

D & A Statement To Support Application To Rebuild & Extend Agricultural Building At Bird Grove Farm, Creswell Road, Hilderstone ST15 8SL

The Site :

The red edge site contained in this application totals approximately 2.3 hectares of agricultural grassed field located on Creswell Road north of the junction with Moss Lane. The land abuts Creswell Road along the western boundary, neighbouring agricultural fields to the north and east, and residential dwellings to the south and is owned by the applicant.

Entry to the site is via the existing vehicular access off Creswell Road serving Bird Grove Farm, which will be retained.

There is currently a timber post and rail fence to the western road boundary, with hedge planting, and a post and wire stock fence to the northern and eastern field boundaries.

There are no residential properties [other than the applicants] to the north, east or west of the site, the nearest being approximately 205m to the south – Swallows Rest, The Coach House, Courtyard Cottage, Rose Cottage and Draymans Cottage.

The site does not fall within the Green Belt but is in open countryside.

Character & Appearance :

There currently exists a general purpose farm building with a footprint of 199m² and overall ridge height of 6.3m which is in a very poor condition. The structure consists of a light steel frame with asbestos cladding to the roof and a mixture of Yorkshire boarding/asbestos cladding to the walls above concrete blocks. Due to the inadequate sizing and strength of the steel frame, the building has over its life deflected under the wind pressure resulting in it leaning, which continues to worsen.

It is proposed to replace this building with a new agricultural shed of the same footprint and ridge height, with an additional secure implement store added to the rear [north] elevation. The additional section of building will be formed on existing stoned hardstanding without the loss of any natural habitat. It is well documented that theft of agricultural machinery is widespread and on the increase throughout the remote rural community which is why this secure section of building is necessary to provide a safe lockable storage area for farm implements.

The character and appearance of the current agricultural premises will remain unchanged as it will continue to be open fields surfaced with grass with a farm building in the same location, and so the visual agricultural appearance of the site will remain unchanged.

Parking & Vehicle Movements :

Vehicular access will remain via the current dropped kerb tarmac access drive off Creswell Road serving Bird Grove Farm. The access is very well positioned and benefits from good visibility of the highway in both directions due to the wide grassed verge with no obstructions.

Vehicles will be able to manoeuvre within the site allowing them to enter and egress the site in a forward gear. There will be no increase in traffic movements and so it is not considered that this will have any adverse impact on the highway network.

Landscaping & Ecology :

The propose building will replace the existing farm shed with an additional section to the north elevation which will be constructed on an area of stoned hardstanding resulting in no loss of soft landscape or habitat. The remainder of the site will remain unchanged.

It is considered that BNG does not apply in these circumstances, however the owner would like to take the opportunity to improve the site in order to achieve a biodiversity net gain and so would plant approximately 12m of additional native hedgerow and 3No new trees to the north boundary.

Access :

There are no access issues related to this application.

Impact :

Although the site is located in the open countryside, the retention of the grassed fields and farm building in the same position will preserve the openness and rural character setting.

The nearest dwellings are approximately 205m to the south and so it is considered will not suffer any loss of residential amenity, noise nuisance or privacy issues.

The low number of vehicle movements will not adversely affect the highways network or cause disturbance to neighbours.

The development definitely will enhance and conserve the quality of the countryside, resulting in a positive contribution to the Staffordshire Moorlands district.