



# Paul Butler Associates

Planning, Development & Heritage Consultants

## Mr Broome

Langley Lane Farm, Langley Lane,  
Middleton, M24 5LJ

## Planning Statement

May 2024

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Appendix 1: Old Maps

## 1. Introduction

- 1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of Mr Broome. The Statement forms part of a planning application for 'alteration of existing dwelling together with conversion and alteration of adjoining barn to form additional accommodation' at Langley Lane Farm, Langley Lane, Middleton, M24 5LJ.
- 1.2 In order to provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:
- A description of the site and surrounding area;
  - A review of the planning history of the site;
  - An overview of the proposed development;
  - A review of relevant national and local planning policy guidance; and,
  - An appraisal of the proposed development against its planning policy context and consideration of all relevant planning issues.
- 1.3 The Statement should be read in conjunction with the application drawings prepared by LR Design. A Bat Survey has also been submitted as part of the application.

## 2. The Site and Surrounding Area

### The Application Site

- 2.1 The application site is located at Langley Lane Farm, Langley Lane, Middleton, Manchester, M24 5LJ. It relates specifically to the farmhouse and an adjoining brick building which are identified by Figure 2.1 below. The lawful use of the adjoining barn building is equestrian which constitutes 'previously developed land', in accordance with the definition within Annex 2 of the National Planning Policy Framework. This status has been confirmed through a positive certificate of lawfulness (ref: 23/00672/CPE) granted 15 November 2023.



**Figure 2.1:** Aerial view with the existing equestrian building approximately outlined red and the wider Langley Lane Farm site approximately outlined blue.

- 2.2 The wider Langley Lane Farm site is situated on the north side of Langley Lane with a vehicular access provided from the south east corner. Immediately to the east of the site is a Taylor Wimpey housing development. To the north and west are fields / open land. To the

south, on the opposite side of Langley Lane, is housing development. The site is approximately 6.5Km to the south west of Rochdale Town Centre, and 2Km to the north of Middleton Town Centre. The M62 Motorway is approximately 1Km to the west.

- 2.3 The wider Langley Lane Farm site comprises a number of buildings / areas. The farmhouse and adjoining barn, which are the subject of this application, is located to the south of the wider site on the west side of the access road. Most of the other buildings are located in the south and east of the site and align the access road.
- 2.4 The farmhouse comprises white rendered / painted elevations with a dual pitched concrete tiled roof. The adjoining barn is of red brick construction with a dual pitched concrete tiled roof. The east elevation of the barn has a double height opening with timber doors, a separate personnel door, and a high level window to the ground floor. Between the farmhouse and the barn is a small lean-to extension. The west elevation of the barn is blank brickwork with the exception of a small square window to the ground floor, and vents to the upper level. The north elevation adjoins a single storey barn building, and above comprises blank brickwork with vent openings. The south elevation of the barn adjoins the farmhouse.



