

Planning Statement

1. Foreword

- 1.1 This planning statement relates to the application for an agricultural building, at Poplars Farm, Sheepy Road, Sibson
- 1.2 The aim of the planning statement is to demonstrate the ways in which the proposed development is sympathetic to the policies in the neighborhood plan.

2. Policy

- 2.1 The application is to be determined in accordance with the local neighborhood plan, in this case The Sheepy Parish Plan.
- 2.2 The National Planning Framework (NPPF) also has a bearing on the suitability of the proposed building.

3. Relevant Policies

- 3.1 Policy S1, Countryside
 - D, Development and diversification of agricultural and land based rural businesses, which accords with the NPPF.
- 3.2 Policy S3, Locally important views
 - 2 and 3. The development will not affect either of these important views.
- 3.3 Policy S5, Ecology and Biodiversity
 - 2, River Sence and its tributaries.
 - The development should improve water quality.
- 3.4 Policy S6, Water management.
 - The development should decrease water flow into local drain system, as it is intended for the rainwater to be harvested and used on the farm.

4. National Planning Policy Framework

- 4.1 Supporting a prosperous rural economy.
 - 88. Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings; b) the development and diversification of agricultural and other land-based rural businesses.

4.2 Achieving a sustainable economy.

8. c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change

4.3 Conserving and enhancing the natural environment.

180. Planning policies and decisions should contribute to and enhance the natural and local environment by:

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality.

5. Conclusion

5.1 The proposed building will be delivered in accord with the policies of the Sheepy Parish Neighbourhood Plan, having a positive impact on water quality, will not affect views and decrease surface water.

5.2 The proposed building will deliver in accord with the policies of the NPPF, providing sustainable growth of a rural business and improving biodiversity.

