



PLANNING SUPPORTING STATEMENT

FOR APPLICATION FOR CLASS A PART 6 PRIOR APPROVAL

IN RELATION TO

COVERING OF EXISTING YARD AREA

AT

HERMITAGE FARM
IPSTONES BANK
FROGHALL
STOKE-ON-TRENT
ST10 2HQ

ON BEHALF OF

MR J BARLOW

Stephen Locke Associates

Barcaldine, Barrack Lane
Lilleshall, Newport
Shropshire, TF10 9ER



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1.0 INTRODUCTION

1.1 This Planning Statement accompanies a prior approval application to support the proposed covering of an existing yard area pursuant to the provisions contained within Class A Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

1.2 The applicant is Mr Jeff Barlow, who is the owner and farmer of the agricultural holding.

1.3 The statement has been prepared by Stephen Locke BSc (Hons) MRICS MRTPI FAAV who has over 30 years of rural planning experience and is a specialist Chartered Surveyor and registered Chartered Town Planner.

1.4 The holding is operated as a beef unit and is registered with the Rural Payments Agency. The Single Business Identifier number (SBI) for Mr Barlow's agricultural land is 106357574 and extends to approximately 79 acres (32 ha) of grassland under one County Parish Holding (CPH) number. The grassland provides grazing for the beef cattle and is also utilised for the production of associated forage crops.

1.5 The small-scale proposal has been assessed against the Class A eligibility criteria and relevant national and local planning policies. It is considered compliant with these various requirements; therefore, this application should be supported by the Local Planning Authority (LPA).

2.0 BACKGROUND AND INFORMATION

2.1 The Site and Surrounding Area

2.1.1 The proposed small scale farm development involves roofing an existing area of open yard at Hermitage Farm. This roofing will cover a section of the yard that is used intermittently by machinery and to move cattle between buildings. The project has received endorsement and grant funding from the local Catchment Sensitive Farming Advisor under the Countryside Stewardship Capital Grants Scheme under option RP28 due to its recognised environmental benefits for water quality. By roofing the existing yard area, the development will prevent rainwater from mixing with livestock waste and other potential contaminants in the yard. This measure will significantly reduce the risk of polluted runoff entering local watercourses, thus helping to protect the quality of the River Churnet. Additionally, by minimising surface water contamination, the project will contribute to the overall health of the surrounding Churnet Valley SSSI, promoting a cleaner and more sustainable environment for both agricultural and natural ecosystems.

2.1.2 The grid reference for Hermitage Farm is SK021479, and a location plan showing the proposed roofing site is included in **Appendix 1** of this report. Access to the application site is directly off the public highway known as Froghall Road. The location plan at **Figure 1** on the following page illustrates the application site (outlined in red) and the adjoining land owned by the applicant (outlined in blue).