**Figure 2.2:** South and east elevation of farmhouse and adjoining barn.

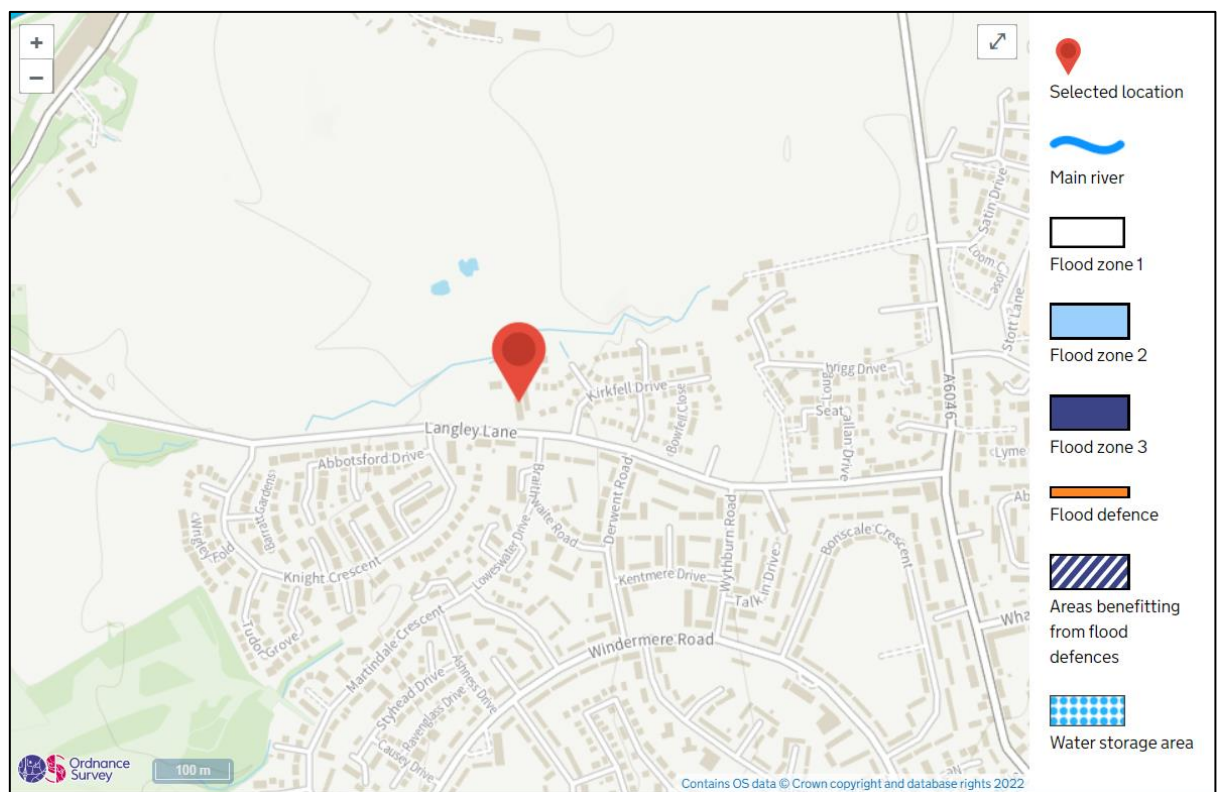


**Figure 2.3:** West and south elevations of farmhouse.



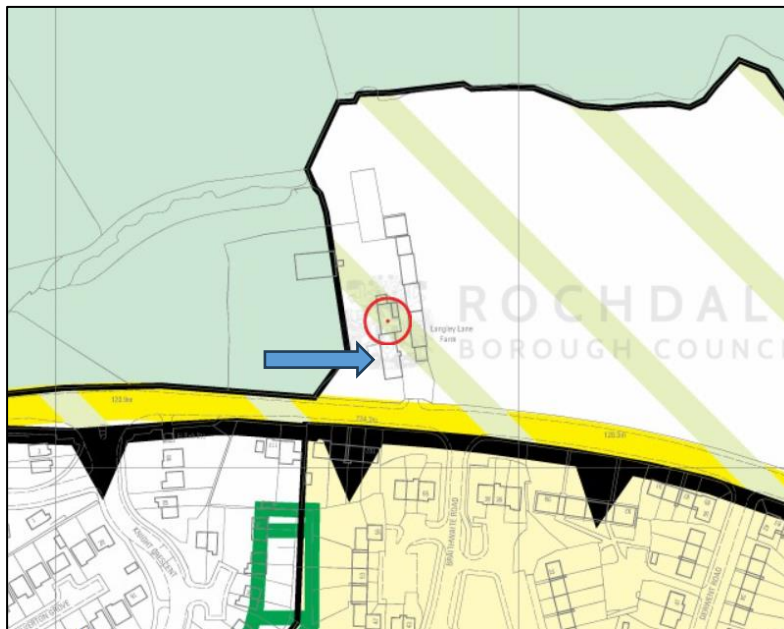
**Figure 2.4:** North and west elevation of adjoining barn.

2.5 The site is located in Flood Zone 1 (Figure 2.4) which is the lowest level of flood risk.



**Figure 2.5:** Extract of the Flood Risk Map for Planning.

2.6 In terms of planning policy the subject site is located partly an area of 'Protected Open Land'. Planning policy designations which apply to the site are shown by figure 2.6 below. The implications of these designations are discussed at sections 5 and 6 of this Statement.



