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Planning Statement
(including Design & Access)

In relation to

Full Planning Application
for
Extension to farm building for livestock housing

at

Little Lymford Farm
Tunstall Road
Bosley
Staffordshire
SK11 0PB

On behalf of

Agri-Tradaco UK Ltd

June 2019

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1.0 Introduction

1.1 Application Overview

1.1.1 The proposed development is the side extension of an existing farm building to house around 125 calves for indoor rearing.

1.1.2 The applicant runs a farming and equestrian business in the Staffordshire Moorlands.

1.1.3 The applicant currently owns approximately 20 acres and rents other land in the locality. .

1.1.4 The local authority approved in November 2018 a side and rear extension to the existing main building to provide straw, animal feed and farm machinery storage areas. More livestock space is required.

1.1.5 The calf housing extension will provide a number of pens to house young calves which will be reared for beef.

1.2 Scope of Planning Application

1.2.1 The scope of the planning application submission comprises the following documents, which should be read in conjunction with this planning statement:

- Application Forms
- Full supporting planning and architectural drawings
- Planning statement (this report)

1.2.2 This report is structured as follows: a description of the farm; the history of the farming activities and recent planning history; the requirement of the farming business; a review of the applicable planning policy; an analysis of the planning and technical issues; and in the final section we set out our conclusions on the weight given by the relevant planning policies, the need for the new building and guidance in the planning balance.

2.0 Farm Description

2.1 The land in question at Little Lymford Farm (see Location Plan at ***Appendix 2***) consists of approximately 20 acres of undulating, well maintained grass fields. There is already a small range of farm buildings which have been steadily improved and the applicant is are keen to farm sustainably, organically and to high environmental standards.

2.2 The land and buildings have a good access from an existing road access via an established hard track and planning approval has been awarded for a new track running along the northern side of the farm. The range of existing buildings are currently used for feed, livestock and machinery storage and housing; previously the former owner used the buildings and land for livestock (a commercial beef operation).

3.0 History

3.1 The land and buildings were acquired by the owner/applicant in September 2014. The owner already has an existing farming business in Belgium and over 15 years' experience in farming.

3.2 Over the past 5 years the applicant has invested substantial funds in improving the main range of buildings at Little Lymford Farm to provide good quality livestock and storage facilities. There is a need however for more livestock housing to help the farm become more financially sustainable.

3.3 In terms of planning history, permission was given in May 2017 for a new farm access track and in November 2018 permission was given under permitted development for a rear and small extension to the existing buildings for a straw, feed and machinery store.

