

PLANNING, & DESIGN & ACCESS STATEMENT

**PROPOSAL : ERECTION OF GENERAL PURPOSE
AGRICULTURAL BUILDING FOR STORAGE OF
HAY, STRAW, FEEDSTUFFS, MACHINERY &
LIVESTOCK**

**ADDRESS : UPPER PARK FARM, PARK LANE,
IPSTONES, ST10 2NE**

APPLICANT : MR A & MRS J WILSON

DATE : MARCH 2022 JOB No.: 2021-2663

CONTENTS:

1.0	INTRODUCTION
2.0	SITE DESCRIPTION
3.0	PROPOSAL
4.0	PLANNING POLICY
5.0	ASSESSMENT
6.0	CONCLUSION

INTRODUCTION

This statement is submitted in support of a full planning application for the erection of a general purpose livestock building at Upper Park Farm, Park Lane, Ipstones. The application has been submitted by Sammons Architectural Ltd on behalf of Mr A & Mrs J Wilson and is accompanied by drawing numbers 2021-2663-01, 2021-2663-02A, 2021-2663-03A and 2021-2663-04 which should be read in conjunction with this statement.

This planning statement analyses the site and the context in which the application is made demonstrating that the proposed agricultural building is required to meet a genuine agricultural need and that its size and scale is commensurate with the land holding which it serves. Furthermore, it provides an assessment of the impact of the proposed building on the character and appearance of the application site and the wider surrounding area and considers the impact on residential amenity and highway safety.

SITE DESCRIPTION

Upper Park Farm is a 4.63ha smallholding which occupies a relatively isolated and exposed hillside location within a semi-moorland setting on the northern side of Park Lane. It comprises of a detached 'L' shaped farmhouse with a range of traditional outbuildings to the rear. The application site is served by a narrow track which leads directly off Park Lane. For the purposes of the development plan the application site lies outside any designated settlement boundary within the open countryside.

PROPOSAL

This is a full application which seeks consent for the erection of a general purpose livestock building. The proposed building, which would measure 13.716m long x 9.144m wide, would have an eaves height of 4.1m and an overall ridge height of 5.25m. It would be constructed from a portal frame which would be clad with concrete panel walls with treated timber Yorkshire boarding under a natural grey fibre cement roof. Rooflights would be provided within the north eastern elevation of the building with solar panels on the south western. The proposed building would have a single opening in the centre of the south western elevation. It would be sited in the northern corner of a larger field to the west of the farmhouse on the opposite side of the access drive as shown on the submitted location and block plans. A small yard area would be provided to

the front of the building with an access track linking to the existing vehicular access. Due to the sloping nature of the site some cut and fill would be required as shown on the submitted plans.

PLANNING POLICY

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Staffordshire Moorlands Local Development Framework (LDF) is a District wide development plan which replaces the Staffordshire Moorlands Local Plan to provide a framework for delivering development.

The recently adopted Local Plan which was adopted September 2020 is the key LDF document and has superseded the previously adopted Core Strategy. It is a strategic District wide plan which influences how and where the Staffordshire Moorlands will develop in the future. It sets out what the Council would like to achieve in each of the main towns and the rural areas outside of the Peak District National Park. The most relevant policies of the adopted Local Plan are considered to be policies

- SS1 - Development Principles
- SS10- Other Rural Areas Strategy
- DC1 - Design Considerations
- DC3 - Landscape and Settlement Setting
- E1 - New Employment Development
- NE1- Biodiversity and Geological Resources
- T1 - Development and Sustainable Transport

For the sake of brevity these policies are not quoted in full but they are referred to where appropriate in the following section. The Authority's Supplementary Planning Guidance document, titled Design and the Authority's Landscape Character Assessment are considered to be of particular relevance to this application.

National Planning Policy Framework

There is considerable planning policy and guidance relevant to the planning application proposal at both local and national levels. The NPPF, as updated in 2021, is significant as it sets out the Government's commitment for a positive response to planning proposals that would deliver sustainable development in order to assist growth to the economy. It has been made clear that the planning system has a key role in facilitating growth and development should be supported with a presumption in favour of granting planning permission. This change of emphasis provides an important background to the application proposal.

The guidance contained within the National Planning Policy Framework is also relevant, in particular the following Chapters:

- 4. Decision making
- 6. Building a strong, competitive economy
- 11. Making effective use of land
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment

The content of the NPPF has been taken into consideration in the preparation of this planning statement and is discussed in more detail within the planning assessment below.

ASSESSMENT

Planning policy is consistent at all levels in so far as it gives qualified support to agricultural developments in such locations. Policy SS10 for the rural areas states that these areas will provide only for development which as an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. This proposal would therefore be supported in principle by Policy SS10 of the Local Plan as a building essential in the countryside as it would support a functional land use dependent upon a countryside location which in turn would lead to the sustainability of the rural areas. The principle of development is therefore acceptable subject to other considerations of need and impact on the character and appearance of the landscape.