**Figure 2.6:** Extract of the UDP Map for Rochdale. The location of the subject buildings is identified by the blue arrow.

## Key

- Light green hatching = Protected Open Land (relates to the east part of the site)
- Green wash = Green Belt (relates to the west part of the site and land to the north)
- Yellow line = Strategic Highway Network (relates to Langley Lane)
- Yellow wash = Physical Regeneration Areas (relates to an area to the south east of the site)
- Black boundary with triangles = Defined Urban Area (relates to land located to the south of Langley Road)

## 3. Planning History

3.1 Research of the planning history associated with the site has been undertaken. This is set out below:

**Reference**      **23/00672/CPE**

Address            Langley Lane Farm Middleton  
 Description      Certificate of lawfulness for the existing  
                          use of land and buildings at Langley  
                          Lane Farm is equestrian  
 Decision           Approved 15 November 2023

**Reference**      **91/D27612**

Address            Langley Lane Farm Langley Lane  
                          Middleton  
 Description      Use Of Farm Building For Retail Sales.  
 Decision           Refused 10 January 1992

**Reference**      **92/D28089**

Address            Langley Lane Farm Langley Lane Middleton  
 Description      Change Of Use Of Part Of Agricultural Storage Building To Retail Farm  
                          Produce/General Grocery Produce Sales.  
 Decision           Approved Subject to Conditions 18 June 1992

## 4. The Proposed Scheme

4.1 The planning application seeks planning permission for 'alteration of existing dwelling together with conversion and alteration of adjoining barn to form additional accommodation'.

4.2 The application drawings identify the following works:

### North elevation

4.3 This is a largely blank elevation of the existing barn. The ground floor largely adjoins an existing single storey barn building and is not visible. To the first floor where there is blank brickwork above the adjoining barn a new cottage style upvc framed window will be installed.

### South elevation

4.4 This is the existing south elevation of the farmhouse which is blank with a white painted brickwork finish. No external alterations are proposed to this elevation.

### East elevation

4.5 This forms the front elevation of the buildings which front the access driveway. To the ground floor of the existing farmhouse the existing entrance door will be removed and infilled to match the surrounding fabric. The existing window positions to the ground and first floor are largely retained with some minor adjustments. New stone cills are proposed to windows and new cottage style upvc units with traditional subdivision are proposed. To the roof level two conservation specification rooflights are proposed.

4.6 To the barn building the existing lean-to will be removed. The main double-height barn door opening will be retained and a glazed window unit will be installed with central timber door. The existing personnel door will be infilled with brickwork to match existing. The high level

ground floor window will be replaced with an enlarged window comprising traditional cill and lintel details, and cottage style upvc unit. To the south of the barn door opening a new vertically proportioned window unit will be installed which will span the ground and first floor levels. Two new conservation specification rooflights are proposed.

## West elevation

- 4.7 This forms the rear elevation of the property. To the farmhouse the two existing windows to the ground floor will be replaced with two sets of glazed doors. To the first floor the existing window openings are retained and new cottage style upvc units with traditional subdivision proposed.
- 4.8 The west elevation of the barn building is currently featureless except for a small window to the ground floor. The alteration to this element will include installation of a new double-height glazed opening which will span the ground and first floor, a new window and door to the ground floor with cill / lintel details, a pair of glazed doors with metal railing to form a juliet balcony to the first floor, and a conservation specification rooflight.
- 4.9 The overall design approach has been to retain the historic and agricultural qualities of the buildings whilst refurbishing and adapting them to meet modern residential requirements.
- 4.10 Internally the refurbished property will comprise a hallway, kitchen, utility / boot room, office, snug / den and dining space on the ground floor. The first will comprise a master bedroom with ensuite, a family bathroom, and three further bedrooms (one with ensuite). The internal layout will utilise the height / volume of the barn building with an open hallway and galleried landing.
- 4.11 Full details of the proposed works are provided by the application drawings prepared by LR Design.