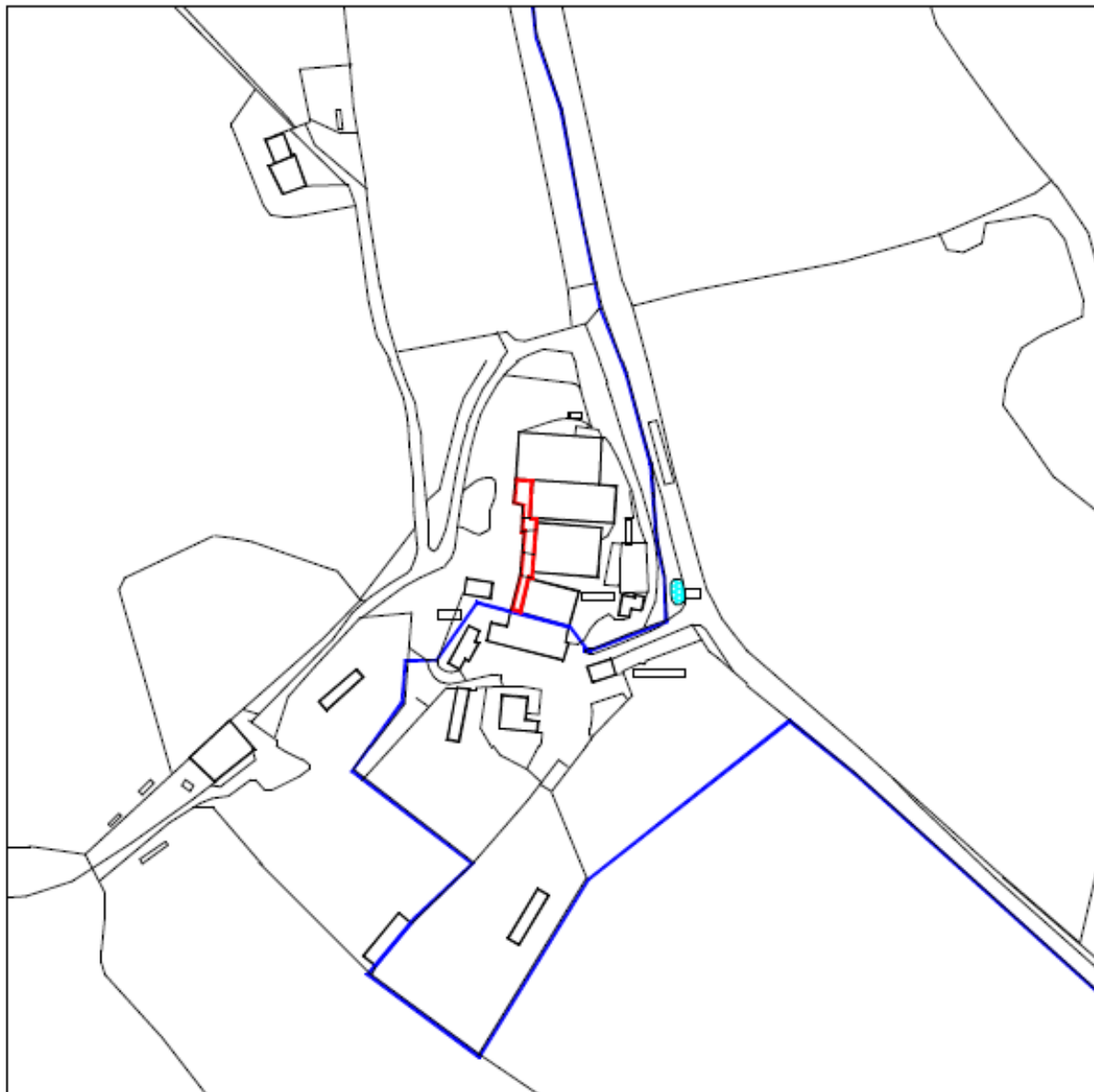


Figure 1 – Site Location

(Not to Scale)

2.1.3 **Figure 2** on the following page outlines the application site in greater detail (shown edged blue). The area is just a narrow concrete yard running along the western side of the farm buildings.



Figure 2 – Application Site (Not to scale)

2.1.4 Hermitage Farm is situated within the Potteries and Churnet Valley Catchment, a region that includes the Tittesworth Reservoir and several boreholes used for drinking water abstraction. According to the Water Framework Directive, the River Dove in this catchment is classified as having moderate ecological status, moderate physicochemical quality elements, and failing chemical status. The agricultural industry has been identified as a source of pollution in rural areas, particularly due to poor livestock management, which affects phosphate levels in the water.

2.1.5 Hermitage Farm is a beef farm unit covering approximately 32 hectares, predominantly comprising permanent grassland. The farm infrastructure includes livestock housing, solid muck storage, and handling/loafing areas. The catchment aims to reduce phosphate levels in this high-priority area, and Hermitage Farm is located within a disadvantaged area. The soils on the farm are slowly permeable, seasonally wet, acid loamy, and clayey soils, which pose risks associated with overland flow from compacted or poached fields. Organic manures, dirty water, fertilisers, pathogens, and fine sediment can all move in suspension or solution with overland flow or drain water.

2.1.6 Although Hermitage Farm is not within a Nitrate Vulnerable Zone (NVZ), it adheres to the Farming Rules for Water regulations. The majority of the land is sloping, with slopes greater than 7°, and the yard and southern part of the holding have slopes exceeding 12°.

The annual rainfall is 866.4mm. The pollutant priorities for the area include phosphates. The farm slopes towards the River Churnet, which is approximately 400 metres away. Manure and mud deposited by livestock and machinery in and around the livestock yard and sheds contribute to surface water drainage issues in this area.

3.0 THE PROPOSED DEVELOPMENT

3.1 Summary

3.1.1 The application is notification for prior approval for the covering (roofing) of an existing yard area and conforms with Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Section 4 of this statement reviews each element of Class A requirements.

