Rob Duncan
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Miss. A. Berry
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

11th September 2020

Dear Ailsa

ERECTION OF AGRICULTURAL SLURRY STORE – LAND AT BROOKHOUSE FARM, CHEDDLETON

On behalf of my clients Mr. & Mrs. Moseley I would be grateful if you would find enclosed a planning application for the erection of an agricultural slurry store on land at the above farm.

The application site lies within the rural area, and is also designated as Green Belt. Within the Green Belt there is a presumption against the erection of new buildings, unless it is for one of the exceptions listed within paragraphs 145 or 146 of the National Planning Policy Framework (NPPF). The erection of buildings for agriculture is identified as one such exception within the Green Belt, and consequently the proposed slurry store is considered to constitute an appropriate form of development in the Green Belt (paragraph 145(a) of the NPPF refers).

Associated with the construction of the slurry tank are some changes to ground levels, with the existing slope to be cut back and reduced as per the section drawing accompanying the application. Such works amount to engineering operations that will not materially affect the openness of the Green Belt, as no retaining structures will be required, and consequently are also considered to constitute an appropriate form of development, in accordance with paragraph 146 of the NPPF.

Policy SS10 of the recently adopted Local Plan supports development in the countryside which meets an essential local need and supports the rural diversification and sustainability of the rural area. The applicants currently operate a dairy farm at a Staffordshire County Council farm at Whitgreave, Nr. Stafford. The tenancy at that farm is coming to an end (March 2021) and the applicants are in the process of relocating their dairy herd to Brookhouse Farm. They currently have some 500 dairy cows but owing to the reduced capacity of buildings available at Brookhouse Farm,

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this will be reduced to approximately 300. The land holding at Brookhouse Farm extends to some 76 hectares but does not have a slurry store. Slurry stores are essential in order to prevent run-off from fertilizer spreading into watercourses during the winter months, in line with Environment Agency requirements relating to the MVZ Nitrate Vulnerable Zone within which the site is located. There is consequently an essential agricultural need for this proposal in line with the requirements of policy SS10 of the newly adopted Local Plan.

The proposed slurry store is to be located on a parcel of land the south of the existing farm, with vehicular access taken via an existing track that connects with Brookhouse Lane to the east. The proposed slurry tower will stand to a height of 4.4 metres and will have a circular form / layout as is typical of such facilities. The landscape to its south rises up such that the development, even with its proposed ground level alterations, will be seen and read against the backdrop of the hillside and vegetation beyond. The proposed Olive Green finish of the tank (RAL 6006) will further assist in assimilating the development into its rural surroundings. An existing band of trees / hedgerows along the northern perimeter of the site will furthermore assist in softening the visual impact of the slurry tank from Brookhouse Lane and the public footpath (Cheddleton 18). The proposed development is therefore considered to be in accordance with the provisions of policies DC1 and DC3 of the recently adopted Local Plan.

As a result of the above I submit that there is a compelling case for planning permission to be granted, but should you have any queries or concern in respect of this matter then I would welcome the opportunity to discuss them with you.

Yours sincerely



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