



PLANNING STATEMENT

The development of Harefield Hall Farm

**Harefield Hall Farm
Chadwick Lane
HEYWOOD
OL10 1QL**

28/09/2023



1. Background to the proposal to develop the farm.

- 1.1. The proposal by the Cordwell family to develop Harefield Hall Farm has arisen due to the sale of 15 of the 80 acres of land at Collop Gate Farm, (Manchester Road, Heywood OL10 2PX) for housing and a link road, together with increasing difficulties operating from the 15-acre New Gap Farm (Market Road, Heywood OL10 1PN), their current home.
- 1.2. This has left the farm business with insufficient land and no agricultural buildings. A decision was made therefore in 2022 to acquire Harefield Hall Farm as the main family residence and to transfer the farm to this site (see current planning application 23/00464/FUL). Work has started introducing new secure fencing and farm gates to prepare to move livestock.

2. Long Term Proposal

- 2.1. The farm will have 120 acres (48.6 hectares) 55 acres of land at Harefield and 65 acres at Collop Gate, with the aim of accommodating around 200 beef cattle and 300 sheep. Before the stock can be increased to these levels, the site requires buildings for:
 - accommodating farm machinery (23/00678/AGR)
 - straw and feed
 - a silage clamp
 - fattening and wintering cattle, calving and to provide isolation pens
 - wintering sheep, lambing and for isolation pens.

3. Short Term Proposal

- 3.1. The initial proposal involves applying for prior notification for the building for accommodating the various items of farm machinery. This is to accommodate the following items, currently being stored outside the farm, which is both not secure and exposed to the elements:
 - tractor
 - front mower
 - rear mower
 - chain harrow
 - pasture flailer
 - straw chopper
 - aerator/ scarifier
 - bailer
 - loadall



- bail trailer
- Fodder Wagon,
- Muck Spreader,
- Bale wrapper.

- 3.2. This will be followed by a planning application to extend the unit to accommodate livestock over the winter. There are currently around 100 cattle and 50 sheep on their holdings. The building is designed to allow for the building to be extended as modular units over time.
- 3.3. Unfortunately, the Council turned down the earlier applications (23/00678/AGR and 23/00501/ARG) due to a lack of evidence of a farming business. This report is an attempt to persuade the Council the proposal is genuine.
- 3.4. As a result of the refusal, may no longer time to construct the required building before winter. As a result, the majority of the livestock, more have to be sold and more purchased subject to receiving the necessary planning consents. The idea was to move agricultural equipment into the new building and free up the building at Harefield to winter his livestock. It is proposed to remove this building when Harefield Hall is developed for their new home (23/00464/FUL).

4. Conclusion

- 4.1. The proposal to develop the farm holding to replace both Collop Gate Farm and New Gap Farm.
- 4.2. In accordance with the NPPF, 'supporting a prosperous rural economy ', (84) 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 new buildings.
 - b) the development and diversification of agricultural and other land-based rural businesses.
- 4.3. It is hoped the long-term objective to develop the farm holding will be supported and the latest prior notification application for the first new agricultural building will be approved.