3.2 Siting, Design & External Appearance

3.2.1 The proposed development comprises a steel portal frame with box profile sheet roofing. The total area will measure 210m² and this has been endorsed by the Catchment Sensitive Farming Advisor for the local Catchment Area. The roofing will measure 4.6m in height to the eaves, with a 15-degree pitch. Please refer to the accompanying proposed plans provided at **Appendix 2** for further detail.

3.2.2 The roof sheets will be box profile sheets in grey and will be laid in accordance with the manufacturer's specification. Each side of the building would be fitted with a run of 6in HR PVC guttering, complete with the necessary 4in fall pipes.

3.2.3 A condition of the endorsement from the local Catchment Sensitive Farming Advisor is that the applicant must implement a system to collect roof water from the new roofing area. This will be achieved through the installation of guttering, which will direct the collected water to surface water drains. This measure is essential to ensure that clean water is kept off the yard area, thereby preventing any potential for contamination and further protecting water quality in the surrounding environment.

3.2.4 The proposed development does not involve any resultant impacts to existing trees and there will be no significant changes to the existing landscape of the site or its vicinity. This is currently semi-natural and improved grassland and comprises agricultural fields used for mixed agricultural operations bounded by mature hedgerows and dry stone walls.

3.2.5 It is considered that the roofing will be hidden from public view from the main road known as Froghall Road as it will benefit from being seen within the context of the existing yard complex and will not appear out of place in this agricultural setting.

3.2.6 It is best practice to locate new infrastructure as close as possible to existing buildings in order to reduce any potentially harmful impact upon the character and appearance of the countryside (advice previously contained in PPG7 Annex E). In this case, the chosen site complies with this best practice. It can be concluded that the siting of the proposal is

acceptable in terms of the impact on the character of the countryside.

3.2.7 It is therefore considered that the proposed siting, design and external appearance of the covered yard building reflects that of other roofing materials on the site and elsewhere in the surrounding countryside. The proposed external materials are considered appropriate and sympathetic in the context of this site and the wider rural area.

4.0 POLICY REVIEW AND DEVELOPMENT PRINCIPLE

4.1 Review of Class A

4.1.1 Class A of Part 6 within the GPDO 2015 (as amended) sets out the following criteria whereby development under this Permitted Development right is permitted/not permitted:

4.1.2 Under Class A development is allowed consisting of —

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of-

- (a) Works for the erection, extension or alteration of a building; or*
- (b) Any excavation or engineering operation,*

Which are reasonably necessary for the purposes of agriculture within that unit.

4.1.3 This application seeks approval for the erection of a steel portal framed structure with roofing sheets which is reasonably necessary for the purposes of agriculture and the environment within the 32 hectare (79 acre) agricultural unit at Hermitage Farm.

4.1.4 Under Class A there are key criteria which need to be considered. Development is not permitted by Class A1 if :-

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

- The development would be carried out on field parcel SK0248 1600 which is registered with the Rural Payments Agency at a size of 1.03 hectares.

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

- No development under Class Q or S of Part 3 has been carried out on the site.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

- No dwellings are proposed.

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- The development does not make any alterations to a dwelling and its only use is for agricultural purposes

(d)it would involve the provision of a building, structure or works not designed for agricultural purposes;

- The development will be a standard steel framed structure with box profile sheet roofing designed to cover a yard area and is fully capable of being used for its stated purpose.

(e)the ground area which would be covered by—

(i)any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations;

- The development will not permanently accommodate livestock or machinery. It will cover the yard area which is used occasionally by livestock and machinery to move between buildings.

(ii)any building erected or extended or altered by virtue of Class A, would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

- The structure does not exceed 1500 sq. metres

For definition purposes, paragraph D.1(2)(a) describes the calculated as follows: “an area “calculated as described in paragraph D.1(2)(a)” comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development;”

- There has been no new buildings, structure, works, plant, machinery, ponds or tanks provided on the site within the preceding 2 years under Class A.

(f)the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

(g)the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

- The building is not within 3 kilometres of the perimeter of an aerodrome.

(h)any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

- The development is 55 metres away from the nearest metalled part of a trunk or classified road.

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

- The structure will not be used to accommodate livestock or store slurry/sewage sludge.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii) is or would be within 400 metres of the curtilage of a protected building.

- The structure would not be connected with fish farming or storage of fuel/waste from a biomass boiler or an anaerobic digestion system.

