

Planning Statement

Proposal:
Prior Approval Application for Agricultural Development
Building 2: Implement 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 implements at Slade Hill Farm, Buxton.

This application follows a previously refused submission for two buildings under a single prior notification. The Local Planning Authority advised that separate applications are required for each building. This submission relates solely to the implement 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.

There is currently no dedicated building for the storage of agricultural machinery or implements. Equipment is therefore stored externally or in unsuitable locations, resulting in inefficiencies, increased maintenance requirements, and security concerns.

The proposed building is reasonably necessary to support the agricultural enterprise by providing secure and appropriate storage for machinery and implements.

3. Siting and Infrastructure Constraints

As with the accompanying application for fodder storage, the siting of this building is constrained by overhead electricity lines and underground fibre broadband infrastructure.

The required stand-off distances from overhead power lines and avoidance of underground services prevent development closer to the existing farm buildings. The proposed siting represents the most appropriate location that avoids these constraints while remaining functionally related to the farmstead.

4. Layout and Fire Safety

The building is positioned to maintain appropriate separation from other buildings, including the proposed fodder storage building, providing a fire break and reducing the risk of fire spread between structures.

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 implement storage building is essential to the efficient and safe operation of the agricultural holding. The siting responds to infrastructure constraints and the design is appropriate to its rural context.

The development satisfies the requirements of permitted development and Prior Approval is respectfully sought.