## 5. National and Local Planning Policy Context

- 5.1 Planning legislation and policy guidance of relevance to the proposed development is contained within the Planning and Compulsory Purchase Act 2004; the Town and Country Planning Act 1990; the National Planning Policy Framework (2023); the Development Plan for Rochdale; and Supplementary Planning Documents. Relevant provisions of these documents are set out below.

### **Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990**

- 5.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 state that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In this instance the Development Plan for Rochdale contains policies set out within Places for Everyone, the Rochdale Council Core Strategy (2016) and Saved policies of the Unitary Development Plan (2006), the provisions of which are discussed later in this section.

### **National Planning Policy Framework**

- 5.3 The revised National Planning Policy Framework (NPPF) was published in July 2018 (and most recently updated in December 2023) and sets out the government's planning policies and how these are expected to be applied. It replaces the Framework published in March 2012, however a presumption in favour of sustainable development continues to be at the heart of the NPPF which ensures that development is pursued in a positive way.
- 5.4 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:
- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or

- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.5 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

### Delivering Sustainable Development

- 5.6 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.
- 5.7 Building a strong and competitive economy (Chapter 6) - emphasises that the government is committed to ensuring that the planning system should help to support economic growth. It recognises that a poor environment and a lack of housing can act as a potential barrier to investment.
- 5.8 Promoting healthy communities (Chapter 8) - the planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.
- 5.9 Promoting sustainable transport (Chapter 9) - to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities.

- 5.10 Paragraph 115 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.
- 5.11 Making effective use of land (Chapter 11) – the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land. Paragraph 124 (c) explains that the planning system should specifically give substantial weight to the value of using suitable brownfield land within settlements for new homes and other identified needs. Further, sub-section (d) of this paragraph explains that planning should also promote and support the development of under-utilised land and buildings especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 5.12 Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 130 that planning policies and decisions should aim to ensure that developments:
- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
  - Are visually attractive as a result of good architecture and appropriate landscaping.
  - Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation.
  - Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
  - Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.
  - Create places that are safe, inclusive and accessible and which promote health and well-being.
- 5.13 Protecting Green Belt land (Chapter 13) – confirms that the Government attaches great importance to Green Belt, the fundamental aim of which is to prevent urban sprawl by

keeping land permanently open. It advises that the essential characteristics of Green Belts are their openness and their permanence.

- 5.14 Paragraph 152 of the NPPF advises that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 5.15 Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 5.16 Paragraph 154 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
- a) buildings for agriculture and forestry;
  - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
  - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
  - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
  - e) limited infilling in villages;
  - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
  - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

- 5.17 Paragraph 155 goes on to advise that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
- a) mineral extraction;
  - b) engineering operations;
  - c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
  - d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
  - e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
  - f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.
- 5.18 Meeting the challenge of climate change, flooding and coastal change (Chapter 14) - this chapter emphasises the importance of securing reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change; and, in terms of flooding, development should be made safe without increasing flood risk elsewhere.
- 5.19 Conserving and enhancing the natural environment (Chapter 15) - the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts of biodiversity and providing net gains in biodiversity where possible.
- 5.20 Conserving and enhancing the historic environment (Chapter 16) - the NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires at paragraph 200 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'.
- 5.21 Paragraph 209 states 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affected non-designated heritage assets, a balanced

judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

- 5.22 Decision making – guidance in paragraph 38 states that local planning authorities should approach decisions in a positive and creative way, making use of the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants. Decision-makers at all levels should seek to approve applications for sustainable development where possible.

