



PLANNING STATEMENT

FOR THE

PROPOSED AGRICULTURAL BUILDING AND ACCESS TRACK

AT

LAND AND BARN AT BROMLEYHEDGE LANE

WINKHILL

NR LEEK

ST13 7QA

ON BEHALF OF

MR D CANTRILL

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1.0 INTRODUCTION

- This Statement has been produced to accompany a full planning application relating a scheme to erect an agricultural building and formation of an access track.
- The applicant purchased the land in April 2024 to form the base of his expanding agricultural business which includes an established sheep flock. The applicant also intends to establish a small commercial store cattle rearing enterprise and requires an agricultural building to provide modern, high welfare winter housing alongside storage of agricultural machinery and straw.
- The existing stone barn is not suitable for housing livestock to modern welfare standards and is not of a suitable size or design to meet the livestock housing needs.
- Since purchasing the land, the applicant has carried out the following capital improvements-
 - ✓ Rebuilding and repairing approximately 980m of dry stone boundary walls
 - ✓ New replacement fencing along boundaries (approximately 1100m)
 - ✓ Further boundary works including hedgelaying, new hedgerow planting and gapping up existing hedgerows.
- This Statement provides an overview of the agricultural business and the need for a modern agricultural building and associated access track on the land to service the needs of the business. Furthermore, an assessment of the planning considerations is detailed in this Report.
- This Statement should be read in conjunction with the following plans and documents –
 - ✓ Location Plan – 2025-DC-001
 - ✓ Block Plan – 2025-DC-002
 - ✓ Elevations, Roof and Floor Plan -2025-DC-003
 - ✓ Biodiversity Net Gain Small Sites Metric and Biodiversity Net Gain (BNG) Assessment

2.0 AGRICULTURAL JUSTIFICATION

- The applicant's current agricultural holding extends 22.65 acres (9.166 hectares) as subdivided as follows-
 - ✓ Land at Bromleyhedge Lane (13.65 acres-owned)
 - ✓ Land at Leapley Lane, Alkington (6 acres-rented)
 - ✓ Land at The Gables, Alkington (3 acres-rented)
- At present, the above land is primarily used for grazing the sheep flock with fodder and winter feed purchased. The applicant has established a flock of approximately 50 breeding sheep including-
 - ✓ 22 in lamb mules
 - ✓ 23 continental in lamb ewes
 - ✓ 2 ewe lambs
 - ✓ 3 ram lambs
 - ✓ 1 continental ram
- The applicant plans to integrate small commercial store cattle rearing enterprise along the sheep flock. The cattle will graze the pastures at Bromleyhedge Lane during the Spring and Summer and housed in the proposed building during the Autumn and Winter.
- In addition, the building will be used for routine livestock handling including TB testing, vaccinations, worming and other animal welfare tasks.
- Consideration has been given to the amount of housing and storage space required and how this space is utilised throughout the farming calendar. Below is a break of the floor space requirements.

Table 1 : Breakdown of Floor Space requirements

Building Space Required		167	m2
Machinery		21	
Straw		21	
Livestock Housing	No. of Head	Floor space per head (m2)	
Aged 4-6 month	21	3	63
6-24 months	13	4.8	62
Proposed Floor Space		167	m2

Table Notes-

1. Livestock building space requirements sourced from The Agricultural Budgeting & Costing Book 86th Edition.
2. The sheep flock will be housed when not in full use for cattle housing (i.e. spring time prior to lambing)

- Straw will be purchased in bulk and used for animal bedding.
- The existing loader tractor (International 784) will be stored in the proposed building alongside other agricultural machinery, loader attachments and equipment (e.g. pasture topper).
- The existing stone barn is used for storage of small agricultural equipment and materials including fencing, veterinary and livestock sundries.
- The applicant has no suitable livestock housing at present to house either cattle or sheep.

3.0 PRINCIPLE OF DEVELOPMENT

- Policy SS10 of the SMDC Local Plan confirms that the rural areas will provide only for development which has an essential need to be located in the countryside, supports rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. This will be achieved by, amongst other measures, enabling the limited expansion or development of business for employment uses where a rural location can be justified.
- The applicant operates an established agricultural enterprise which is expanding following the purchase of the land and barn at Bromleyhedge Lane. The enterprise carries out positive environmental work, produces food and has an economic benefit to the rural economy. The proposed building is an essential requirement of this agricultural operation and therefore accords with Policy SS10 of the Local Plan.

4.0 SITING & DESIGN

- The proposed agricultural building has been sited within close proximity to the existing traditional agricultural barn and utilises the topography of the land to 'cut-in' the structure into the existing landform to reduce the overall height of the proposed building.
- The building has been designed to provide modern livestock housing and the materials proposed replicate those used on other agricultural developments in the local landscape.
- Natural ventilation is used for housed cattle with an open fronted design.

5.0 ACCESS

- The proposed agricultural building will be accessed from Bromleyhedge Lane utilising the existing roadside access. A short access track is required, broadly following the boundary wall to minimise the visual impact.

6.0 VISUAL IMPACT

- The proposed development will be cut-in to the existing landform to minimise the height of the structures.

- The proposed building will be viewed from the closest public vantage points (Bromleyhedge Lane and Benty Grange Lane) in context with the existing traditional barn and will be read as forming part of this agricultural holding.
- As part of the BNG enhancement, an area of new planting is proposed which will reduce the visual impact of the proposed building when travelling along Bromleyhedge Lane.
- Therefore, the proposed development accords with Policies DC1 and DC3 of the Local Plan.

7.0 AMENITY

- The proposed agricultural building is approximately 170m from the nearest residential property to the North East and considering the nature of the use and scale of the development, this scheme is not considered to raise any amenity issues and therefore accords with Policies DC1 and SD4 of the Local Plan.

8.0 BIODIVERSITY NET GAIN (BNG)

- The Small Sites BNG Metric has been used to calculate the baseline and post development habitat value.
- This scheme can achieve an enhancement of 10.63% Habitat units through the planting of 23no. individual trees to create a shelter belt. This area of new planting will also reduce the visual impact of the proposed building when travelling along Bromleyhedge Lane.
- The location of the proposed onsite habitat creation is shown on the Post Development Habitat Plan (Appendix 4 of the Biodiversity Net Gain (BNG) Assessment).

9.0 CONCLUSION

- This scheme forms an integral part of the expansion program for an established small agricultural enterprise operated by the applicant.
- A modern agricultural building is required to allow the applicant to expand the existing agricultural enterprise and to establish a small beef herd.
- The proposed agricultural building and short access track have been carefully sited, cut-in to the existing landform and is well related to the existing agricultural development on the landholding.
- The proposed building is of a size and scale which is both functionally justified and proportionate to the agricultural business operated.
- The proposed development will sit comfortably within the local landscape with the proposed BNG enhancement providing an element of screening from Bromleyhedge Lane as the planting becomes fully established.
- The proposed development accords with all relevant parts of National and Local Planning Policy.
- Finally, consideration should also be given to the positive contribution which this small farm business makes to the local landscape, environment, rural economy and food production, operated by a young farmer.