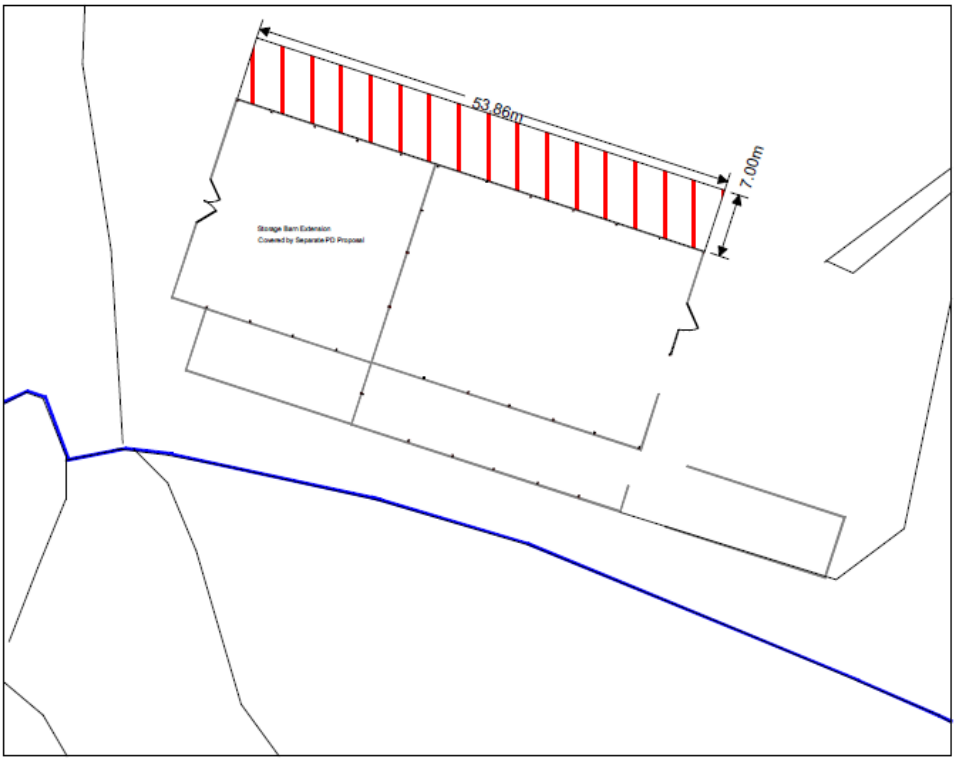
4.0 The Requirement

4.1 The owner/applicants wish to seek the relevant permissions to:

- Erect a matching side lean-to on the northern side of the main barn for calf housing

4.2 This statement relates to the new livestock building which will be a standard modern steel portal framed structure. This is shown in drawing reference 433-86c Plans 1 to 200 A1, a copy of which is provided at ***Appendix 3***. The site block plan shows the orientation of the new building and how it associates with the other existing buildings on the farm unit. The aerial image at ***Appendix 1*** shows the position of the proposed livestock housing.

4.3 The proposed livestock accommodation is approx. 53.8 m x 7.0 m with a single mono pitch roof (a lean-to structure). It will have concrete panel walls to 2m high and will be clad externally with green box profile sheeting to match the existing building. The main stanchions will be modern standard steel portal framed uprights, a natural coloured fibre cement sheet roof will match the existing roof panels and allow the building to blend into the locality. The building is of an appropriate size to provide the required livestock housing (approx. 125 calves). The site layout plan is shown below:



4.4 The proposed new building will seamlessly link onto the existing building within the farmstead grouping and the green cladding to ground level will hide the existing concrete panel walls and improve the building's local setting. The development will provide improved housing facilities more suited to modern farming practices while providing appropriate welfare standards for the livestock and improving the viability of the business.

5.0 Planning Policy Context

5.1 Introduction

5.1.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that proposals are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises those local planning documents which have been the

subject of examination in public or testing through public inquiry, and are adopted having been through the due processes.

5.1.2 The application site falls within the administration boundary of Staffordshire Moorlands District Council and the statutory development plan is comprised of the following documents:

- The adopted Core Strategy (March 2014)
- The New Local Plan (submission version 2018 (not yet adopted))

5.1.3 In addition to the statutory Development Plan, applications should also be assessed against the National Planning Policy Framework (NPPF(2019)), which is a material consideration in any determination.

5.2 Statutory Development Plan

The Staffordshire Moorlands Core Strategy (March 2014)

5.2.1 This document addresses the key spatial development issues for the Borough and provides a strategic planning policy framework for how the Borough will develop physically to 2026. Central to all of the policies contained within the Plan is the principle of sustainable development.

5.2.2 Key policies of relevance to the extended farm building at Little Lymford Farm include: ***Spatial Policy SO6 –*** which has the aim of maintaining and promoting sustainable regenerated rural areas and communities with access to employment opportunities, housing and services for all. See ***Appendix 5***.

Paragraph 8.8.1 states that "*There is a particular need in the District to support the rural economy, enable farm diversification and support rural communities*".

The Staffordshire Moorlands Local Plan – Submission Version (2018)

5.2.3 This document supports sustaining the rural economy. The document confirms that the farm at Little Lymford is within the green belt and that national policies in the NPPF provide guidance on this designation.

5.2.4 Overall, the proposal accords with the relevant policies within the Plans for the Staffordshire Moorlands. It will deliver the extension of an existing farm building, that will help to generate rural economic benefits, located on the site of an existing farm. The new building will be built from modern farm materials, benefitting a local construction firm and it will respect and protect the natural landscape. The northern elevation will be clad to ground level which will enhance the visual quality of the existing farm building.

5.3 National Planning Policy

National Planning Policy Framework (NPPF)

5.3.1 At the heart of the NPPF is a '*presumption in favour of sustainable development'*, a '*golden thread*' running through the planning system in the plan-making and decision-taking process. Through the plan-making process local authorities are encouraged to positively seek opportunities to meet the development needs of their area.

