a m edmondson
architect

Planning Statement

In support of an application by Mr J Redfern of

5 Greenbooth Road, Norden, Rochdale.

OL12 7TD.

Full Planning Permission is sought for the erection of a new agricultural storage building to house machinery and equipment associated with agricultural contracting.

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architect

Contents

1.0 Introduction 3
2.0 The Site And Surroundings 4
3.0 The Proposed Development 5
4.0 Context in Policy 6

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1.0 Introduction

1.1 This Statement has been prepared by Alice Edmondson RIBA on behalf of James Redfern in support of a planning application for the erection of a new agricultural storage building.

1.2 This Statement intends to summarise the nature of the proposal, compliance with local and national policy and other relevant material considerations.

1.3 Submitted in support of this application are the following supporting documents:

- Site Location Plan (dwg ref. JR/Ag/EX00)
- Proposed Plans and Elevations (dwg ref. JR/Ag/PL01)

2.0 The Site And Surroundings

The Site

2.1 The site sits to the west of, Over Town Lane in Norden.

2.2 The site is an existing hardstanding within an established agricultural holding.

2.3 The site is located within the greenbelt as designated by Rochdale Borough Council.

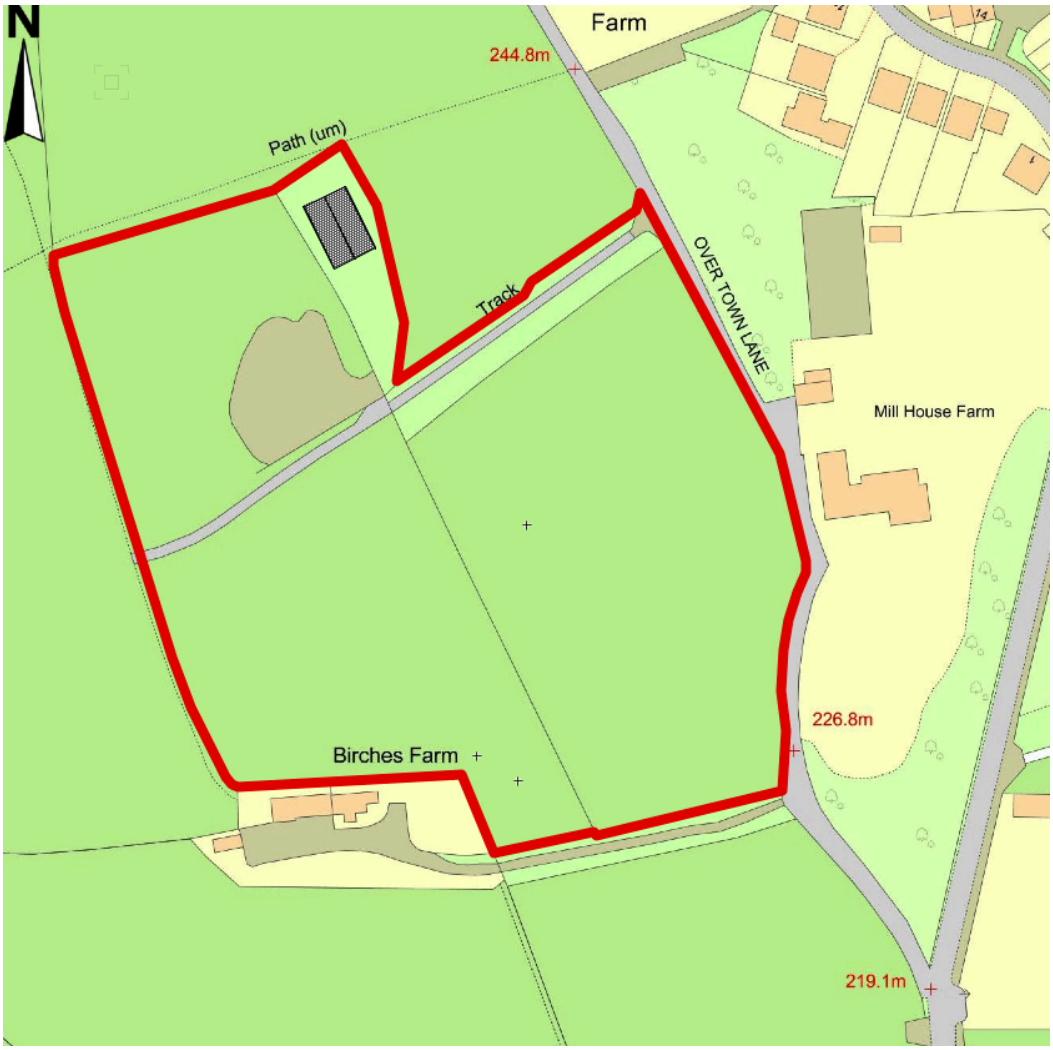

Figure 1 Approximate site boundary

3.0 The Proposed Development

3.1 The applicant owns circa 3 hectares (7 acres) of land, renting an additional 25 acres of adjacent land as an established agricultural enterprise.

3.2 The applicant runs a profitable and proven Agricultural Contracting business, trading for in excess of 10 years.

3.3 The applicants business is concerned with the production of high quality grass haylage for sale and contract mowing and bailing for local farmers and small holdings.

3.4 In order to properly protect his machinery and in turn protect the viability of his business the applicant seeks to erect an agricultural storage building to house existing machinery. Keeping it protected from the elements when not in use.

3.5 The proposed building is key to maintaining the viability of this existing, sustainable agricultural enterprise.

3.6 Currently, all machinery is housed outside, which has necessitated a number or avoidable repairs following the periods of heavy rains and frost.

