



Supporting Statement/Justification

28th April 2026

Client: Mr & Mrs Aston

Project: P375 – Saltersford Farm, Newtown Road, Biddulph Park,
Staffordshire, ST8 7SW

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1 INTRODUCTION

This supporting statement has been prepared by Epoch Architecture Ltd to support a prior approval application at;

Saltersford Farm, Newtown Road, Biddulph Park, Staffordshire, ST8 7SW

The prior approval application is for the following form of development:

Construction of agricultural shed for storage of hay agricultural machinery & associated agricultural storage.

The purpose of this statement is to inform and support the proposals within the application and confirm justification for the requirement for the building.

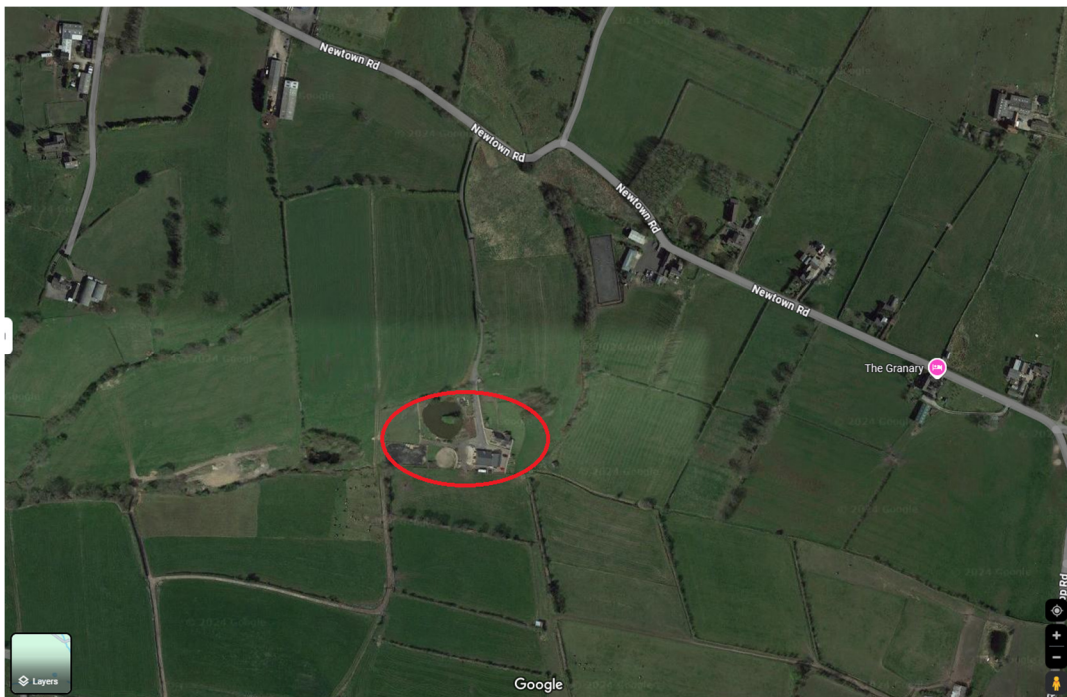


Image 1 – Aerial view of site

The application site covers (red line) is 230sqm and encompasses the building footprint – please refer to the location plan. The total area of agricultural land (the agricultural unit) is 5.7 hectares with a further 0.79 hectares of domestic curtilage and equine use.

2 DESIGN PARAMETERS

a) Amount:

The proposals within this application seek to construct a single agricultural building with a gross external area of 230sqm.

b) Layout & Siting:

The layout of the building as per most agricultural buildings is to be open plan for ease of movement and storage. Two large vehicular doors are to be provided with one located in the flank wall facing North and a further door in the gable end facing West. Two pedestrian doors are also located within either end of the North facing flank wall.

A layout plan for the building has been provided indicating a requirement to store a minimum of 130nr cylindrical bales 1200 x 1200mm in size. This figure has been calculated on the basis of 10 bales per acre which is a fairly reserved figure and the actual number harvested may be more.

The building is proposed to be sited adjacent the existing built form as can be seen on the supporting block plan. The proposed unit will be located to the rear of an existing building and will be out of public view from Newtown Road. The building will be well sited in close proximity to other built form on the site.

c) Scale:

The scale of the proposed unit is typical of agricultural sheds for this use and others found in the immediate locality. A height of 3600mm to the eaves is proposed to enable stacking of bales 3nr high up to the eaves.

d) Appearance:

A steel portal frame is to receive pre-cast concrete panels to a height of circa 2000mm from adjacent ground level. Beyond which box profile cladding sheets are to be provided to eaves level.

The roof is to be finished in a matching box profile sheet with a low pitch of 15 degrees. All cladding sheets are to be pvf2 colour coated green.

It is proposed to provide a solar PV array to the south facing roof slope making a sustainable contribution with any excess electricity generated being fed back into the national grid.

3 APPLICANTS JUSTIFICATION STATEMENT

Now that we have secured our long term future at the site with the desired extension and alterations to the farmhouse we are progressing our business case of a sheep enterprise at the site. The building will provide covered, secure storage for farming equipment and associated agricultural activities on the land. Due to the exposed nature of the site, any machines and equipment left outside for extended periods will be negatively impacted by the extremes in weather, especially over the winter months. Details of our owned and constantly growing agricultural machinery have previously been provided under planning application ref: SMD/2025/0137. The building will also be used for the storage of bedding and fodder.

The position of the proposed agricultural shed will be behind the main property and stable block, and most importantly not visible from roadside (300+ metres from the Newtown Road).

Since our previous prior approval application; DET/2024/0042 we have purchased a further 1.18ha adjacent to Newtown Road which is now part of the wider agricultural unit.

Our previous prior approval application was refused partly due to a shortfall in agricultural land due to the domestic and equine land area at the site. The addition of our recent purchase of a further 1.18h of agricultural land at the site provides a total area of land in agricultural use of 5.7ha. Please refer to the P375 – 213 PP03 Land Area Plan.

Reference to my full-time position and director of Next Generation Body Ltd was made under app. ref; DET/2024/0042. As was confirmed under planning application ref: SMD/2025/0137 this company has now been dissolved. I am also now semi-retired from my full-time business with full retirement due in the next couple of years, enabling sole dedication to the agricultural activities at the site.

6 CONCLUSION

6.1 The proposals within this supporting statement present a well thought through scheme that meets with the applicants requirements and complies with the requirements of the General Permitted Development Order, Schedule 2, Part 6, Class A and subsequent conditions.

6.2 The local authority have accepted the building as being 'reasonably necessary for the purposes of agriculture within that unit' under the recently approved planning application at the site ref: SMD/2025/ 0137. This building is no different in location or size to the building approved under that application.

6.3 From a design perspective the proposals are in-keeping with the agricultural setting. The design details and materials used in the construction of the building are sympathetic to the setting. The case officer previously had concerns regarding the appearance of the proposal under app. ref: DET/2024/0042, however the design and appearance of the building has since been accepted as 'agricultural' under the recently approved planning app. ref; SMD/2025/0137.

6.4 The applicant has provided a supporting justification statement and there is a genuine agricultural business requirement for the building.

6.5 Accordingly, we urge the local authority to process the prior approval application within the required 28-day timescale to enable construction works to commence promptly.