## **The National Design Guide**

- 5.23 The National Design Guide makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide seeks to illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. The guidance is provided in relation to 10 key characteristics:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

## **Local Planning Policy**

### **The Development Plan for Rochdale**

5.24 Section 38(6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In the case of Rochdale Council, the relevant adopted Development Plan documents include:

- Places for Everyone Joint Development Plan Document (March 2024)
- The Rochdale Core Strategy (October 2016)
- Saved policies of the Unitary Development Plan (UDP) (2006)

### **Places for Everyone Joint Development Plan Document, 2024**

5.25 The 'Places For Everyone Joint Development Plan Document For Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan' was adopted 21 March 2024 and forms part of the Development Plan for Rochdale. The following policies are of relevance to the proposed development being considered:

- 5.26 Policy JP-S1: Sustainable Development states that 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. In preparing plans, authorities should make as much use as possible of suitable previously-developed (brownfield) land and vacant buildings to meet development needs.
- 5.27 Policy JP-S2: Carbon and Energy states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including: amongst other things, promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

- 5.28 Policy JP-S4: Flood Risk and the Water Environment states that an integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by: amongst other things locating and designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding.
- 5.29 Policy JP-S5: Clean Air states a comprehensive range of measures will be taken to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impacts on the green infrastructure network and where air quality targets are not being met, including: amongst other things, locating and designing development, and focusing transport investment, so as to reduce reliance on forms of transport that generate air pollution.
- 5.30 Policy JP-S6: Resource Efficiency states the achievement of a circular economy and a zero-waste economy will play a key role in meeting Greater Manchester's ambition of becoming a leading green city region by 2038. The following measures will help achieve this:
1. Development and implementation of the Zero Waste Strategy for Greater Manchester which promotes overall reduction in the level of waste produced and supports resource efficiency within the Plan area in order to gain the maximum value from the things we produce;
  2. Recognition of the role of existing infrastructure in managing our waste and protecting such facilities to ensure adequate waste management capacity is maintained; and
  3. Using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.
- 5.31 Policy JP-J1: Supporting Long-Term Economic Growth states that a thriving, inclusive and productive economy will be sought in all our boroughs. There will be an emphasis on, amongst other things, maintaining a very high level of economic diversity across our boroughs providing the high-quality; and sustainable living environments that will help to attract and retain skilled workers.

5.32 Policy JP-G9: The Green Belt states that the Green Belt is defined on the Policies Map and illustrated on Figure 8.6. The Green Belt serves the five purposes set out in national policy:

- 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.

5.33 The extract of the Places For Everyone Policies Map below identifies the extent of Green Belt in proximity of the site.

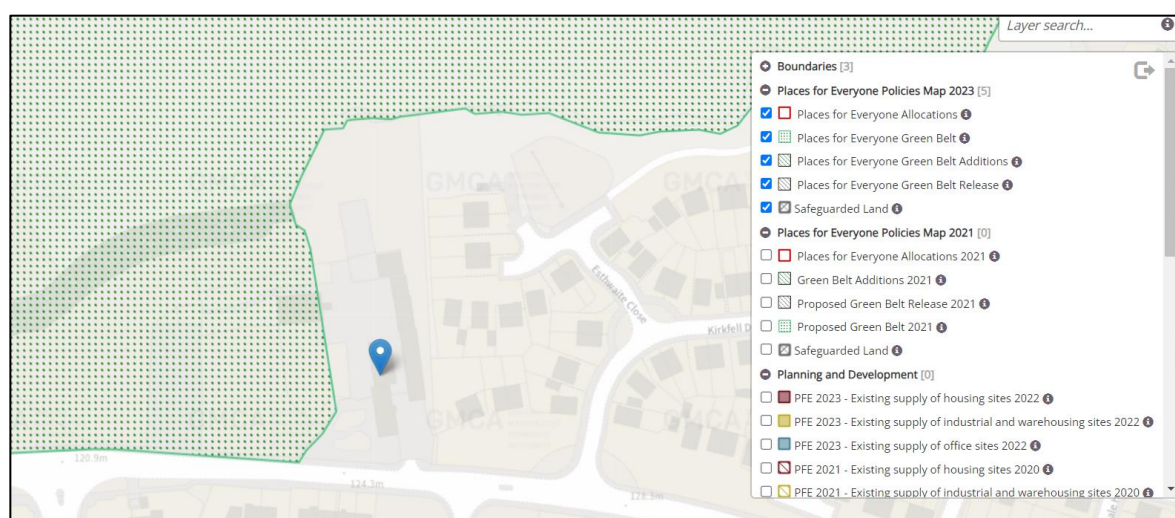


Figure 5.1: Extract of the Places for Everyone Policies Map. This shows that the west part of the site is located within the Green Belt.

