

Planning Statement

Proposal:
Prior Approval Application for Agricultural Development
Building 1: Fodder Storage
At
Slade Hill Farm, Buxton

1. Introduction

This planning statement has been prepared in support of a Prior Approval application for the erection of an agricultural building for the storage of fodder at Slade Hill Farm, Buxton.

This application follows the refusal of a previous submission which included two buildings under a single prior notification. The Local Planning Authority confirmed that each building must be considered under a separate application. This submission therefore relates solely to the proposed fodder storage building.

2. The Agricultural Holding and Functional Need

Slade Hill Farm forms part of a substantial agricultural enterprise extending to approximately 625 acres in and around the Buxton area, with approximately 120 acres located at the main holding. The farm supports approximately 300 beef cattle and 200 sheep plus followers.

The existing buildings on the holding are fully utilised for livestock accommodation and welfare purposes, with no dedicated facility for the storage of fodder. As a result, fodder is currently stored in a dispersed and inefficient manner, leading to unnecessary exposure to weathering, loss of quality, and increased handling requirements.

The proposed building is therefore reasonably necessary for the purposes of agriculture and is required to support the efficient operation of the holding.

3. Siting and Infrastructure Constraints

The siting of the proposed building has been carefully considered and is influenced by significant on-site infrastructure constraints.

Overhead electricity lines cross the holding and require strict stand-off distances in accordance with health and safety guidance. In addition, underground fibre broadband infrastructure installed by Nestlé runs across parts of the field, restricting excavation and foundation works, preventing development in closer proximity to the existing farm buildings.

These constraints have dictated the location of the proposed building, which represents the most appropriate and viable siting that avoids conflict with essential infrastructure while maintaining a functional relationship with the farmstead.

4. Layout and Fire Safety

The building has been positioned with appropriate separation from other proposed and existing structures. This spacing acts as a fire break, reducing the risk of fire spread in the unlikely event of spontaneous combustion of stored fodder, in accordance with good agricultural practice and Fire Brigade advice.

5. Design and Appearance (Design and Access)

The building adopts a simple, functional agricultural form appropriate to its intended use and rural setting.

The structure will comprise pre-stressed concrete panels to the lower walls with vertical Yorkshire boarding above, providing ventilation and a traditional agricultural appearance. The roof will be clad in Juniper Green (12B29) fibre cement sheeting, as requested by the Local Planning Authority, which will assist in assimilating the building into the surrounding landscape.

Roof lights will be incorporated on the roof to provide natural daylighting, reducing reliance on artificial lighting. The scale, form and materials are consistent with modern agricultural buildings and ensure compliance with Policies S1, EQ2 and EQ6 of the High Peak Local Plan.

Access will be taken from the existing farm access, which is already suitable for agricultural vehicles. No new access arrangements are required.

6. Planning Policy

The proposal accords with the High Peak Local Plan (2016), in particular:

Policy S1 by supporting sustainable rural enterprise and climate mitigation;
Policy EQ2 by ensuring the development is appropriately sited within the landscape;
Policy EQ3 as development reasonably necessary for agriculture; and
Policy EQ6 through appropriate design and materials.

7. Cumulative Impact

Whilst this application relates solely to a single agricultural building, it is acknowledged that a separate Prior Approval application has been submitted for an additional building within the same holding, each serving distinct and necessary agricultural functions.

The cumulative impact of the two buildings has been carefully considered. The scale, siting and design of both structures have been coordinated to ensure they remain read as part of a single, cohesive agricultural unit, closely related to the existing farmstead. The buildings are positioned in response to on-site constraints, including overhead

electricity lines and underground infrastructure, rather than being dispersed arbitrarily within the landscape.

The overall footprint and arrangement of development remain proportionate to the scale of the holding and the agricultural enterprise it supports. The use of appropriate materials, including Juniper Green (12B29) fibre cement roofing, together with the functional grouping of the buildings, ensures that there will be no unacceptable cumulative impact on the character or appearance of the surrounding countryside.

Accordingly, the proposal, both individually and cumulatively with the associated development, remains compliant with Policies S1, EQ2, EQ3 and EQ6 of the High Peak Local Plan.

8. Conclusion

The proposed fodder storage building is essential to the continued operation of the agricultural holding. Its siting has been dictated by infrastructure constraints, and its design is appropriate to the rural setting.

The proposal meets the requirements of permitted development under Class A and Prior Approval is respectfully sought.