Farming Enterprise & Agricultural Need

Upper Park Farm is an existing smallholding which extends to 4.63 hectares. Purchased by the applicants in 2016 the holding is registered with DEFRA under the holding number 37/062/0412 and has been actively farmed by the applicant over the last 6 years. The applicant currently runs a flock of 18 breeding ewes which are registered under flock number UK178998. Whilst there are a range of traditional buildings at the rear of the farmhouse these are not conducive to modern day farming practices and their limited openings and low eaves height, stepped floors means that it is impossible to accommodate modern machinery or feed stuff in any quantity.

At 5 ewes to the hectare all of the land is given over to grazing which means that all fodder needs to be bought onto the site. Lambing ewes generally need 2.3 sq metres which for 18 ewes would equate to just over 41.4sq metres which would account for one bay of the building. The absence of a suitable building on site currently means that lambs are fattened and sold on in the autumn. A suitably sized building would allow the applicant to retain the lambs and breed from them rather than having to sell them. A further bay would be given over to providing bedding (straw/shavings) and feed stuffs including large baled hay and corn along with appropriate storage for medicines etc whilst the third bay would provide secure and suitable storage machinery used in conjunction with the holding include a tractor, trailer, roller, topper, chain harrows, as well as other handheld tools and equipment. The proposed development would assist with the functional and financial management of the holding as it would allow the applicants to purchase feed stuffs in larger quantities and in advance when it is cheaper rather than being beholden to seasonal fluctuations and supply issues. It would also allow them to store machinery safely on site and reduce their dependency upon a third party contractor as additional equipment can be purchased with the cost savings as well providing a warm and safe environment for the breeding ewes during lambing thereby reducing preventative deaths which will obviously increase productivity and thereby profit and providing suitable isolation facilities should these be required which is a basic requirement. The proposed building will provide the necessary space for the animals to be housed and for the applicants to continue to develop and grow the existing agricultural enterprise.

Size, Scale, Form and Design and Impact on the character and appearance of the application site and wider surrounding countryside

The proposed building is relatively modest in terms of its size and has been sited in the most appropriate location on the holding close to the existing farmhouse. It will therefore be read as part of the building group along with the farmhouse and associated buildings and will not therefore appear as a sporadic or isolated structure. Furthermore, the eaves and ridge height of the

proposed building have been kept to a minimum and the cutting in of the building into the site will further limit its visual impact and reduce its overall massing within the landscape.

The proposed building has been specifically designed for the purposes for which it is intended and utilises standard construction techniques and materials. The use of treated timber boarding will ensure that its visual appearance is appropriate and in keeping with its rural location.

In conclusion the proposed building is commensurate in size and scale with the needs of the agricultural unit . The existing enterprise is capable of supporting a genuine agricultural holding which is registered with DEFRA and that the proposed building is reasonably necessary for the purposes of agriculture to ensure that the applicants can farm the land in an appropriate and sensitive manner whilst conserving and respecting the environment. The proposed development is therefore considered to comply with guidance within the NPPF and the adopted Local Plan policies DC1 and DC3 which aim to secure good design and conserve the landscape.

Highways

Paragraph 32 of the NPPF states: 'Plans and decisions should take account of whether: the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure; safe and suitable access to the site can be achieved for all people and improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe' as is reflected within CS Policy T1 'Development and Sustainable Transport'

The proposed development would be served by the existing access point which currently serves the site. The proposed development would not result in any significant intensification of the use of the site and there would therefore be no conflict with CS policy T1 or with the guidance of the NPPF.

Amenity

National planning policy dictates that at the heart of its core principles, planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This is further re-iterated in CS Policy DC1, which seeks to protect residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping as informed by the Council's 'Space about Dwellings' SPG.

Due to the relatively isolated location of the application site it is not considered that the proposed development would be prejudicial to the reasonable enjoyment of any of the neighbouring properties or surrounding land uses. In these circumstances, the proposal accords with such requirements in relation to CS Policy DC1 and the NPPF.

6.0 CONCLUSION

The proposed replacement building is considered to be required to meet a genuine agricultural need and will allow the continued growth of this agricultural enterprise in accordance with Local Plan Policy SS10. Furthermore, the proposed building would be of a size and scale which is commensurate with the holding and of an appropriate form and design which reflects other buildings in the locality. The proposed development would be sited close to the existing built form of development at Upper Park Farm and would not be seen as an isolated or sporadic form of development. The proposed building would not be prejudicial to the reasonable enjoyment of any of the neighbouring dwellings nor adversely affect neighbouring land uses or harm highway safety. The proposed development is therefore considered to be in accordance with policies SS10, DC1 and D3 of the adopted Core Strategy Document and national advice contained within the National Planning Policy Framework and the Local Planning Authority is therefore respectfully requested to approve the application.