

**Planning Statement For Prior Approval Application For The Erection Of An
Agricultural Building**

SITE REFERENCE:

Land And Barn At Bromley Edge Lane

Winkhill

Nr Leek

ST13 7PX

Introduction

This statement has been produced to support a prior approval application to Staffordshire Moorlands District Council to erect an agricultural building.

I purchased the property which comprises 13.65 acres (5.52 hectares) of land in April 2024 to expand my current agricultural business which now extends to 22.65 acres (9.16 hectares) including rented land. In addition, I rent land on a seasonal basis for winter grazing to meet requirements.

County Parish Holding Number: 37/020/0371

SBI Number: 200945073

The land at Bromley Edge Lane, Winkhill is enclosed by drystone walls and some hedgerow boundaries. Since buying the land I have applied for and been successful in obtaining capital grants under the Countryside Stewardship scheme and Farming Equipment and Technology Fund. The land is managed under a Sustainable Farming Incentive agreement. The Countryside Stewardship agreement is helping me to make the following improvements to the property:

- Rebuild and repair 880m of dry stone walls

- Hedge laying and hedge row gapping up of 52m
- New sheep fencing along 1100m
- Two new water troughs and associated pipework

These improvements aim to protect and enhance the environment while supporting me to farm sustainably. In addition to this, mains water was connected to the property in January 2025.

I currently have a flock of 60 breeding sheep of mixed ages, 5 ewe lambs and 5 rams. This will expand as funds permit and as I take on more land.

Proposed Building and Use.

I propose to erect a two bay steel portal framed building, being 9.14m wide x 12.19m Long x 3.65m to the eaves. The building would be a general purpose agricultural building to provide storage for agricultural machinery, sheep handling equipment and fodder.

Machinery requiring storage:

- Tractor & loader
- Pasture Topper
- Fertiliser Spreader
- Bale grab
- Flat roller
- 3T tipping trailer
- Mobile sheep handling system
- 12' Ifor Williams stock trailer
- Loader attachments

The existing stone barn is unsuitable for storage of machinery and fodder due to its design and size.

Siting

The building would be sited within close proximity to the existing stone barn (5m from the edge of the dilapidated lean too on the existing stone barn) so as not to be in isolation and visually impact on the area. It would be cut into the land to help further reduce the visual impact. I would also propose to plant a new hedge to the west of the building keeping in close proximity that would start from the northern field boundary. This would replicate the field boundary below the existing barn and be in keeping with its surroundings while providing screening to the building from Bromley Edge Lane.

Appearance

The agricultural building would have a grey fibre cement sheet roof. There would be Yorkshire board cladding down to a 1m high concrete beam on the north and east of the building and the west side would have a 4m wide entrance with the rest been cladded to a beam matching the north and east elevations. The south elevation would be open fronted. This design would replicate those found on other agricultural developments in the local landscape. Examples of this can be seen at neighboring locations such as Hillrise, Benty Grange Lane to the south east and Waterfall Cross Farm to the north east of the proposed building.

Access

Access to the building would be from the existing field entrance off Bromley Edge Lane.

Conclusion

This application forms an integral part of my existing farming enterprise. The size of the building is proportionate to the current business and land parcel and will be of great benefit to my farming business going forward.