5.34 Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity states that through local planning and associated activities a net enhancement of biodiversity resources will be sought.

5.35 Policy JP-P1 Sustainable Places states the aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places.

5.36 Policy JP-P2 Heritage states that development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

## **The Rochdale Core Strategy (October 2016)**

- 5.37 Following adoption of Places for Everyone in March 2024 a number of the policies of the Core Strategy have been superseded. The following policies remain in place and are of relevance to the proposed development being considered:
- 5.38 DM1 General Development Requirements states that all development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they:
- a. Are of high quality design and take the opportunity to enhance the quality of the area;
  - b. Are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users;
  - c. Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;
  - d. Mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary;
  - e. Provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location;
  - f. Do not have an adverse impact on health, through its impact or the effect of existing problems e.g. land contamination, or poor air quality;
  - g. Provide, or demonstrate the availability of, the service and community infrastructure necessary to meet local needs e.g. local shops, community, leisure and sport facilities and provision of open space;
  - h. Minimise opportunities for crime against people or property;
  - i. Take account of ground conditions including unstable or contaminated land - where a potential risk exists, a survey should be carried out and any necessary remedial measures identified and carried out;
  - j. Incorporate, where appropriate, high quality landscape schemes;
  - k. Have assessed whether the development may be affected by ground instability;

l. Have considered the availability of water and wastewater infrastructure, and any need for additional capacity; and

m. Do not lead to impacts detrimental to the conservation interests of European Protected Sites.

5.39 T2 Improving Accessibility advises that the Council will improve accessibility by locating development where good access to public transport is available or can be provided, backed by measures to reduce the need for travel and effective provision for cyclists, pedestrians and people with impaired mobility. Development will be appropriately located to minimise the need to travel by car and the number and length of car trips made to access local amenities. Transport improvements will focus access to priority regeneration areas, e.g. town centres, housing regeneration areas and economic growth corridors.

5.40 P2 Protecting and Enhancing Character, Landscape and Heritage states that the Council will:

1. Protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. They will do this by:

a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;

b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character;

c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;

d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and

e. Conserving and enhancing townscape character.

2. The Council will seek to protect the borough's heritage by:

- a. Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Key heritage assets of the borough include:
  - i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;
  - ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;
  - iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;
  - iv. The Edgar Wood and J. H. Sellers cultural heritage;
  - v. The heritage of the seventeenth and eighteenth century vernacular tradition; and
  - vi. The engineering heritage, including mills, canals and railways.
- b. Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration;
- c. Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and
- d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.

5.41 P3 Improving Design of New Development states the Council will require all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards of design. The following design principles should be adhered to wherever relevant:

- Enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general;

- Ensure that buildings contribute positively to the townscape, and are well proportioned;
- Incorporating design measures that design out crime and ensure developments and spaces are safe to use and access (including lighting as appropriate);
- Provide an appropriate mix of uses and consider the needs of all sections of society;
- Ensure a development is easy to move through and get around, especially for pedestrians, cyclists, public transport, disabled people and emergency service vehicles;
- Provide a hierarchy of routes, streets and spaces, relating positively to visual connections between the development and its surroundings;
- Ensure that the intended functions of buildings and spaces are easily understood, and their entrances appropriately located and visible;
- Ensure buildings can be easily adapted to meet future/alternative needs of occupants;
- Minimise impact upon the environment, and help adapt to the impacts of climate change, including by re-using existing buildings and materials (maximising the benefits of existing embodied energy) and utilising sustainable drainage (Policies G1 and G2);
- Design buildings and spaces so that quality and appearance can be maintained over time; and
- Reduce the monotony and visual impact of car parking areas by using substantial and well integrated landscaping.

