

HARVEYHUGHES

INDEPENDENT RURAL CONSULTANTS

Mr M Winterbotham

20 Princes Road
Chinley
High Peak
SK23 6AB

Planning and Agricultural statement to support permitted
development planning application for General Purpose
Agricultural building at Higher Green Meadow, Buxworth.

Anna Goldie BSc PgC ASAg
Harvey Hughes Ltd
43 Castle Street
Northwich
Cheshire
CW8 1EY

anna.goldie@harveyhughes.com

Tel: 0161 927 7562

Mob: 07552 249 742

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1.0 Introduction

This application has been prepared and submitted on the instruction of Mr M Winterbotham. To be submitted to High Peak Borough Council, for a proposed general purpose agricultural storage building.

This report has been prepared by Anna Goldie BSc (Hons) PgC ASAg, an agricultural consultant for Harvey Hughes Ltd in Northwich, Cheshire. The report outlines the planning proposal and the agricultural justification for the building.

2.0 Agricultural Summary

Mr Winterbotham farms at Higher Green Meadow, an established agricultural holding extending to approximately 21.34 hectares (52.7 acres) of predominantly permanent grassland. The land is managed for livestock production and provides the grazing and forage resources necessary to support both the beef and sheep enterprises operated from the holding.

The principal enterprise is a beef rearing operation, whereby young calves are purchased and subsequently reared on the farm until approximately 18 months of age before being sold as store cattle. Alongside this, Mr Winterbotham maintains a flock of breeding sheep, which utilise the permanent grassland for grazing throughout the year. The mixed livestock system allows the grassland resource to be utilised efficiently whilst providing a diversified and resilient agricultural business.

The management of both enterprises requires significant daily husbandry input, including feeding, bedding, health monitoring, pasture management and routine livestock handling. During the grazing season, cattle and sheep are managed across the holding's grassland parcels, whilst during the winter months livestock are housed or managed in designated feeding areas where conserved forage and supplementary feeds are provided. Maintaining a reliable supply of quality feed is therefore essential to the productivity, welfare and overall performance of the livestock.

The permanent grassland surrounding the farm provides both grazing and forage crops, with silage and hay produced annually to support winter feeding requirements. The efficient storage and handling of these feed resources is critical to the operation of the business, particularly during periods of adverse weather when livestock are reliant upon stored forage.

Mr Winterbotham undertakes the majority of the day-to-day land and livestock management activities himself, including grassland management, forage production and routine husbandry operations. Annual hay and silage crops are produced from the holding's permanent grassland to provide a reliable source of conserved forage for the livestock throughout the winter months. The production, handling and storage of these feed resources form an essential component of the farming enterprise and are critical to maintaining livestock welfare, productivity and the efficient operation of the holding throughout the year.

To support the continued development of the agricultural enterprise, a general purpose agricultural building is proposed. The building will provide secure and weatherproof accommodation for machinery, feed, bedding, livestock equipment and other agricultural supplies required for the management of the holding. The facility will improve the efficiency of day-to-day farming operations, protect valuable resources and equipment, and provide essential infrastructure to support livestock husbandry and grassland management activities.

The proposal therefore represents a practical and necessary addition to the holding, directly related to the needs of the agricultural business.

3.0 Proposed Building

As outlined above, the proposal relates to the erection of a general purpose agricultural building at Higher Green Meadow. The building is required to provide covered storage for livestock forage, agricultural machinery, equipment and other materials associated with the day-to-day operation of the holding. The development will form part of the existing farmstead, creating a logical and consolidated cluster of agricultural buildings that supports the efficient management of the livestock enterprise.

The proposed building has been carefully designed to meet the operational requirements of the farm whilst taking account of the surrounding landscape, existing farm layout and local topography. Its location adjacent to the existing farmyard will allow convenient access for machinery and vehicles involved in routine farming operations, reducing travel distances across the holding and improving overall operational efficiency. The building will provide a secure and weatherproof facility for the storage of forage, ensuring feed quality can be maintained throughout the year, whilst also protecting machinery and equipment from weather-related deterioration.

The proposed building is designed as follows:

Length: 18.288m

Width: 12.192m

Height to Eaves: 3.657m

Height to Ridge: 5.295m

The total floor area of the building is approximately **223m²**.

The building will be of a traditional agricultural design and construction, reflecting the appearance of modern farm buildings commonly found throughout the local area. The rear and western elevations will be enclosed using 1.5-metre-high pre-cast concrete panels with Yorkshire boarding above extending to the eaves. This combination of materials provides durability and protection for stored materials whilst allowing natural ventilation through the building. The use of Yorkshire boarding also helps to soften the appearance of the structure within the rural landscape and maintains the agricultural character of the development.

The front and eastern elevations will remain open to facilitate unrestricted access for agricultural machinery and equipment. The open-fronted design will allow the efficient loading and unloading of forage and machinery whilst also promoting natural airflow through the building. This is particularly important for the storage of hay and other forage crops, helping to maintain feed quality and reduce the risk of moisture accumulation.

The roof will be clad with corrugated fibre cement sheeting incorporating translucent roof panels to allow natural daylight into the building. The inclusion of roof lights will improve visibility for routine agricultural operations, reduce reliance on artificial lighting and contribute towards a safer and more efficient working environment.