5.3.2 The National Planning Policy Framework (2019) states that planning policies should support economic growth in rural areas and a prosperous rural economy. This will help to create jobs and prosperity. Policies in new Local Plans should support the sustainable growth and expansion of **all types** of business and enterprise, including agricultural diversification.

5.3.3 The proposed livestock building extension meets the three key pillars of sustainability: economic, social and environmental. The building meets the guidance set out in the NPPF which states that planning policies should enable well-designed new buildings.

5.3.4 In terms of economic growth the government and Staffordshire Moorlands Council are committed to securing economic growth, with the planning system encouraging sustainable growth. The building extension will have a number of economic benefits, there will be employment in the erection of the new building and economic benefits for the agricultural business in having a new building that can house the applicant's livestock. The produce will be sustainably produced and where possible sold to local customers, helping to reduce food miles and encouraging consumers to source locally produced products.

5.3.5 Regarding social benefits the new business will support a local farming business which will have wider social benefits.

5.3.6 Environmentally the site already has an existing farm building complex and therefore this is not a greenfield development. The new building will have a better appearance than the existing structure. There are no designated sites that will be affected by the development (see later sections of this report) and the building is designed to fit into the locality and orientated so that the principle view (northern elevation) will be clad to the ground which will help set the structure into the landscape.

5.3.7 The farm is located in the green belt area. New buildings for agriculture are not inappropriate in these areas. Paragraph 83 of the NPPF is also important in this case and reads:

"*Planning policies and decisions should enable:*
a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses";

5.3.8 ***Summary – National Policy***: the proposed farm building extension aligns with national planning policy through promoting a sustainably located scheme on an existing developed site. The farm has good access to the wider road network and would deliver economic, social and environmental benefits to the site and the wider Staffordshire Moorlands district as a whole, in line with national policy objectives.

6.0 Planning and Technical Assessment

6.1 The proposed development is for the erection of a farm livestock building extension. We have undertaken pre-application consultations with the local authority and assessed the location of the site and the principle constraints that may relate to it. The assessment has confirmed the following:

- The location of the building falls outside the notified Flood Zones (2 & 3)
- No rights of way appear to exist across the site
- The site falls outside the Staffordshire Historic Monuments records
- There are no records of any Tree Preservation Orders on the site
- The site is not affected by any safeguarding direction
- The site is located in the green belt and special landscape area.

6.2 A flood risk assessment is not required. The site falls within Flood Zone 1 and as such the land is not at risk of fluvial flooding. Drainage of the building extension building would go to existing drains on the farm. To show the site is located in Flood Zone 1 we have provided a flood risk plan at ***Appendix 6***.

6.3 The principle of the development is acceptable. The scheme is for the extension of an existing farm building on an existing farm unit. The application accords with the local plan and the NPPF and thus planning permission should be granted without delay.

6.4 Local amenity – the amenity of local residents will not be adversely affected. The farm already exists and has supported in the past cattle breeding and rearing. The proposed use of the extended building is for calf rearing which will help to maintain the sustainability of the unit.

6.5 Ecology and biodiversity – the NPPF contains a series of policies relating to the natural environment. The site currently consists of an existing farm building, some grassland of generally low ecological interest, hedgerows and areas of hardstanding. Opportunities for wildlife on the site are considered to be limited. The extended building will not affect any existing habitats and will utilise a rough area of land alongside the existing buildings.

6.6 Ground conditions – the site consists of the existing farm building and an area of farmland currently down to improved grass. Ground conditions are entirely suitable for the construction of an extension to the existing farm building which will be undertaken by erecting a steel portal frame off the existing steel frame with appropriate cladding and roof, together with a concrete floor slab and concrete panel walls to 2m height.

6.7 Highways and access – the site is part of an existing farmstead with an existing access along Tunstall Road. Planning permission has been approved for a new farm access to the north of the existing which will run along the northern boundary of the farm. The local lanes serve other rural businesses and there is good access to the main road network (A523) within less than a mile. The extended farm building will not create large volumes of traffic movements. The applicant will be rearing calves for sale in batches with occasional deliveries of new stock and transport of stock off-site.

6.8 Visual impact – the farm already supports a range of buildings. The proposed extended livestock shed will actually improve the visual impact of the existing buildings as the roofline will continue into the new lean to roof and the whole northern elevation will be clad in green box profile sheeting down to ground level. Currently the side view of the building is divided into cladding and concrete panel walls. The green cladding will help the building blend into the landscape and improve its overall visual qualities (see existing and proposed elevations at ***Appendix 3***).

