne at 2 bags high)

In addition, it is necessary for the Estate to keep machinery secure and storage will be provided for combines, trailers, tractors and other agricultural machinery/implements within the existing and proposed new building depending on the layout of commodity and fertiliser storage in any one year.

With the proposed new building and the Estate's two other hangar stores, a total storage capacity at recommended storage rates (including allowance of separation of crops and maximum storage height recommendations) would provide approximately 4,685 square metres of building space on the Airfield available to the Estate's farming enterprise.

It is important to recognise that the Estate's requirement for this proposed new building also allows for increases in crop production levels over the building's life as new crop technology is developed.

7. The Estate's current purchasing policy is to take fertiliser onto the farm in July/August for application in March/April the following year and I refer you to my letter of 24 June setting out the commercial reasons for this policy.
8. The Estate's current commodity marketing policy means that commodities could be stored for 10 months of the year from harvest to May/June the following year in order to maximise returns.
9. The location of this proposed building, as referred to in my letter of 24 June, provides the Estate with the ability to centre its farming base on one site; reducing the level of vehicle movements across the Estate and in the locality and improving security as farm staff will be concentrated on this site rather than spread across the Estate. Given that the Estate's two grain stores are already located on this site, our view is that this site is the best site for the location of the proposed new building where the development has no impact on existing village centres and makes use of existing access; as opposed to either a site near to nearby villages or a greenfield site in an open field location, requiring new access and the connection of other services.

We have agreed that in order for me to explain the detail of the above, that we will meet on the Airfield at 3.30pm on Monday (22<sup>nd</sup>) as the Estate is in the middle of harvest and I hope this will assist in you being able to visualise the storage requirements set out above.

Do let me know if you have any immediate queries.

Regards

Mike

**M R Holland MRICS**  
**Director**  
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**From:** Alex Jelley [mailto:[AlexJelley@kettering.gov.uk](mailto:AlexJelley@kettering.gov.uk)]  
**Sent:** 20 July 2011 11:07  
**To:** [mholland@kingwest.co.uk](mailto:mholland@kingwest.co.uk)  
**Subject:** RE: KET/2011/0230 - PROPOSED NEW AGRICULTURAL BUILDING AT DESBOROUGH AIRFIELD

Hi Mike,

We will be needing some additional information I'm afraid.

- Could you provide us with a map indicating planning approvals for new agricultural buildings within the estate over the last 5 years.
- We need an understanding of the internal set up of the existing and proposed buildings - including an illustration of how the new drying plant will be positioned

- What form of crop production do the fields marked as arable involve? What are the storage requirements for this? How much fertilizer is required to service the amount of arable land indicated on your plan?
- What type of fertilizer are you planning to use, and how long can it be stored for?
- Re suitability of existing buildings: mark all buildings in the ownership of Rockingham Castle Farms on a plan. Indicate what each of these buildings are currently used for, and why they are not suitable for the storage use proposed.

Please ensure that everything is evidenced clearly, so that we can fully understand the situation and the justification for the proposal.

I appreciate what you're saying re being away, and can confirm that we will not issue a decision during that period. I think that given we have been in fairly constant discussion about the application, it is reasonable to take it beyond its target decision date to ensure that a sufficient level of detail I submitted to enable a robust decision to be made.

Let me know if you've got any questions

Regards

**Alexander Jelley**  
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**From:** Mike Holland [mailto:mholland@kingwest.co.uk]  
**Sent:** 12 July 2011 16:57  
**To:** Alex Jelley  
**Subject:** RE: KET/2011/0230 - PROPOSED NEW AGRICULTURAL BUILDING AT DESBOROUGH AIRFIELD

Alex

Many thanks for your email.

My main concern is being able to establish the likely outcome of the application before I leave on holiday i.e. if for some reason it was going to be refused, I would want you to hold off determining it until after my holiday so we can establish what further information was needed to answer any outstanding queries.

Likewise, if you have all the information you need and are likely to approve the application, then clearly my being away on the statutory determination date is not really an issue.

Many thanks for your assistance and I look forward to hearing from you in due course.

Regards

Mike

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**From:** Alex Jelley [mailto:AlexJelley@kettering.gov.uk]  
**Sent:** 12 July 2011 13:32  
**To:** mholland@kingwest.co.uk  
**Subject:** RE: KET/2011/0230 - PROPOSED NEW AGRICULTURAL BUILDING AT DESBOROUGH AIRFIELD

Hi Mike,

I am currently waiting on some comments from my senior colleagues regarding the information you submitted in answer to my questions. I think it unlikely that we will be in a position to issue a response by 22 July I'm afraid.

I am pushing for a response from my colleagues by the end of day tomorrow - so will be able to send you an email with our position at that point.

Thanks for your patience, I trust you appreciate that any delays are to enable us to ensure that you are able to justify the development to a degree that enables us to approve it.

Regards

**Alex Jelley**  
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**From:** Mike Holland [mailto:[mholland@kingwest.co.uk](mailto:mholland@kingwest.co.uk)]  
**Sent:** 06 July 2011 15:05  
**To:** Alex Jelley  
**Subject:** RE: KET/2011/0230 - PROPOSED NEW AGRICULTURAL BUILDING AT DESBOROUGH AIRFIELD

Dear Alex

Further to my email below, I have been reviewing my diary movements and I am conscious that I will be on annual leave from 22 July until 1 August i.e. I will be away on the statutory determination date of 28 July.

Is it likely you will be in a position to determine the above application prior to 22 July?

Regards

Mike

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**From:** Mike Holland [mailto:mholland@kingwest.co.uk]  
**Sent:** 24 June 2011 15:24  
**To:** 'alexjolley@kettering.gov.uk'  
**Subject:** KET/2011/0230 - PROPOSED NEW AGRICULTURAL BUILDING AT DESBOROUGH AIRFIELD

Dear Alex

Further to our telephone conversation earlier this week, please find attached our letter and accompanying plans in respect of the above application.

We are having problems with our OS data set on the plans so the field boundaries are not clear under the colour shading but I trust the plan is sufficient in any event in conjunction with our letter.

We look forward to hearing from you shortly

Regards

.Mike

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