Following appraisal of the above requirements, it has been clearly demonstrated that the proposed development complies with the regulations set out within Class A of Part 6 GPDO 2015 (as amended). Therefore, it can be concluded that the building is reasonably necessary for the purposes of agriculture and the environment.

5.0 FLOOD RISK ASSESSMENT

5.1 An independent flood risk assessment report has been submitted with the application which shows that the risk to the site from flooding is low. A copy of the report is provided at **Appendix 4**.

6.0 CONCLUSIONS

6.1 The proposed development is for a small-scale scheme providing a new roof covering for an existing yard area at Hermitage Farm, Ipstones, Staffordshire. The assessment of the prior notification planning application has been made in accordance with the criteria as set out in Schedule 2, Part 6 of the Town and Country Planning (GPDO) Order 2015 (as amended), Class A.

6.2 The siting, design and external appearance proposals are in accordance with other functional general purpose roofing structures on the site and elsewhere in the surrounding countryside. The proposed external materials are considered appropriate and sympathetic in the context of this site. The new roof cannot be seen outside the farm buildings complex.

6.3 Taking the above considerations into account, this application is deemed appropriate and acceptable under agricultural permitted development rights. The proposed roofing of the existing yard area will provide significant environmental benefits by preventing rainwater from mixing with mud and livestock waste, thus reducing polluted runoff into local watercourses. This will improve water quality in the River Churnet and support the goals of the Churnet Valley SSSI. Additionally, the project will help manage phosphate levels and promote sustainable agricultural practices by ensuring clean water is directed through guttering and surface water drains, enhancing overall environmental protection.

6.4 The application and this statement have clearly demonstrated that the proposed development meets all the criteria detailed in Schedule 2, Part 6 of Class A, therefore the applicant respectfully seeks approval of this agricultural permitted development proposal.

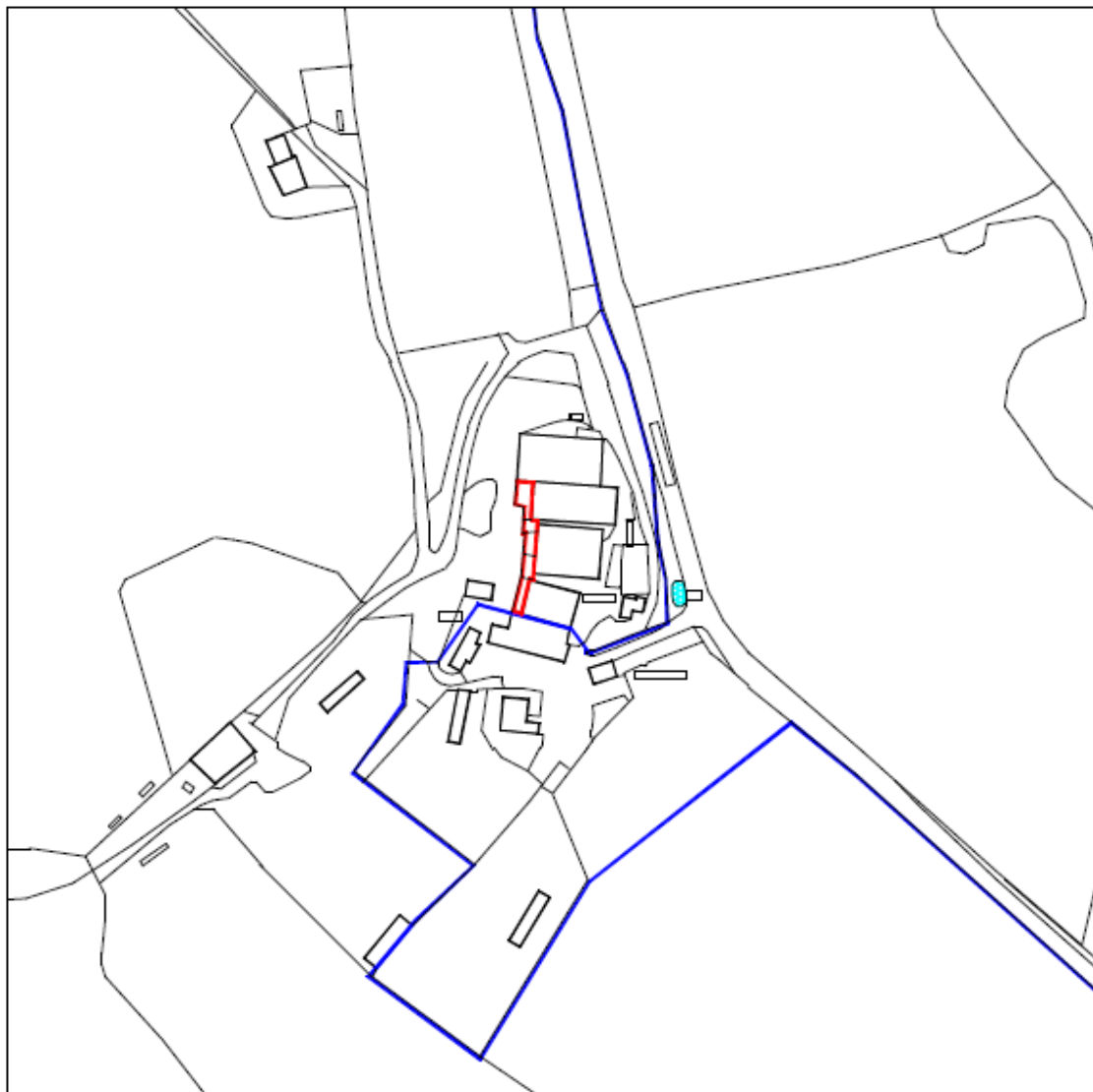
Stephen Locke BSc (Hons) MRICS MRTPI FAAV
For Stephen Locke Associates

