



Supporting Statement
13th March 2025

Client: Mr Aston
Project: P375 – Saltersford Farm, Newtown Road, Biddulph Park,
Staffordshire, ST8 7SW

CONTENTS

1 INTRODUCTION

2 DESIGN PARAMETERS

4 PLANNING POLICY

5 CONCLUSION

1 INTRODUCTION

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

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

The 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.

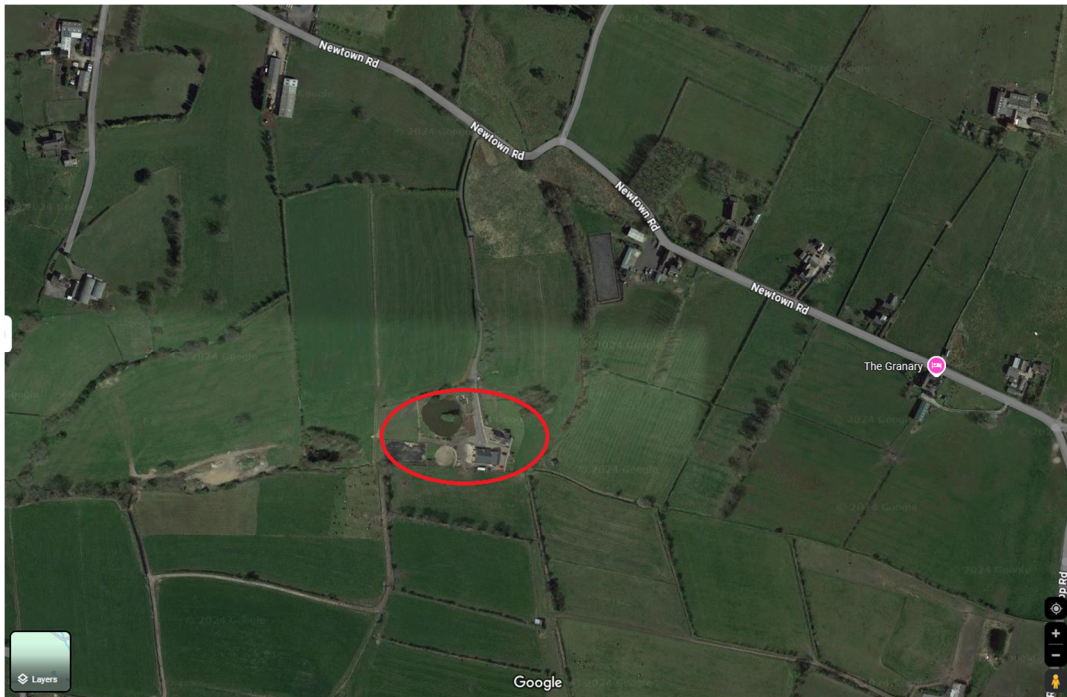


Image 1 – Aerial view of site

The application site covers an area of 4637sqm 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. The building will be visible from PROW Biddulph Town 107 and 108, however this is not unusual for the area with numerous agricultural buildings near-to or adjacent a public right of way.

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.

4 PLANNING POLICY

The site is located within the Green Belt. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.*
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*
 - i. mineral extraction;*
 - ii. engineering operations;*
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;*
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
 - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

The proposed building is for agricultural use for which there is a genuine need on the site to enable the owner to safely and securely operate the agricultural activities on the land as detailed within this statement and the supporting agricultural justification statement.

Local planning policies for which the proposal must meet have been met in relation to sustainability and design.

5 CONCLUSION

5.1 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.

5.2 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.

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

5.4 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.