Rob Duncan
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Mr. B. Haywood
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

23rd April 2019

Dear Ben

EXTENSION OF FARMYARD – HEATH HOUSE FARM, OSTLERS LANE, CHEDDLETON

On behalf of my client Mr. K. Carr I would be grateful if you would find enclosed a planning application which seeks consent to create an enlarged farmyard to the north of the existing complex of buildings at Heath House Farm, Cheddleton.

The applicant is an established farmer who engages in both arable and livestock farming. His land holding extends to some 62 hectares, of which 14 hectares are owned, with the remaining 48 hectares rented under secure tenancies. The applicant requires additional space within the farmyard in order to accommodate the storage of hay bales and various implements associated with the operation of the farm. The submitted proposal will serve to address that requirement. To facilitate the development, modest changes in land level are proposed across the site to create a flat area, which will be surfaced with compacted road planings. The area around the hardstanding will be graded up to the original level, with new hedgerow, shrub and tree planting undertaken in order to soften the impact of the development on the wider area. The boundary of the site to Ostlers Lane nevertheless already benefits from a mature hedgerow along its length, which provides an effective visual screen to the site from principal views in the locality.

The application site lies within the rural area, and is also designated as Green Belt. Policy SS6c of the Core Strategy supports development in the countryside which meets an essential local need and supports the rural diversification and sustainability of the rural area. Policy R1 of the Core Strategy adds that development in the rural areas outside of the development boundaries of the towns and villages will be assessed according to the extent to which it enhances the character, appearance and

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biodiversity of the countryside, promotes the sustainable diversification of the rural economy, facilities economic activity, meets the rural community need and sustains the historic environment.

The proposed expansion of the farmyard is considered to meet a local need, as it will support the sustainable growth of the existing farming enterprise, something which is explicitly supported by paragraph 83 of the National Planning Policy Framework. The proposal is also considered to be acceptable in the context of Green Belt policy. Paragraph 146 of the National Planning Policy Framework allows for the carrying out of engineering operations, provided that the development preserves openness and does not conflict with the five purposes of including land within the Green Belt.

The submitted proposal does not require the erection of any retaining structures on the site, with the land instead graded to create a more natural appearance. The development is furthermore flat and open in nature. As a consequence, the proposed development will not give rise to a loss of openness to the Green Belt and will not conflict with the five purposes of including land within the Green Belt. The proposal therefore amounts to an appropriate form of development within the Green Belt, in accordance with the provisions of policies SS6c and R1 of the Staffordshire Moorlands Core Strategy, and guidance set out within the National Planning Policy Framework.

I trust this proposal will be of interest but should you have any queries or concerns then I would welcome the opportunity to discuss them with you.

Yours sincerely

Rob Duncan
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