

Planning Statement

(Prior Notification – Agricultural Building)

Proposed Agricultural Building, Springfield Farm

Applicant: Mrs M Brown

Holding Size: Approx. 17 acres

Livestock: 30 ewes + lambs

Agricultural Holding Number: 37/023/0235

1. Introduction

This statement accompanies a Prior Notification submitted under Part 6, Schedule 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), for the erection of an agricultural building at Springfield Farm. The building is required for the storage of fodder and agricultural implements essential to the ongoing operation of the holding.

The location of the proposed building is shown on the submitted Location Plan (Drawing No. 1263-001).

2. The Site and Agricultural Holding

Springfield Farm comprises an established agricultural holding extending to approximately 17 acres, currently supporting 30 breeding ewes and lambs under AH No. 37/023/0235. The holding is in active agricultural use and is operated as a small livestock enterprise.

At present, there are no existing buildings on the holding capable of providing secure and weatherproof storage for fodder and farming machinery. The proposal is therefore essential to ensure the continued efficient and viable management of the agricultural enterprise.

3. The Proposed Development

The proposal is for the erection of a single agricultural storage building to be used solely for:

- Storage of fodder (hay and feed), and
- Storage of agricultural implements and equipment.

The building dimensions and appearance are shown on Drawing No. 1263-002 (Elevations). The structure has a simple functional design typical of agricultural development and is of a scale appropriate to the size and needs of the holding.

The building will not be used for any non-agricultural purpose, and no livestock will be permanently housed within it.

4. Design and Materials

The design has been carefully considered to ensure it is appropriate to its rural setting and minimises visual impact, in accordance with Class A permitted development requirements:

- **Roof:** Natural coloured fibre cement sheet roofing, incorporating solar panels on the south-facing slope.
- **Walls:** Upper walls finished in vertical treated Yorkshire boarding.
- **Lower Walls:** Pre-stressed concrete panels to provide durability at ground level.
- **Form:** A simple pitched roof and rectangular footprint typical of agricultural buildings.

The choice of muted, natural materials ensures the building will assimilate well into the surrounding agricultural landscape.

5. Siting

The building is sited adjacent to the existing farm complex to:

- Minimise visual impact in the wider countryside,
- Allow efficient day-to-day farm operations, and
- Avoid unnecessary encroachment into open fields.

The siting also ensures that the building is closely related to the existing agricultural infrastructure at the holding.

6. Highways and Access

Access to the site will be gained via the existing established farm access as shown on the submitted Location Plan. No new access is required and there will be no material increase in traffic generation, as the building supports an existing agricultural use rather than introducing a new use.

All manoeuvring and unloading will take place within the site and will not affect the public highway.

7. Drainage and Other Impacts

The building is for dry storage only. No slurry, effluent or contaminated run-off will be generated. Surface water will discharge naturally to surrounding land. The development will not result in noise, odour or pollution impacts beyond those typically associated with a small agricultural holding.

8. Justification and Compliance with Permitted Development

The proposal fully complies with the requirements of Part 6, Class A of the GPDO:

- The development is reasonably necessary for agriculture on a holding exceeding 0.4 hectares.
- The building is required to support the storage needs of the existing livestock enterprise.
- The siting, scale and appearance are appropriate and proportionate to the holding.
- There are no available existing buildings capable of meeting the identified storage need.

9. Conclusion

The proposed agricultural building is essential for the efficient operation of Springfield Farm. It is appropriately designed, sensitively sited and will have no adverse impacts on highway safety, landscape character or neighbouring amenity.

The development fully accords with the permitted development provisions of Part 6, Class A, and the applicant respectfully requests that the Local Planning Authority confirms that prior approval is not required or grants prior approval where necessary.

10. Planning Policy Compliance – Staffordshire Moorlands Local Plan (2020)

The development has been assessed against the relevant policies of the Staffordshire Moorlands Local Plan (Adopted September 2020). The proposal fully accords with the Development Plan when read as a whole, particularly the following key policies:

Policy SS1 – Development Principles

Policy SS1 requires development to:

- Contribute positively to the social, economic and environmental improvement of the District;
- Support economic prosperity and employment;
- Maintain local distinctiveness and rural character; and
- Protect and enhance the natural environment.

Compliance:

The proposed agricultural building directly supports the continuation and viability of an active livestock holding, contributing to the rural economy and food production. The siting adjacent to the existing farm complex, coupled with its agricultural form and muted materials, ensures that local character is preserved. There are no adverse impacts on environmental assets, and the proposal represents a sustainable rural development.

Policy SS10 – Other Rural Areas Strategy

This policy supports appropriate development in the countryside where it:

- Sustains rural communities and rural enterprises;
- Is of a scale and nature appropriate to its location; and
- Protects the countryside and landscape character.

Compliance:

The proposal is essential to the ongoing operation of a small-scale agricultural holding of approximately 17 acres, supporting 30 ewes and lambs. It is modest in scale, confined to the existing farm group, and is clearly subservient to the agricultural use of the land. The development therefore fully accords with the objectives of Policy SS10.

Policy DC1 – Design Considerations

Policy DC1 requires that development:

- Is appropriate in scale, form and massing;
- Uses appropriate materials;
- Respects the character of the surrounding area; and
- Minimises visual impact.

Compliance:

The building is of a simple agricultural form, with:

- Natural coloured fibre cement roofing (with integrated solar panels);
- Treated Yorkshire boarding to walls; and
- Pre-stressed concrete panels at lower level.

These materials are entirely appropriate for a functional rural building and ensure the structure integrates successfully into the landscape. The development therefore fully complies with Policy DC1.

Policy DC3 – Landscape and Settlement Setting

This policy requires development to:

- Protect the landscape character of the area;
- Avoid harm to the setting of settlements; and
- Minimise visual intrusion in the wider countryside.

Compliance:

The building is located alongside the existing farm cluster and does not encroach into open countryside beyond the established agricultural footprint. Its design and muted materials ensure that the visual impact is minimal, and there is no harm to the wider landscape setting.

Policy SD1 – Sustainable Use of Resources

Policy SD1 promotes:

- Efficient use of land;
- Energy efficiency; and
- Sustainable construction.

Compliance:

The proposal makes efficient use of land by consolidating development within the existing farm group. The incorporation of solar panels on the south-facing roof slope further demonstrates compliance with sustainable construction principles.

Policy T1 – Development and Sustainable Transport

This policy requires that development:

- Does not have a severe impact on highway safety; and
- Makes use of existing access arrangements where possible.

Compliance:

The proposal utilises the existing farm access and will not result in a material increase in traffic. All vehicle movements are associated with the established agricultural use. There is therefore no highway safety impact, and the proposal accords with Policy T1.

11. Overall Policy Conclusion

The proposed agricultural building:

- Supports a viable rural enterprise;
- Is of appropriate scale, siting and design;
- Protects landscape character;
- Provides sustainable infrastructure for agriculture; and
- Complies fully with Policies SS1, SS10, DC1, DC3, SD1 and T1 of the Staffordshire Moorlands Local Plan (2020).

When read alongside the permitted development provisions of Part 6, Class A of the GPDO, the proposal is fully justified and acceptable in all planning respects.