7.0 Owner/ Applicant Relevant Agricultural Credentials

7.1 In support of the application we have also produced a brief statement on the owners' agricultural credentials. The Owner/Applicant Mr Cornez has been involved with farming for over 15 years both in Belgium and the UK. In that time, he has worked with a variety of livestock including cattle, sheep and horses and has a well-established business.

8.0 Conclusions

8.1 Summary and Conclusions

8.1.1 This planning statement has been prepared to support a planning application for the erection of a new farm livestock building at Little Lymford Farm. The building will extend the existing farm building on the unit. The scale and design of the building is shown at ***Appendix 3***. The building is required to provide modern livestock housing as the unit needs more livestock accommodation and the calves will be indoor housed.

8.1.2 Planning legislation requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration and fully supports economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;

- promote the development and diversification of agricultural and other land-based rural businesses;

8.1.3 The proposed scheme at Little Lymford Farm meets these aims and meets the policy guidance set out in the Plan for Stafford Moorlands District. The proposed development will utilise the existing

farm access and ultimately the new access when complete and will complement the existing farm buildings and will help to maintain an existing agricultural business.

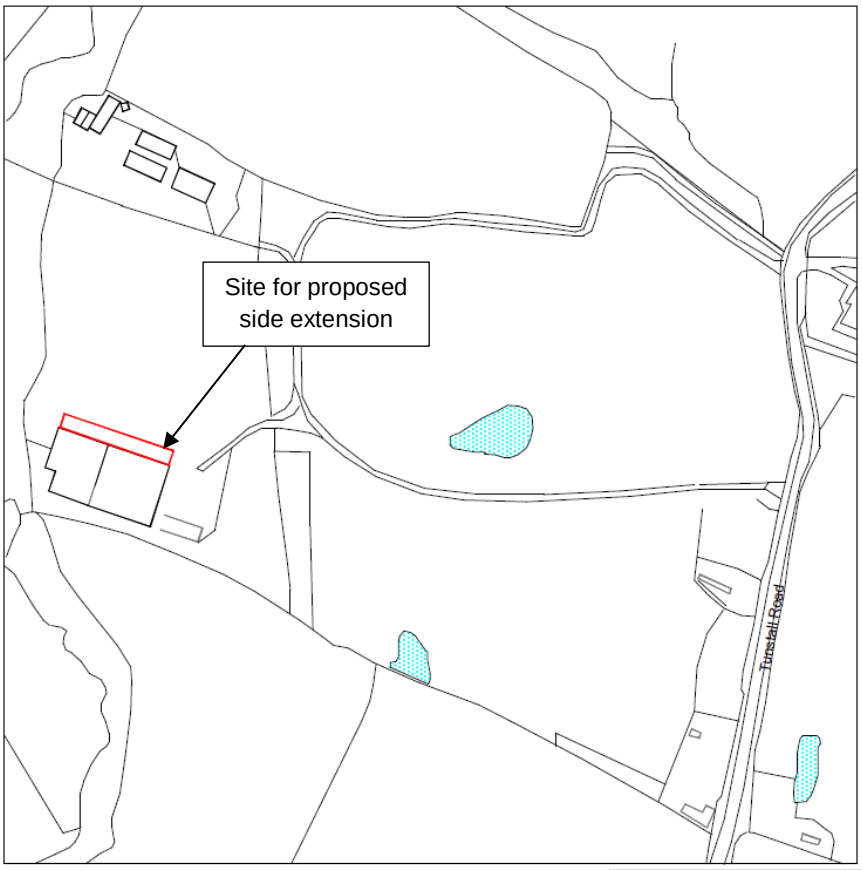
8.1.4 This statement and the supporting plans and information demonstrate that the application positively meets the Staffordshire Moorlands development plan as well as national planning objectives and is a sustainable development which respectfully should be granted planning permission subject to appropriate and reasonable conditions.