August 2024

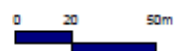
Appendix 1

Location & Site Plans (NTS)

Planning Statement
Prior approval application for roofing of existing yard area



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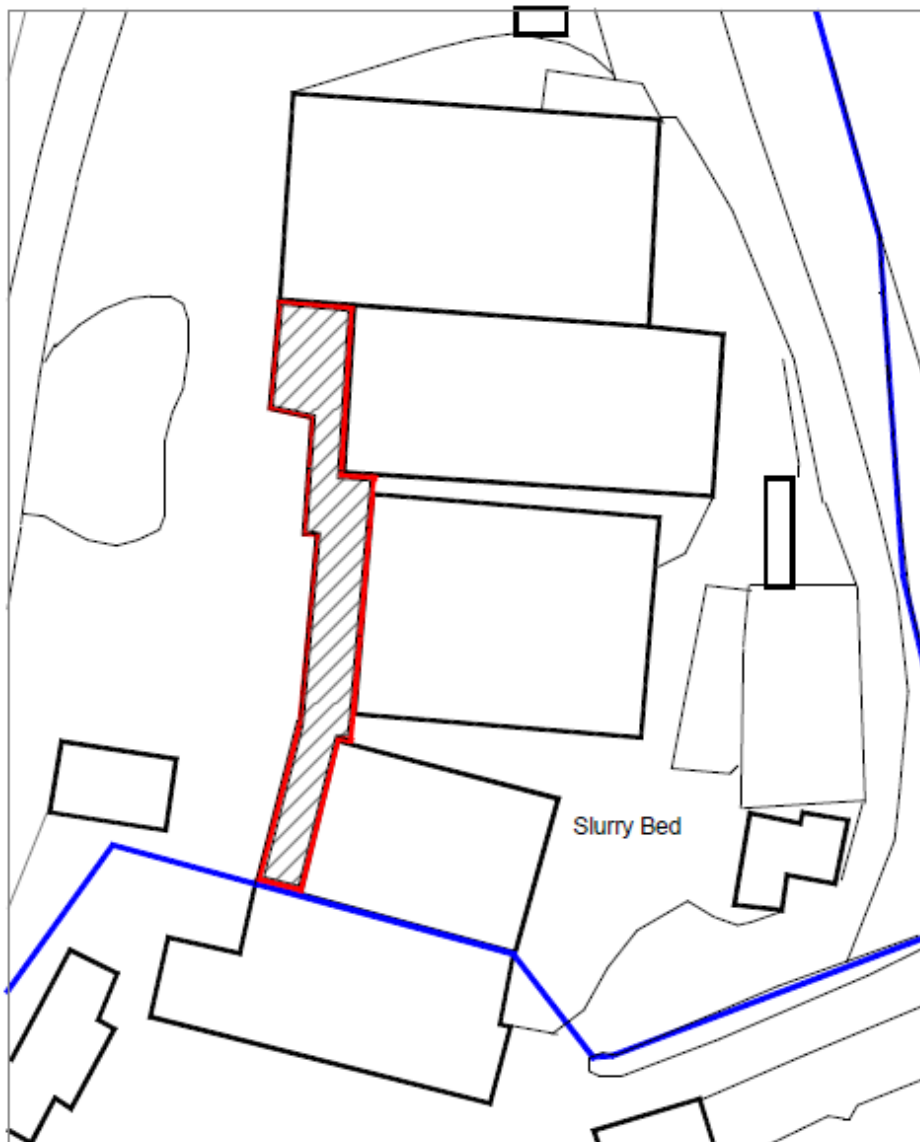


