

PLANNING SUPPORTING STATEMENT

Client: P Nixon

Site Address:
Higher Brown Edge Farm, Newtown
Road, Newtown, Biddulph Moor,
ST8 7SW

Proposal: Portal Frame Machinery
Storage

Prepared by

Graham Watkins & Co

57 Derby Street, Leek, ST13 6HU

Tel: 01538 373308

Email: enquiries@grahamwatkins.co.uk



Contents

.....	0
1.0 INTRODUCTION	2
2.0 FARM BUSINESS ENTERPRISE	2
3.0 LAND.....	2
4.0 MACHINERY LIST.....	2
5.0 PROPOSED BUILDING DESIGN	3
6.0 CURRENT BUILDINGS.....	3
7.0 PROTECTION OF FARM MACHINERY	3
8.0 NFU RURAL CRIME REPORT	4
9.0 ENVIRONMENTAL CONSIDERATIONS	4
10.0 JUSTIFICATION	5
11.0 SUMMARY	5

1.0 INTRODUCTION

The proposed building will be of portal frame construction used for the storing of farm machinery. The applicant has a severe lack of buildings for the storing of machinery onsite. The applicant has an established beef enterprise farming over 36 acres or thereabouts.

2.0 FARM BUSINESS ENTERPRISE

The applicant has a beef cattle enterprise briefly comprising:

Beef

40 Suckler cows producing one calf per year with the calves being reared and weaned and sold at 8-12 months.

3.0 LAND

The applicant farms approximately 36.03 acres (14.57 hectares) or thereabouts of grassland. The applicants undertake all husbandry in hand.

4.0 MACHINERY LIST

Deutz 100mk3 Agri-tron Tractor

JCB 530-70 Loadall

Mustang Skid Steer

JCB Forklift

JCB 8085 ZTS Digger

Honda 450 Quadbike

CF Moto 600 ATV

Ifor Williams 12ft Cattle Trailer

Kuhn Flail Mower

Tedder

Bomford Hedge Cutter

Logic Weed Wiper

Quad Trailer

Ifor Williams 14ft Tilt Bed Trailer

Bale Trailer

5.0 PROPOSED BUILDING DESIGN

The proposed building will be of portal frame construction measuring 30ft x 60ft with an eave's height of 12ft to allow modern agricultural machinery to easily access and egress the building.

The building will have metal clad sheeting to the eaves. The roof will be constructed of cement fibre sheeting.

6.0 CURRENT BUILDINGS

The applicant currently has two portal frame buildings at the land to the south of Newtown Road which is just over half a mile from the proposed building. The buildings are used for the housing of livestock, fodder storage and straw storage for the applicant's farm business enterprise. There are no current facilities for the storage of machinery.

Due to the applicant not residing onsite the applicants has opted to site the proposed building at Higher Brown Edge Farm where the applicants reside, this is for security purposes due to the high risk of rural crime. The financial and practical implication of the theft of machinery would have a significant detrimental impact to the applicant's farm business, hence the requirement for the building to be sited at Higher Brown Edge Farm.

7.0 PROTECTION OF FARM MACHINERY

The protection of farm machinery is vital. The machinery used on the farm is expensive and costly to fix if broken if broken down both in terms of time and money. The machinery is also more susceptible to theft when being stored outside.

The modern farm machinery is used daily on the farm to feed the livestock and tend to the land. Any breakdowns will leave livestock unfed and land un-tended which is causes issues for the health and welfare of the livestock under the care of the applicants.

The proposed building will play a crucial role in securing the farming enterprises long term security and viability, enabling the applicants to focus on the future of the farming enterprise without the worry of potential theft that is faced in the rural communities. The machinery owned is essential in securing the future production of the farming enterprise as the machinery is relied on from day to day.

Theft can cause significant disruption, especially during peak seasonal times making it vital for the security and reliability of having the machinery at hand. The proposed building will eliminate the current reliance on exposed outdoor storage and the assorted risks of theft, damage and deterioration.

8.0 NFU RURAL CRIME REPORT

Reports from the NFU Mutual suggests that agricultural vehicle theft claims cost rose 18% to an estimated £8.3m in 2025. A worrying figure, placing more pressure on parties involved. Furthermore, the cost of quad bikes and All-Terrain Vehicles (ATVs) theft reported to NFU Mutual surged by 31% to £3.5m in 2025. Agricultural machinery and the technology that is included presents a clear opportunity for organised crime. Equipment such as tractors, quadbikes/ATVs and GPS (Global Positioning Systems) are at the forefront of theft.

Items in vulnerable places with easily removeable equipment are most vulnerable, theft causes halts in practices and results in substantial financial consequences. With the provision of a secure machinery storage the protection of the farming enterprises' machinery can be further improved.

The proposed building will be used for agricultural purposes to store the applicants farm machinery, onsite next to the dwelling where they will reside.

9.0 ENVIRONMENTAL CONSIDERATIONS

The applicants have considered the wider environment, and the proposed building will reduce the need travel in these vehicles from other sites. Therefore, the applicants will also be using agricultural machinery less which in turn will help the environment and work towards the NET ZERO 2050 target set by the government.

10.0 JUSTIFICATION

The proposed building comprises a purpose-built agricultural machinery storage that will support the established farming enterprise at Higher Brown Edge Farm improving efficiency. The building will provide a suitable housing to store the necessary machinery, protecting them from theft, damage and weather. Being able to store machinery at this holding will enable the business to operate more effectively and sustainably without the need for constant traversing from the applicants main holding reducing vehicle operating time and improving the productivity of the equipment. The machinery storage will also improve the security of the applicants' high value equipment which contributes in many ways to improve the farming enterprise and secure the long-term business venture.

11.0 SUMMARY

- The proposed building is reasonably required by the farm business
- The propose building is in-keeping with existing buildings onsite
- The proposed building will be solely used for agricultural purposes.
- The proposed building will help the longevity of farm machinery