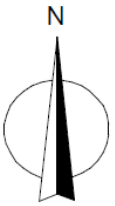
Appendices

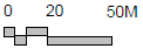
1) Aerial Image of Site



2) 1:2500 Ordnance Survey location map







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Location Plan 390664 364873
Little Lymford Farm,
Tunstall Road, Bosley, Staffs. SK11 0PB.
Scale 1 to 2500
Date July 2019
433-86L Location Plan 1 to 2500 A4

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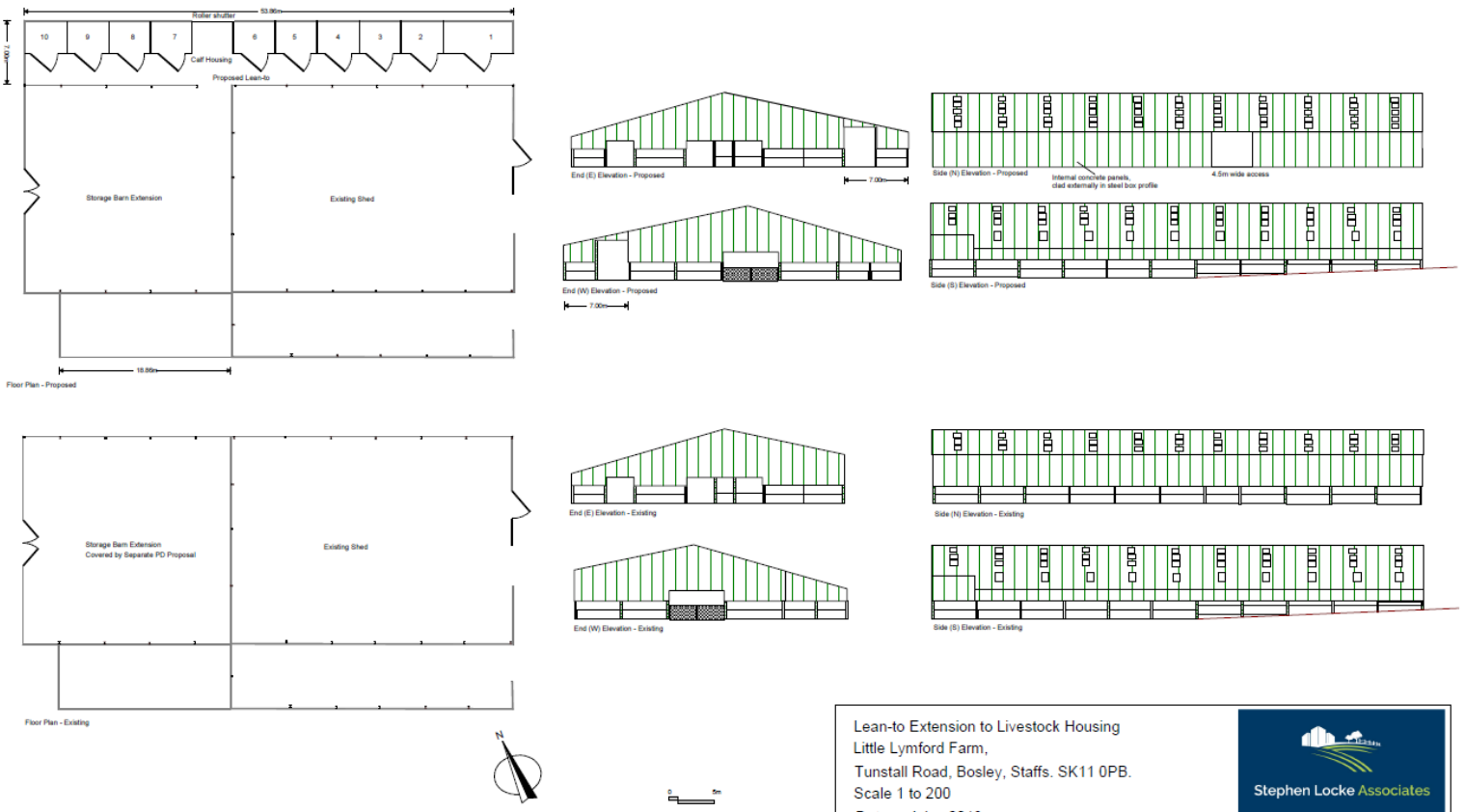
3) Elevations and floor plan for new extended livestock shed



Lean-to Extension to Livestock Housing
Little Lymford Farm,
Tunstall Road, Bosley, Staffs. SK11 0PB.
Scale 1 to 200
Date July 2019
433-86c Plans 1 to 200 A1

Stephen Locke Associates

4) Photographic information



1. Interior of main building



2. Image of farmland

5) SMDC Policy – Core Strategy

8.8 Rural Policies

Spatial Objectives

SO6. To maintain and promote sustainable regenerated rural areas and communities with access to employment opportunities, housing and services for all.