Location Plan - 402152, 347975.
Hermitage Farm, Froghall Road B5053,
Froghall, ST10 2HQ.
Scale 1 to 2500
Date August 2024
2440-01 Location Plan 1 to 2500 A4



Not to Scale

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Covered Yard Site Plan - 402152, 347975.
Hermitage Farm, Froghall Road B5053,
Froghall, ST10 2HQ.
Scale 1 to 500
Date August 2024
2440-01 Site Plan 1 to 500 A4

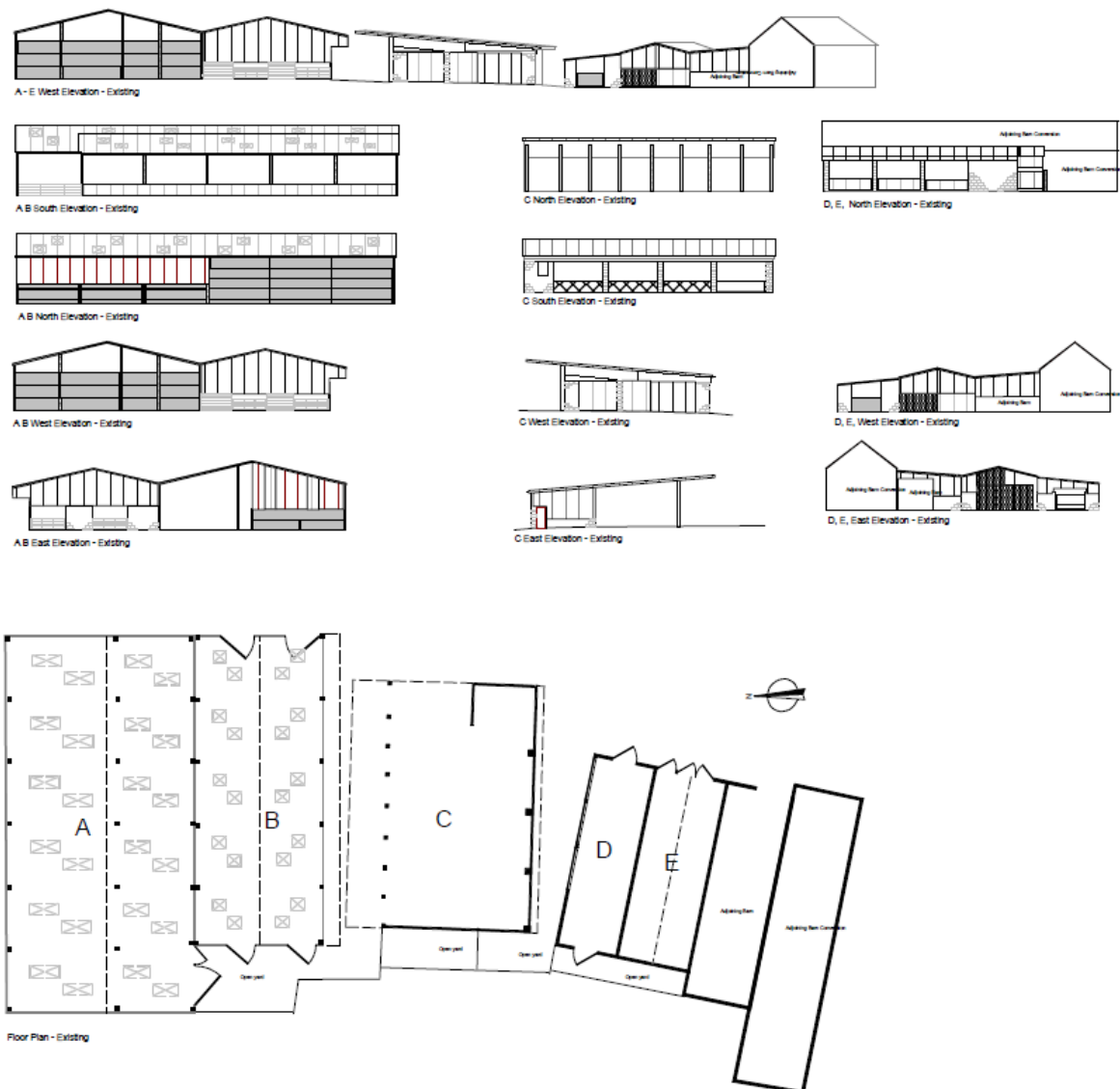


Not to Scale

Appendix 2

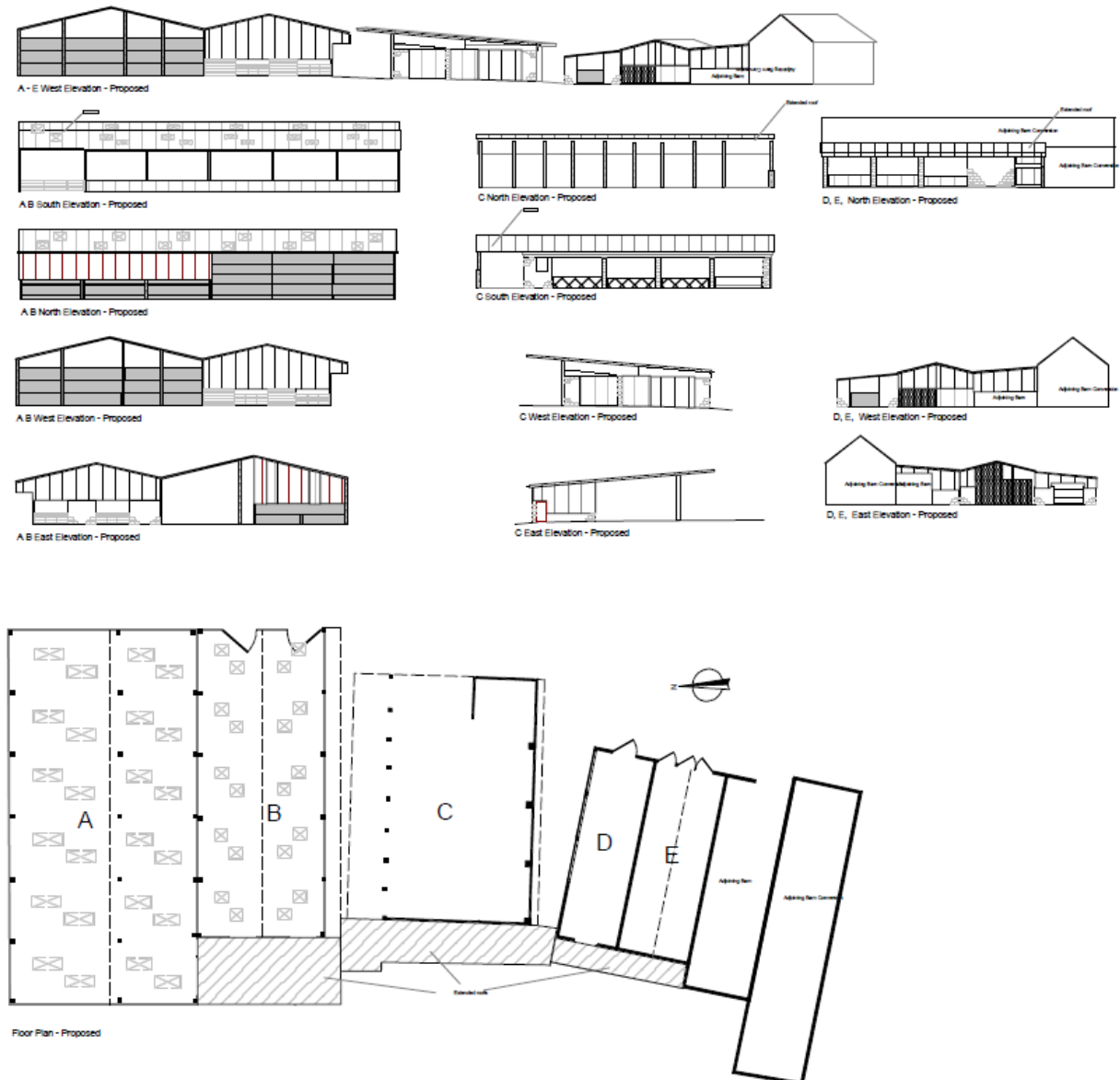
Proposed Layout and Design Plans

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Prior approval application for roofing of existing yard area



Existing Floor Plan – Not to Scale

Planning Statement
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Proposed Floor Plan – Not to Scale

Appendix 3

Site Photographs

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Prior approval application for roofing of existing yard area



1. View of application site

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2. View of application site

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3. View of application site

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4. View of application site

Appendix 4

Flood Risk Assessment Report



Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	402135/347973	7 Aug 2024 16:19

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

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

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.