3.7 Without investment in a building the applicant feels unable to re-invest in new equipment which will impede the applicants ability to remain competitive in the coming years.

4.0 Context in Policy

4.1 Relevant Planning Policy

- National Planning Policy Framework (NPPF)
- Core Strategy for the Rochdale Borough Council (CS)
- Unitary Development Plan (UDP)

4.2 The site lies within the Green Belt. (**UDP** G/D/2, **NPPF** 133-147, **CS** G4)

4.3 Paragraph 145 of the NPPF states:

'A local Planning authority should normally regard the construction of new buildings as being inappropriate in the Green Belt.

Exceptions to this are: a) buildings for agriculture and forestry.'

Agricultural buildings are identified as not inappropriate development within the Greenbelt.

4.4 The description, materiality, scale and design of the proposed building are appropriate to its intended agricultural use, within a proven, commercially sound agricultural enterprise.

4.5 The location of the proposed building is within an existing farm compound and small clusters of farm buildings are common in the local area.

4.6 **CS** Policy S01

'deliver a more prosperous economy'

CS Policy E6

'Supporting and diversifying the rural economy'

The Pennines remain an important area for agriculture and with a great number of small holdings in the area, contracting businesses making use of smaller more suitable machinery such as that provided by Mr Redfern are in great demand. The nature of the geography of the local area means that large farms are rare and the majority of farmers now rely on contractors to mow, chop and bale their grass crops.

Mr Redfern has established a viable contracting enterprise and now intends to invest in its future and increase yearly profitability by minimising repair costs.

4.7 Effective grassland management practices such as those demonstrated by Mr Redfern on both owned and tenanted land, as well as on land owned by his customers, ensures that areas that may otherwise fall fallow are kept green and fertile in keeping with the local vernacular. This is in line with local policy to 'maintain and improve the appearance and rural character of the borough's countryside'

5.0 Conclusion

5.1 The application has been designed to be in accordance with both local and national policy and will enable the applicant to process and improve on his established and sustainable agricultural enterprise.

5.2 It is hoped that the Local Authority will approve the application without delay to allow the applicant to ensure his machinery is protected as soon as possible.