6) Flood Risk Assessment Report

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
SJL/1513/01	**390677/364850**	**26 Feb 2019 8:46**

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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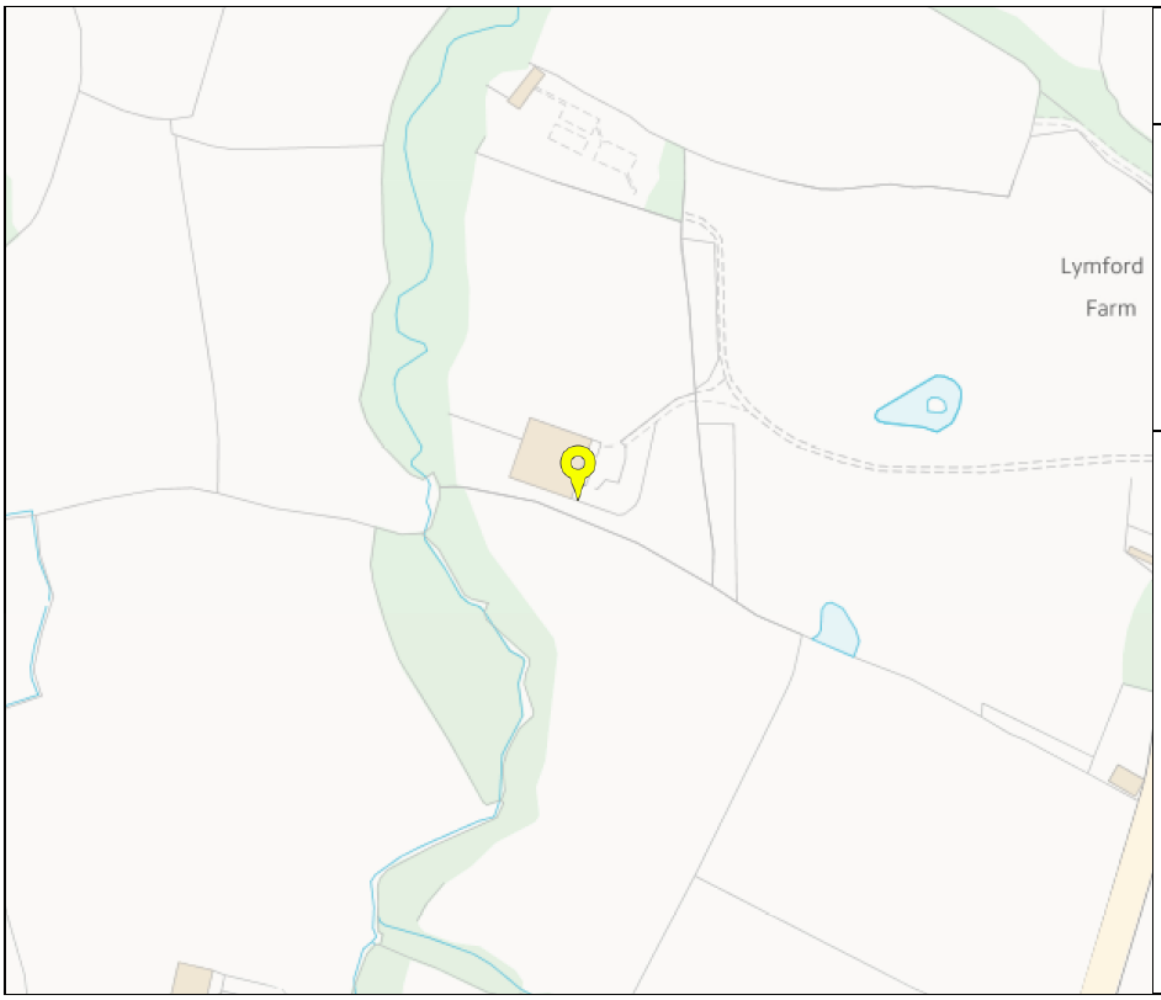

Environment Agency

Flood map for planning

Your reference
SJL/1513/01

Location (easting/northing)
390677/364850

Scale
1:2500

Created
26 Feb 2019 8:46

- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 20 40 60m

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