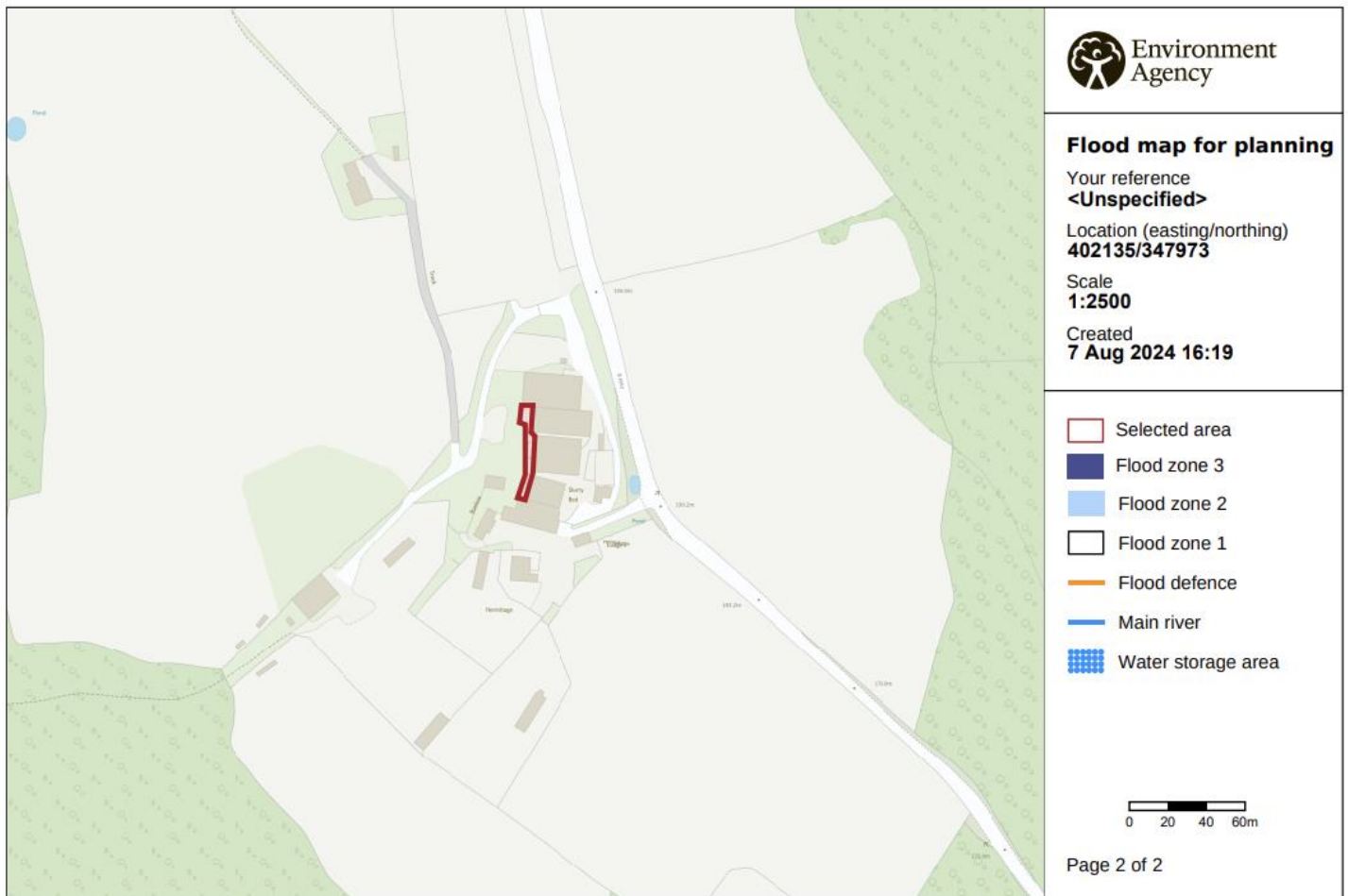
This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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