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Our Ref: 1519 – 18/03/2022

18th March 2022

Planning Department
Staffordshire Moorlands District Council
By email
planning@staffsmoorlands.gov.uk

Dear Sir/Madam,

Erection of Pullet Sheds, JCB Farms, Wardlow

Please find attached a planning application seeking approval for the above proposal.

JCB Farms requires two pullet sheds in connection with its poultry enterprise based at Wardlow. The holding at Wardlow extends to some 11 hectares.

The sheds measure 20 metres by 7.5 metres, with an eaves height of approximately 2.5 metres and a ridge height of just over 3.5 metres. They are to be sited adjacent to existing poultry housing to the east of the access to Wardlow Quarry.

Neighbouring uses include agricultural land farmed by the applicant and the JCB test site at Wardlow Quarry. The nearest residential property to the site which is not within the applicant's control lies approximately 190 metres away.

The application site lies outside of any settlement boundary. As such, it falls within the category 'Other Rural Areas' as defined by Policy SS10. Policy SS10 states that Other Rural Areas "*will provide only for development which has 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*". One type of development which the policy identifies as acceptable in principle is "*Supporting the diversification of existing farm enterprises*".

The proposed sheds are required for agricultural purposes on a working agricultural holding. The proposals are essential to the efficient working of this established agricultural enterprise. The broad principle of development therefore accords with Policy SS10 of the Local Plan.

The proposals would have minimal impact upon the character and appearance of the countryside. The sheds have been consciously sited where they are grouped with existing built development, and will not therefore appear isolated. Their form reflects their agricultural function, and they would be viewed in the context of the existing poultry housing to the west. They would not therefore appear alien in the landscape. It is proposed to screen the proposed buildings with trees as shown on the proposed plan, which will further reduce their impact.

The proposed sheds are modest in scale and height, and would not therefore appear unduly prominent.

The sheds are nearly 200 metres from the nearest dwelling not associated with the applicant. They are sufficiently distant to avoid any unacceptable effects in terms of noise, disturbance or odour.

The proposals are accessed via the entrance to the JCB test site, which was formerly a quarry. The access was designed to accommodate significantly greater HGV movements than it does at present and visibility is good in both directions. The proposals will not therefore prejudice the safe or efficient use of the highway network.

The proposals therefore comply with local and national planning policies and it is therefore respectfully requested that planning permission is granted.

Yours faithfully

Jon Imber MRTPI