



Supporting Statement/Justification

3rd October 2024

Client: Mr Aston

Project: P370 – Saltersford Farm, Newtown Road, Biddulph Park,
Staffordshire, ST8 7SW

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1 INTRODUCTION

This supporting statement has been prepared by Epoch Architecture Ltd to support a prior approval application at;

Saltersford Farm, Newtown Road, Biddulph Park, Staffordshire, ST8 7SW

The prior approval application is for the following form of development:

Construction of agricultural shed for storage of hay agricultural machinery & associated agricultural storage

The purpose of this statement is to inform and support the proposals within the application and confirm justification for the requirement for the building.

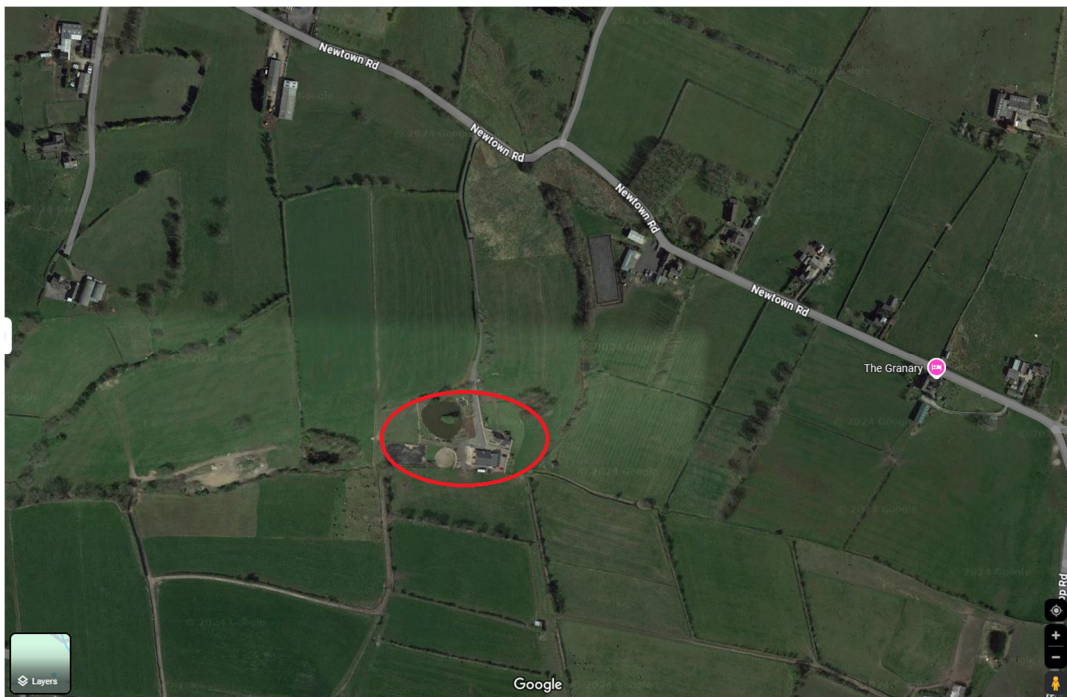


Image 1 – Aerial view of site

The application site covers an area of 13.1 acres/5.3ha. 2.53 acres of the land is currently rented on a rolling lease from a neighbouring farm. A copy of this lease can be provided on request.

2 DESIGN PARAMETERS

a) Amount:

The proposals within this application seek to construct a single agricultural building with a gross external area of 226sqm.

b) Layout & Siting:

The layout of the building as per most agricultural buildings is to be open plan for ease of movement and storage. Two large vehicular doors are to be provided with one located in the flank wall facing North and a further door in the gable end facing West. Two pedestrian doors are also located within either end of the North facing flank wall.

A layout plan for the building has been provided indicating a requirement to store a minimum of 130nr cylindrical bales 1200 x 1200mm in size. This figure has been calculated on the basis of 10 bales per acre which is a fairly reserved figure and the actual number harvested may be more.

The building is proposed to be sited adjacent the existing built form as can be seen on the supporting block plan. The proposed unit will be located to the rear of an existing building and will be out of public view from Newtown Road.

c) Scale:

The scale of the proposed unit is typical of agricultural sheds for this use and others found in the immediate locality. A height of 3600mm to the eaves is proposed to enable stacking of bales 3nr high up to the eaves.

d) Appearance:

A steel portal frame is to receive pre-cast concrete panels to a height of circa 2000mm from adjacent ground level. Beyond which box profile cladding sheets are to be provided to eaves level.

The roof is to be finished in a matching box profile sheet with a low pitch of 15 degrees. All cladding sheets are to be pvf2 colour coated green.

It is proposed to provide a solar PV array to the south facing roof slope making a sustainable contribution with any excess electricity generated being fed back into the national grid.

3 APPLICANTS JUSTIFICATION STATEMENT

After many years attempting to obtain planning permissions to extend the farmhouse to suit our longer term requirements, we recently obtained planning consent and will soon be enacting that approval.

Now that we have secured our longer term future at the site we are progressing our business case to support to local farmers by providing a grain/feed/bedding store with natural resources harvested from the land. The building will also provide covered, secure storage for farming equipment and associated agricultural activities on the land. Due to the exposed nature of the site, any machines and equipment left outside for extended periods will be negatively impacted by the extremes in weather, especially over the winter months. With already having several expensive machines and our future at the farm being certain, it's the right time to plan for a long and comfortable future at Saltersford Farm. Previously the land has been grazed with our own animals (horses) however the animals were recently moved on due to my full-time business commitments.

The position of the proposed field shelter will be behind the main property and stable block, and most importantly not visible from roadside (300+ metres from the Newtown Road).

We have a grazing licence already in place with a neighbouring farm and we are actively looking for further land close by. There are approximately 5 acres at the end of our driveway which I am actively seeking to purchase to further extend the land available. The land will also be managed to provide grazing for animals, most likely grazed by the adjoining farmers livestock, to manage the stocks of haylage in storage within the unit.

We also intend to stock and provide local farmers with agricultural fencing materials as notably there is a shortage in the locality with nobody supplying these materials within a minimum 8 mile radius. The majority of suppliers being over the county border in Cheshire. Biddulph Moor has a large farming community and having spoken to local farmers there is a genuine need for this service in the immediate area.

In addition to providing these services to local farmers and the community, we are, as everyone should be, very conscious of being as sustainable as possible and will, once funds are available, be installing photovoltaic solar panels on the south facing side of the field shelter's roof with a battery store. This will not only provide electricity to the premises, but also feed any surplus energy generated back into the national grid.

6 CONCLUSION

6.1 The proposals within this supporting statement present a well thought through scheme that meets with the applicants requirements and complies with the requirements of the General Permitted Development Order, Schedule 2, Part 6, Class A and subsequent conditions.

6.2 From a design perspective the proposals are in-keeping with the agricultural setting. The design details and materials used in the construction of the building are sympathetic to the setting.

6.3 The applicant has provided a supporting justification statement and there is a genuine business requirement for the building.

6.4 Accordingly, we urge the local authority to process the prior approval application within the required 28 day timescale to enable construction works to commence promptly.