

Winterhill Farm Padfield Main Road Padfield Derbyshire

Proposed Extension to Existing Agricultural Building for Mr M Winterbottom

October 2018

Supporting Planning Statement

Introduction

This supporting statement should be read in conjunction with the submission details and sets out the justification for the development together with a planning assessment of the proposal in relation to its location within the North West Derbyshire Green Belt.

Following the changes to the requirements for design and access statements implemented under the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 (SI 2013 No 1238) which came into force on the 25 June 2013 the proposed development is not required to be accompanied by a formal Design and Access Statement. However, in support of the proposal, this statement will provide design and access information within the justification statement.

The proposal also seeks to address issues in respect of the proposed development and its relationship to the adjacent Padfield Conservation Area.

Proposal Details

This proposal is on an established agricultural unit, DEFRA Holding number - 09 237 0196. From quite humble beginnings a couple of years ago this enterprise has grown, provided employment and a living for the applicant. There have been four previous approvals for agricultural buildings and one approval for an Agricultural Worker's Dwelling (O/L). The business is a local success story and deserves on-going support.

The applicant, an established sheep farmer, is seeking planning permission for an extension to an existing approved livestock building. This is required as an extension to the lambing shed and when not in use during the lambing period it will be used for storing forage and hay and supplementary feeds, as these cannot be stored outside, (in line with DEFRA legislation) and general agricultural storage/occasional store for farm machinery and equipment.

The approved building to be extended is an agricultural building with a footprint 18m x 9.00m and low eaves height, 4m, under a shallow pitched roof. The materials are a concrete plinth with traditional 'Yorkshire' timber boarding over. The roof comprises profiled steel sheeting, in 'Juniper Green' (BS 4800 12-B-29).

The site forms part of the applicant's grazing land. The land is sloping and the existing development is set down into the site thereby minimising its appearance in the landscape. The extension will not be apparent from any immediate viewpoint. Previous development on site has created some overburden which has been mounded, thereby screening the building group. The proposed building will be similarly set and overburden used to extent the bund.

There will be no change to the approved field access to the land will be utilised to enable access to the new agricultural building. Space will be provided around the building and adjacent the road for landscaping and screening (See above).

Agricultural Justification

The applicant is a local sheep farmer with available grazing land achieved in a combination of tenanted land, grazing licences and rented grazing (Agricultural Holding No. 09 237 0196). In addition, winter grazing is arranged with a number of farmers. The total available area is set out below:

LAND	
Owned grazing land (Padfield)	1.01 hectares
Farm Business Tenancy (Mottam)	13.35 hectares
Grazing Licence (Disley)	28.32 hectares
Rented Grazing (Glossop)	0.80 hectares
Hay/silage Rented (Hollingworth)	6.07 hectares
TOTAL	49.55 hectares
Winter grazing arrangements with local farms	60.7 hectares
Overall Total	110.25 hectares

CURRENT STOCK	
Flock - ewes	410
Flock – rams	9

The applicant has just taken a lease on additional grazing land in the area; one site of 110 hectares (Shaw Moor) and another amounting to a further 20 hectares, which will allow the flock to be expanded by around 20% to 490-500 ewes, with an additional ram in the next season.

The lambing season requires ewes to be brought to a centralised location and delivered prior to returning to their grazing land. As the applicant's flock has grown in recent years since he established as a sheep farmer, the pressure from the industry to provide 100% indoor lambing has increased. Indoor lambing is a farm industry standard method for delivering lambs; shelter in accommodation is essential for efficient farming and animal well-being. The current floorspace is only just sufficient and if the flock grows, as is intended, there will need to be more space.

Due to the need to bring ewes in early to enable their feeding to be controlled and enhanced, it is necessary to be able to access the stock throughout a 24 hour period, including assisting with delivery, checking lambs born for defects, disease etc. and to ensure the provision of 2 hourly feeds throughout day and night for orphan lambs. Indoor lambing also has the advantage of enabling variations in the outside temperature; obviously this can be addressed within the building.

This season (Spring 2018) approximately 450 sheep were lambbed indoors, raising 500 lambs with no recorded foetal losses. Externally, however, there were fatalities. The proposed extension would allow

all of the extended flock to be indoor births and through this a substantially improved survival rate next season.

During the remainder of the year the existing barn is used for general feed and other storage (DEFRA requirement)¹ and occasionally to house the applicant's farm machinery, all of which is used on his own land holding. Very occasionally the applicant provides agricultural machinery on loan to local farmers when not required on his own farm, on an agricultural contractor's basis. This, however, is a very minor element of the farm business, essentially to ensure full use of his machinery and equipment.

