



CAROLINE TAMWORTH PLANNING

Planning and Development

FULL PLANNING APPLICATION

**PROPOSED LOG CABIN TO PROVIDE RESIDENTIAL ACCOMMODATION FOR
FAMILY MEMBERS IN CONNECTION WITH MAIN DWELLING**

KNOTT BOOTH FARM, BROAD LANE, BURNEDGE, ROCHDALE, OL16 4QJ

HERITAGE, PLANNING, DESIGN & ACCESS STATEMENT

Prepared by Caroline Tamworth Planning

On Behalf Of

Mr & Mrs Curren

CT1247

CONTENTS

- 1.0** Site Description
- 2.0** The Proposal
- 3.0** Planning Policy Context
- 4.0** Planning Policy Compliance, Design & Access
- 5.0** Conclusion

1.0 The Site

1.1 The application relates to a triangular area of land to the north east of the farmhouse at Knott Booth Farm. The land is used in connection with the established equestrian use at Knott Booth Farm, providing space for storage and the parking of plant and machinery. The land is bounded by timber fencing and an outdoor riding arena is located to its south west.



The application site

1.2 Knott Booth Farm comprises the farmhouse and adjoining barn, which are Grade II listed, several large stable buildings, a hay store and expanses of hardstanding along with formal amenity space for the dwelling. The land surrounding the farm is also within the applicants' ownership and provides grazing for the horses and ponies.

1.3 The site overlooks the open land to the west beyond which is the M62 motorway and Kingsway Business Park. Bryneys Hey Farm is located to the south east.

1.4 Access to the application site is via the existing track which serves several vehicular access points from Knott Booth Farm into the surrounding fields.

2.0 The Proposal

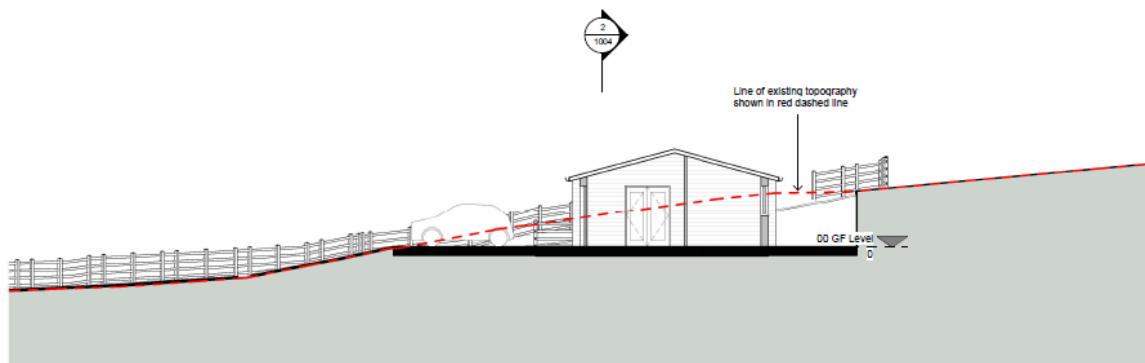
2.1 The application seeks consent for the siting of a log cabin on the land to provide residential accommodation for two of the applicants' immediate family members who currently live in a temporary mobile home at Knott Booth Farm.

2.2 The cabin will be faced in Norwegian log cladding and will have a grey tiled roof. A small area of timber decking with be laid around the northern and western elevations of the cabin with a grassed area to the rear to provide amenity space.



Proposed front elevation – Drawing 1005 prepared by Creative Architecture

2.3 Some engineering operations will take place to create a plateau for the log cabin to sit on to minimise its visual impact and to provide level access. The change in land levels will result in the need for retaining walls. Two car parking spaces will be provided to the front of the log cabin and the existing vehicular access through the farm will be utilised.



Proposed cross section (side elevation) – Drawing 1004 prepared by Creative Architecture

2.4 Detailed plans prepared by Creative Architecture are provided.

3.0 Planning Policy Context

3.1 The site falls within the Green Belt on the Proposals Map used in conjunction with the adopted Rochdale Core Strategy.

