

PLANNING STATEMENT

**IN RELATION TO THE ERECTION OF A ROOF
COVER OVER THE EXISTING SLURRY STORE**

AT

**HUDDALE FARM
CALTON
WATERHOUSES
STOKE-ON-TRENT
ST10 3LQ**

ON BEHALF OF

A & JE GOLDSTRAW

**Prepared by:-
C G Barks MRICS**

1. INTRODUCTION

This Statement has been prepared to support a Prior Notification application to Staffordshire Moorlands District Council in relation to a proposal to erect an additional agricultural building at Huddale Farm.

The building is required to support an expanding dairy enterprise to store straw, hay, bulk sawdust and machinery.

2. SITE ANALYSIS & NEED FOR ADDITIONAL STORAGE

Huddale Farm is an established family dairy and sheep farm extending to approximately 380 acres (153.75 hectares) with approximately 300 head of cattle and 150 ewes. Below is breakdown of the dairy cattle currently on the holding.

Figure 1 – Extract from Herd Management Software



HUDDALE FARM

20 October 2025 15:24

[5.5]

First count of month

Year: 2025

1 / 1

Animal category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Dairy cows										
Total Milking Cows	138	137	137	134	141	140	141	143	144	140
Dairy Heifers 0-3 Months	15	17	10	13	14	19	15	22	20	20
Dairy Heifers 3-6 Months	16	8	13	15	17	10	13	14	18	14
Dairy Heifers 6-9 Months	23	22	21	16	8	13	11	13	9	13
Dairy Heifers 9-12 Months	20	21	20	23	22	21	15	7	9	11
Dairy Heifers 12-15 Months	9	14	16	20	21	20	22	21	21	15
Dairy Heifers >15 Months & F	32	34	40	41	37	39	37	32	30	30
Dairy Heifers >15 Months & F	32	31	26	22	22	25	28	32	32	33
Female beef										
Female Beef 0-3 Months	8	6	5	4	9	8	6	6	5	2
Female Beef 3-6 Months	0	2	6	8	6	5	0	0	0	0
Female Beef >6 Months	0	0	0	0	2	6	0	0	0	0
Bulls for beef										
Male Beef 0-3 Months	9	13	13	15	16	15	1	1	3	7
Male Beef 3-6 Months	0	2	5	9	13	13	0	0	0	0
Male Beef >6 Months	1	1	1	1	3	6	0	0	0	0
Service Bulls										
Total Breeding Bulls	0	0	0	0	0	0	1	1	1	1
	303	308	313	321	331	340	290	292	292	286

Straw, hay and bulk sawdust storage

The proposed agricultural building is essential to provide secure, weatherproof storage for hay produced and used on the holding. A further 100 tonnes of straw is purchased annually and used for livestock bedding along with bulk sawdust which is used for cubicles.

These materials form a critical resource for the day-to-day management of livestock, particularly during the housing period and throughout winter months when forage and bedding requirements increase significantly. Without adequate undercover storage, hay and straw can deteriorate rapidly due to exposure to rain, damp, and wind, leading to losses in nutritional value, wastage, and increased costs to the enterprise. Furthermore, by having sufficient storage space onsite, the business can achieve economies of scale by purchasing straw at harvest.

Maintaining the quality of hay is vital for ensuring livestock health and productivity. Hay that becomes wet or mould-affected poses risks such as respiratory issues, reduced feed intake, and increased veterinary intervention. Similarly, dry and clean straw is required for bedding to maintain animal welfare standards, including keeping livestock warm, dry, and comfortable. An appropriate storage facility enables the applicant to reliably meet these needs and comply with recognised welfare expectations, including those set out in the Defra Codes of Practice for livestock.

Furthermore, on-farm storage reduces reliance on frequent deliveries and the associated vehicle movements, supporting both operational efficiency and environmental considerations. The proposed building therefore provides a practical, necessary, and proportionate solution that supports the ongoing viability and welfare standards of the agricultural enterprise.

Machinery storage

The proposed agricultural building is required to provide secure, covered storage for essential machinery used in the day-to-day running of the holding. Equipment such as mowers, the hay baler, sprayer, topper and tractors represent significant capital investments and are fundamental to the efficient management of grassland, forage production and general farm operations. Leaving machinery exposed to the weather accelerates deterioration, reduces lifespan, and increases maintenance costs, all of which impact the long-term viability of the agricultural enterprise.

Protection from rain, frost and UV exposure is particularly important for items such as the sprayer and baler, which contain sensitive mechanical and hydraulic components that can be damaged or degraded if stored outdoors. Covered storage ensures that equipment remains in reliable working condition, reducing breakdowns during critical seasonal tasks such as haymaking and crop spraying. Safe, dry storage also helps maintain compliance with environmental and safety regulations, particularly regarding the upkeep and cleanliness of spraying equipment.

Secure housing is also necessary to reduce the risks associated with rural crime. Agricultural machinery theft continues to be a growing issue in rural areas, with high-value items such as tractors and mowers frequently targeted. Storing machinery out of sight deters potential thieves.

3. DESIGN PRINCIPLES

3.1. SCALE

The proposed agricultural building is of a proportionate scale to the existing modern agricultural building on the farm.

3.2. USE

The proposed building will be used to store hay, straw, bulk sawdust and machinery.

3.3. SITING AND LANDSCAPING

The proposed building has been sited adjacent to the existing dairy complex and slurry storage. The topography of the land surrounding the site minimises the impact of the proposed structure on the surrounding area.

3.4. DESIGN DETAIL

The scheme is illustrated on the following plans-

- ✓ Location Plan – Huddale-004
- ✓ Block Plan - Huddale-005
- ✓ Elevation details & roof plan - Huddale-006

4. ACCESS

There will be no change to the existing access to the farmstead.

5. BIODIVERSITY NET GAIN (BNG)

This scheme is exempt from BNG.

6. CONCLUSION

The proposed agricultural building is a necessary and proportionate development that directly supports the efficient, safe and sustainable operation of the holding. By providing secure, weatherproof storage for both forage and essential machinery, the building safeguards valuable farm assets, protects livestock welfare, and ensures that key agricultural activities can be carried out reliably throughout the year. It also reduces wastage, improves environmental compliance, and mitigates the growing risks associated with rural crime.

The proposed building has been sited within close proximity to the existing building group.

The proposal accords with all relevant elements of Part 6 of the General Permitted Development Order 2015.