The applicant also provides a contract fencing and shearing service throughout the local area; the existing agricultural building has facilitated the growth of this part of his agricultural business, and the extension will in no way compromise this, thereby continuing to contribute to sustainability and continued diversification of the local economy, in line with local and national policy.

Policy

National Planning Policy Framework (NPPF)

The NPPF was issued in March 2012 now replaced by NPPF 2016 and sets out the Government's national planning policies. It advises that where development plan policies predate the issuing of the NPPF unless the individual policies are compliant with those in the NPPF the NPPF will take precedence.

The NPPF confirms that new buildings in the Green Belt are inappropriate.

"Exceptions to this are:

- Buildings for agriculture and forestry."

The NPPF also confirms that it supports the rural economy that local plans should promote a "strong rural economy" and

- "Promote the development and diversification of agricultural and other land-based rural businesses."

Relevant Local Plan Policies

The High Peak Local Plan (adopted March 2005) Saved Policies remain in force. The following policies are considered relevant to the application.

Policy 9 OC1 – Countryside Development:- The Policy confirms that the Countryside includes all areas beyond the Built Up Area Boundaries on the proposals Map including the Green Belt and Special Landscape Areas. Within the Countryside

"Planning permission will be granted for development which is an integral part of the rural economy and which can only be carried out in the Countryside....provided that will not have a significant adverse impact on the character and distinctiveness of the countryside."

Policy 10 OC2 – Green Belt Development:- "In the area of green belt defined on the proposals map approval will not be given, except in very special circumstances, for the construction of new buildings for purposes other than:

- Agriculture and forestry"

¹ NB The existing approved shed is filled to 100% capacity with hay for supplementing the feed into next season.

Policy 14 OC6 – Agricultural Development in the Countryside: - Confirms that planning permission will be granted in the countryside for development required for agricultural purposes provided the scale of development is appropriate to the agricultural need; that the development is sited so as not to cause significant harm to visual or residential amenity or local landscape character and the building will be demolished if no longer required for agricultural purposes.

Policy 20 BC5 – Conservation Areas and their Setting:- The Policy advises that planning permission will be granted for development provided that the development, its siting, scale, design and external appearance will preserve or enhance the special historic character of the area and does not harm important buildings and open spaces which contribute to that special character.

Need for the Proposed Agricultural Building

The justification for the agricultural building has been set out above. The operation of the farm holding is such that an extended agricultural building is a core requirement in order to ensure the business can continue to grow, operate and develop in line with industry best practice requirements.

The existing, approved building is well designed, set into the landscape and made of complimentary materials. The proposed extension will be no different in these factors. The new building will provide both an improved lambing facilities and general agricultural store for the principal business use and those elements of the business that add value and income (as part of the on-going farm diversification). All these activities fall within the usual definitions of agricultural/farm operations and are therefore in compliance with Green Belt and Countryside Planning Policies within the 2005 Local Plan and NPPF.

Visual Impact of the Proposed Agricultural Building

The Council had previously expressed concern that a building in this location would impact on the setting of the Conservation Area. However, the existing building was granted consent in 2014 and an extension approved subsequently and the later buildings similarly approved, it is argued therefore that these concerns have been met, by appropriate siting, design and use of materials. An extension to the smaller unit, in similar materials, scale and form will not have a significantly different impact and therefore the setting of the Conservation Area will remain substantially unaffected.

The existing unit's location is on falling ground and the ground level has been reduced around the footprint thereby reducing the building's appearance in long views into and out of the village. The proposed extension will be similarly set.

Land modelling and landscape planting with indigenous trees and shrubs has been undertaken, merging the existing development into its setting; the proposed new unit will be similarly screened.

The extant buildings and the proposed extension are in close proximity to the existing traditional stone field boundaries and as such are to be seen in context and read in the rural landscape as an appropriate farm building group. Additional planting adjacent the building and along the roadside could provide further screening in long views and will ensure that the character of the rural landscape will not be compromised.

Conclusions

- The existing building is approved, and as such is agreed to be necessary for agricultural purposes. The proposed extension building is similar.
- The proposed extension is to be a well-designed building in similar form and materials to the existing approved unit and is therefore considered to be appropriate for purpose.
- The impact of the agricultural building on both the wider landscape and setting of the Conservation Area will be minimal and appropriate in context.
- The principle of development accords with local planning and national Green Belt policies as to appropriate development within the Green Belt and open countryside.

CAMplan 2018