



FOREFRONT

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Supporting Statement

**For replacement agricultural building
At New Hill Farm, Tickhill Lane,
Dilhorne, ST10 2PL**

1.0 Introduction

This Supporting Statement has been prepared to accompany a planning application for a replacement agricultural building. .

The statement includes:

- A description of the application site and its surroundings;
- A description of the proposal;
- A review of the national and local planning policies of relevance to the scheme; and an appraisal of the scheme against the relevant policy context

The Application Site and Surroundings

The application site is located surrounded by open farmland with the exception of the applicants own property. In addition there is a stone building which is the subject of a planning application for conversion to a holiday accommodation. The site lies within the Green Belt.

Development proposals

This is a full planning application for the erection of a replacement agricultural building to meet the needs of the applicants surrounding 5 acres of farmland. At present a flock of 20 sheep are owned by the applicant. In addition the applicant owns a tractor and requires storage for that and ancillary farm equipment/machinery

The building replaces a former building on the site with the same dimensions and footprint. The previous building had had no roof for some time and the walls had fallen down in the last 6 months.

The replacement building will have concrete block external walls to a height of 1.1 m with timber space boarding to the upper walls. The roof will be metal sheeting.

Green Belt Planning Policy

The adopted proposals map identifies the site as being located within the Green Belt, where the following policies are relevant.

Policy R1 sets out the approach with regards to Rural Diversification, which clearly states that development of this nature will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside. This policy makes clear that inappropriate development within the Green Belt, which is otherwise acceptable within the context of this policy, will still require justification by very special circumstances.

The National Planning Policy Framework (NPPF) states that

“89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry..
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.”

Policy SS6c of the adopted Core Strategy relates to the ‘Other Rural Areas Area Strategy’ and states that these areas will provide only for development which meets an essential local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The policy goes on to state that the Council will meet essential local needs by (amongst other) allowing the conversion, extension or replacement of an existing rural building in accordance with policies R1 and R2.

As this application proposes a replacement agricultural building, in the same position and to the same dimensions of a building that has recently collapsed, it is acceptable in planning policy terms notwithstanding its Green Belt location. The building will meet the agricultural needs of the applicant in farming the surrounding 5 acres. It will be used for livestock and agricultural storage.