The proposed building is located immediately to the south of the existing farmyard and has been positioned to integrate with the established pattern of development on the holding. By forming a cluster with the existing agricultural buildings, the proposal minimises its visual

impact within the wider landscape and avoids unnecessary encroachment into open countryside. Furthermore, the enclosed rear and eastern elevations will provide additional shelter from prevailing weather conditions, helping to reduce wind exposure within the farmyard and creating a more protected working environment for both livestock and agricultural operations.

Overall, the proposal represents a practical and proportionate addition to the existing agricultural infrastructure, providing essential storage facilities that will support the efficient management, productivity and long-term sustainability of the farming enterprise.

4.0 Visual impact and access

The proposed development is located to the south of the existing farm buildings and has been strategically positioned to minimise the need for any alteration to the existing landform or topography. This siting ensures that the natural gradients and ground conditions of the site are retained, thereby reducing the extent of cut-and-fill operations and limiting ground disturbance during construction.

In visual terms, the site is not visible from any public footpath or highway. As such, the development would result in negligible visual impact on the wider landscape. Any potential views are further mitigated by the presence of existing farm buildings, which already form a strong built backdrop and provide effective screening from surrounding vantage points. Consequently, the proposed structure would be well-contained within the existing farmstead context and would not introduce any materially new visual intrusion into the countryside setting.

Access to the site is achieved via the existing farm track leading off Dolly Lane. This established access route is already used for agricultural purposes and is considered sufficient to accommodate the proposed development without the need for new access formation or significant upgrades. As a result, the development integrates efficiently with the existing farm infrastructure and avoids unnecessary disruption to the surrounding highway network or rural environment.

5.0 Requirement

The proposed building is required to provide secure and weatherproof storage for agricultural produce, machinery, livestock equipment and other materials essential to the operation of the holding. As a mixed livestock enterprise, the farm relies heavily on the annual production and storage of forage crops to support cattle and sheep throughout the winter months and during periods when grazing is unavailable.

Mr Winterbotham produces hay and silage from the permanent grassland surrounding the farm. These forage crops form a significant proportion of the livestock diet and must be stored in suitable conditions to maintain their nutritional value and prevent deterioration. At present, storage capacity on the holding is limited, resulting in forage and agricultural materials being exposed to the weather. Exposure to rainfall and prolonged damp conditions can reduce feed quality, increase spoilage and lead to unnecessary financial losses for the business. The proposed building will provide a dedicated covered area where forage can be stored safely and remain in optimum condition until required for feeding.

In addition to forage storage, the building is required to accommodate machinery and equipment used in the day-to-day management of the holding. The business undertakes the majority of grassland management, forage making and livestock husbandry operations in-house. Equipment such as tractors, trailers, mowers, livestock handling equipment and associated implements represent a substantial financial investment and are critical to the efficient operation of the farm. Providing secure covered storage will protect these assets from weather-related deterioration, reduce maintenance costs and prolong their operational lifespan.

The building will also provide storage for livestock feeds, fencing materials, veterinary supplies, bedding and other agricultural inputs used throughout the year. Consolidating these items within a single secure location will improve site organisation, increase operational efficiency and reduce the time required to undertake routine farming activities.

Furthermore, the proposed development will contribute towards improved security on the holding. Agricultural machinery and equipment are increasingly vulnerable to theft, particularly in rural locations. By providing an enclosed storage facility, the proposal will help safeguard valuable assets and reduce the risk of theft and vandalism.

The scale of the proposed building has been carefully considered in relation to the size and operational requirements of the holding. The building provides sufficient space to meet current storage requirements whilst remaining proportionate to the needs of the agricultural enterprise. It represents a practical investment in the farm's infrastructure and will support the continued efficient management of the livestock business.

6.0 Conclusion

This report has been prepared in support of a Prior Approval application for the erection of a general-purpose agricultural building at Higher Green Meadow on behalf of Mr M Winterbotham.

The proposal has been demonstrated to be reasonably necessary for the purposes of agriculture within the unit. The holding comprises approximately 21.34 hectares of permanent grassland supporting both beef and sheep enterprises, with the business relying upon the production, storage and management of forage, machinery and livestock equipment to operate effectively throughout the year.

The proposed building will provide essential covered storage for forage, machinery, agricultural equipment and farm supplies, improving operational efficiency, protecting valuable assets and supporting the welfare and productivity of the livestock enterprises. The scale, design and siting of the building have been carefully considered to ensure it remains proportionate to the needs of the holding whilst integrating appropriately with the existing farmstead.

The development is located adjacent to the existing farm buildings and will be accessed via the established farm track from Dolly Lane. The proposal does not require any new access arrangements and will not result in any significant visual impact. The site is not visible from public highways or public rights of way and the building will be viewed in the context of the existing agricultural unit.

The design incorporates traditional agricultural materials including concrete panels, Yorkshire boarding and fibre cement roofing, ensuring the building is both functional and sympathetic to its rural setting. The proposal represents a logical extension of the existing farm infrastructure

and will contribute positively to the long-term viability and sustainability of the agricultural enterprise.

It is therefore concluded that the proposed building is reasonably necessary for agricultural purposes, accords with the provisions of Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and should be granted Prior Approval