

Supporting statement

One of the key characteristics of Ancient Plateau Farmlands include numerous isolated properties within this area. Those buildings around Wetley Moor are scattered and were traditionally stone built however more contemporary agricultural building are now of low pitch roof portal frame construction. The proposed isolated field barn fits in with the character of the area.

The barn is to be built exclusively for agriculture, with minimal impact on the openness of the Green Belt sited to be non-intrusive.

There is no current store for machinery and implements on the holding or for food or bedding for livestock. The implements and machinery are vital to the success and day to day running of the farming enterprise. Machinery living outside exposes the machinery to the elements, which causes decay and malfunctions as has recently occurred on my holding (corrosion of topper requiring rebuild @£800), this means extra, time, costly delays in activity, money, and manpower and there is an enhanced risk of theft or vandalism.

Rural theft cost Staffordshire continues to rise unfortunately (NFU mutual) necessitating secure storage on site.

The barn is appropriate on a land unit of just over 5 Ha, measuring 10m x 15m with a 15 degree pitched roof that has an eaves height of 4.2 metres and a ridge height of 5.5 metres. The building is deliberately sited and orientated behind the shelter belt to the north east of Wetley Moor, and lower than of the un-adopted access track to the west of the building, hidden from general view. The building is minimally visible at best and causes no obstruction or interruption to the landscape and skyline and overall view. The only neighbouring property (Little Armshead Farm) having a view of the building is over 300m away. The building does not intrude into the countryside and is not harmful to the local landscape.

I believe Under Part 6 Class A of the GPDO, a full planning application is not required for this agricultural building, the farms being over 5.0 hectares, subject to the proposal meeting all the other criteria set out in Class A.1 of that part.

The site is within a Coal Development High Risk Area; hence the development has robust but non-intrusive groundwork's.

The scale of development will not cause pollution concerns in terms of pollution to the natural water system.

The colour tones and choice of materials used for this agricultural building minimise the visual impact of the development and are fully in keeping with similar developments in the last 30 + years.

This building supports modest agricultural activity and will help in a small way to sustain the rural economy and optimistically create some employment. As the owner I live only 20 minutes' drive away from the site and attend virtually every day will be farming the site full time from the end of 2024 in a sustainable manner. The agricultural activities will be managed in partnership with my neighbour who lives permanently on their holding immediately next to the site and therefore available 24/7

Although old traditional farm buildings made from natural materials have the greatest wildlife value (RSPB farming for wildlife: Farm Buildings), farm buildings are particularly important for several species of birds and bats. The barn will incorporate an overhanging roof giving opportunities for birds and bat boxes.