3.2 The following Core Strategy (CS) policies are relevant to the proposal:

- Policy P2 - Protecting and enhancing character, landscape and heritage
- Policy P3 - Improving Design of New Development
- Policy G2 - Energy and new development
- Policy G4 - Protecting Green Belt Land
- Policy G8 - Drainage and Flood Risk
- Policy DM1 - General Development Requirements

3.3 The following saved Rochdale Unitary Development Plan (UDP) policies are also relevant:

- Policy G/D/2 - Green Belt
- Policy EM/7 - Development and Flood Risk

3.4 Advice contained within the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and within the National Planning Policy Framework (NPPF) is also relevant, along with the following policies of the Places for Everyone Joint Development Plan (PfE):

- Policy JP-S1 - Sustainable Development
- Policy JP-S4 - Flood Risk and the Water Environment
- Policy JP-G9 - The Green Belt
- Policy JP-P2 - Heritage

CS Policy P2 - Protecting and enhancing character, landscape and heritage and PfE Policy JP-P2

3.5 To assist in the protection and enhancement of the borough's character and distinctiveness, policy P2 seeks to protect the borough's heritage by conserving, enhancing and promoting heritage assets and their settings.

3.6 Paragraph 207 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

CS Policy P3 - Improving Design of New Development and Supplementary Planning Document
'Guidelines and Standards for Residential Development'

3.7 This policy, along with the NPPF and PfE, seeks high quality design in all new developments.

CS Policy G2 - Energy and new development and PfE Policy JP-S1

3.8 This policy seeks to ensure that new development in Rochdale contributes to reducing carbon emissions, increasing energy efficiency, and helping address climate change. It sets out obligations on new buildings and developments around how energy should be managed and how design, technology, and location can reduce environmental impact.

3.9 PfE policy JP-S1 seeks:

"To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives."

CS Policy G4 - Protecting Green Belt Land, saved UDP Policy G/D/2 – Green Belt and PfE Policy JP-G9

3.10 The application site is located within the Green Belt where development is restricted to those types of development deemed appropriate by national planning policies, unless very special circumstances, which outweigh the potential 'harm', can be demonstrated.

3.11 Local and national planning policy also supports limited infilling and redevelopment where proposals maintain beneficial uses and do not harm the character and openness of the Green Belt.

3.12 NPPF paragraph 143 sets out the five main purposes of including land within the Green Belt, which are:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

3.13 Paragraph 154 states that the construction of new buildings in the Green Belt should be regarded as inappropriate. However, there are several exceptions to this including:

“g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.”

CS Policy G8 – Drainage and Flood Risk & saved UDP Policy EM/7 – Development and Flood Risk and PfE Policy JP-S4

3.14 The purpose of these policies, along with advice contained within the PfE, is to ensure that new development is steered away from areas at high risk of flooding and that proposed development will not increase flood risk. Design must incorporate water management features such as sustainable urban drainage systems.

CS Policy DM1 – General Development Requirements

3.15 This policy sets out general criteria that all new development proposals must satisfy to ensure sustainable, high-quality, well-managed growth across the borough.

4.0 Planning Policy Compliance, Design & Access

Impact on the Grade II listed building

4.1 The settlement of Burnedge lies between High Crompton and Rochdale through which passes the B6194 which crosses the M62 motorway to the north west. The lane on which the application site is located is home to several historic farms which have served the surrounding open land and livestock over the years.

4.2 With the development of packhorse routes to emerging woollen markets in Yorkshire in the 17th century, the inhabitants of the area adopted the domestic system, supplementing their income by fellmongering and producing flannel in their weavers' cottages. Coal mining and metalworking also flourished.

4.3 Knott Booth Farmhouse and the adjoining barn was listed in April 1986.

4.4 The Historic England listing description reads:

“House and barn. Mid C17 with barn added in C18. Irregular stone and hammer-dressed stone with graduated stone slate roof. 2-bay 2-storey house with barn to right under same roof. Bay 2 projects slightly. 2, 5 and 2-light double- chamfered mullion windows on ground floor with window inserted between the former all under a continuous hoodmould. 4 and 3-light chamfered mullion windows on first floor. Brick ridge and gable chimney stacks. The rear is obscured by later additions. Barn has semi-circular-headed cart entry with opposed winnowing door. Interior: Hewn beams and 2

adjacent doors in the crosswall which have heavy timber frames and share a common central jamb.”

4.5 The significance of the listed building is considered to be moderate to high.

4.6 The proposed log cabin will be sited well away from the listed building and its immediate curtilage, separated by the outdoor riding arena, and will be well screened by established vegetation. As such, the proposed development is not considered to be within the setting of the heritage asset and will have a neutral impact upon its significance.

Impact on the Green Belt

4.7 The land on which the log cabin is to be sited is previously developed in nature having a well-established use in connection with the equestrian activities at Knott Booth Farm. The land is not open in character and, whilst it does not contain permanent buildings, is frequently used for the parking of plant and machinery, used to deliver feed and fresh water to the ponies on the land to the east and for the storage of other items such as trailers and water storage tanks relating to the equestrian use.



Well-used access track leading to the fields and site (on the right)

4.8 Google Earth images show that the land clearly falls within the envelope of the main equestrian activities, being bounded by fencing and located immediately adjacent to the outdoor riding arena. There is a clear separation between the site and the open fields.



Image from Google Earth dated March 2017 showing equipment on the application site

4.9 As such, exception criterion g) of NPPF paragraph 154 is applicable to the proposed development as it relates to the redevelopment of previously developed land. The wording also states that a material change of use of previously development land to residential is considered acceptable.

4.10 Looking to the requirement for such development to avoid causing substantial harm to the openness of the Green Belt, as stated above the site is not open in character and falls within the curtilage of the equestrian use. The land has very limited visibility from the remainder of the farm complex and the excavation works will ensure that the log cabin is nestled into the landscape and will not appear intrusive when viewed from the wider public domain.

4.11 Furthermore, the design of the log cabin is low profile and akin to that of a stable building, of which there are many examples already at Knott Booth Farm. The introduction of

the timber clad building in this location will fit in well with the equestrian landscape and not appear at odds with the character of the site. The domesticated curtilage of the proposed log cabin has been kept to a minimum with a good-sized area of grass to the east and south. The parking of vehicles immediately to the front of the cabin will not appear unusual to the location due to the current use of the land which often entails the parking of trailers and equipment.

4.12 Following the provision of the log cabin the temporary mobile home to the south west will be removed from the site.

4.13 For the above reasons, the proposed development will lead to very limited harm to the openness of the Green Belt and is acceptable when considered against relevant local, sub-regional and national planning policies.

Sustainable Design & Amenity

4.14 Following a thorough site assessment and discussions with the applicants, detailed plans have been prepared by Creative Architecture which demonstrate a clear understanding of the site's context and sensitivity towards the rural location. The proposed log cabin is to be supplied by Norwegian Log who provide high-quality standard and bespoke designed log cabins.

4.15 Wood, being a sustainable material and having natural insulating properties, combined with Norwegian Log's airtight interlocking system construction method, will provide an energy efficient home.

4.16 The purpose of the development is to provide quality on-site living space for the applicants' family members. In line with planning policy, including the Council's 'Residential Design Guide' SPD, the proposal put forward respects the site context, incorporates a high standard of architectural quality and design and is sustainable.

4.17 The scale and massing of the log cabin reflect that of a stable building. As stated above, the structure will not appear at odds with the landscape due to the timber cladding and subdued roofing material.

4.18 The siting of the log cabin will afford good levels of privacy for the occupants of both itself and the main dwelling.

4.19 The existing access arrangements will be utilised and the access to the surrounding land will be unaffected.

Drainage and Flood Risk

4.20 The site is not located within an area identified on the Proposals Map as being at risk from flooding and the Environment Agency maps show the site as falling within Flood Zone 1 where there is a low probability of flooding from local watercourses. The land to which the application relates is shown to be at very low risk of flooding from surface water.

4.21 A drainage strategy will be submitted in response to a condition of the planning approval to demonstrate that the proposed development will not lead to an increased risk of flooding to the application site itself or to the surrounding area.

Biodiversity

4.22 As this is a custom-build development, the proposal is exempt from the requirement to demonstrate Biodiversity Net Gain.

4.23 A Preliminary Ecological Assessment of the site has been carried out by Fieldology.

5.0 Conclusion

5.1 The proposed log cabin at Knott Booth Farm represents a high-quality, sustainable development that is sensitive to its rural context and the nearby Grade II listed building. The design and siting ensure minimal impact on the openness and character of the Green Belt, aligning with both local and national planning policies, including the NPPF exception for the redevelopment of previously developed land.

5.2 The cabin will provide much-needed residential accommodation for the applicants' family members, replacing a temporary mobile home.

5.3 For these reasons, the development is compliant with local and national planning policy and should be supported.

October 2025