## 5.42 G5 Managing Protected Open Land states:

'1. Protecting open land outside the urban area and not in the Green Belt. We will continue to protect from development open land outside the urban area and not in the Green Belt in the following broad areas:

- Land west and south of Middleton;
- Land north of Langley/Hollins, Middleton;
- Land adjoining the Rochdale Canal and Whit Brook, Middleton;
- Roch river valley, Heywood to Rochdale Town Centre;
- Roch river valley, Rochdale to Littleborough; and
- Land straddling the A627M corridor between Castleton and Kirkholt.

## 2. Development in Protected Open Land

- a. Development on open land outside the urban area and not in the Green Belt will be resisted unless: it is limited development that would be acceptable were it in the Green Belt; or
- b. it is small scale development which is consistent with other detailed policies and site allocations in the Local Development Plan; or
- c. it satisfies 3 below.

## 3. Release of Protected Open Land

Protected Open Land will not be released for development unless all the following apply:

- a. there is evidence that the development is needed and that 'urban' brownfield and greenfield sites are not available to meet those needs;
- b. the location of the site is sustainable and is in accordance with the overall Spatial Strategy;
- c. the development does not undermine the delivery of other currently allocated sites or key regeneration priorities and can help to deliver wider regeneration;
- d. development could be accommodated without an unacceptable impact on the area's landscape, biodiversity or wider green infrastructure value;
- e. there is evidence that the land is physically suitable for the scale and type of development proposed; and
- f. the development and supporting infrastructure is capable of being delivered.

Where the release of protected open land can be justified, the Council will seek to identify it as an allocation in a future DPD. Any proposals that come forward would need to:

- g. involve a comprehensive scheme for the delivery of the development, transport and other necessary infrastructure to serve the development; and
- h. identify measures to address environmental impacts and where possible provide local benefits.'

- 5.43 G7 Increasing the Value of Biodiversity and Geodiversity advises that the Council will ensure that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection. Opportunities for enhancing biodiversity and geodiversity, creating new sites and features of interest and improving opportunities for public enjoyment will be supported. No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain.
- 5.44 G8 Managing Water Resources and Flood Risk advises that the Council will ensure that new development (including flood risk mitigation measures) does not lead to any form of increased flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk, is itself well protected from flood risk and ensures prudent use of water resources.
- 5.45 G9 Reducing the Impact of Pollution, Contamination and Land Instability advises that the Council will reduce all forms of pollution, contamination and land instability in the borough.

## **Saved policies of the Unitary Development Plan (UDP)**

- 5.46 The Saved UDP includes a Development Plan Map and a Written Statement. These are reviewed below in relation to the development proposal.
- 5.47 D/10 Protection of Open Land states that:

‘Within the areas of Protected Open Land defined on the Proposals Map, development proposals will be permitted that fall within one or more of the following categories:

- a) development which would be acceptable were it in the Green Belt; or
- b) limited infilling within an established pocket of housing or industry where this is in scale with the area and will not adversely affect its character or surroundings; or
- c) a limited extension to an existing building which:
  - i. forms part of an existing source of employment; or

- ii. is necessary for the establishment of a new enterprise or business which satisfies other policies of the Plan; and
- iii. is sited within the existing curtilage of the business concerned, and will not adversely affect the character of the surrounding land and its openness.

Where new buildings are permitted, they should be sited to form a group with existing buildings. Where this is not possible, buildings, car parking areas and other new structures, should be sited where they will be well screened and unobtrusive in the landscape. All buildings and extensions should be of a high standard of design, using materials that are compatible with the landscape, and should not detract from the visual amenity and environment of adjacent Green Belt.

The written justification to this policy states:

'Not all peripheral open land is designated Green Belt. However, it is a general principle of national policy that development outside the main urban areas should be restricted. This supports the Council's efforts to achieve urban regeneration. Areas of open land between the Green Belt and the urban area also perform a valuable role in:

- providing a sense of relief from large scale urban development;
- contributing to the character or identity of a specific part of the urban edge;
- protecting the visual amenity of adjacent Green Belt; and
- generally projecting an attractive image of the Borough (which is important to help attract new investment and revitalise the local economy).

The policy recognises that some forms of development are acceptable because they are small-scale, or help to support new or existing businesses, including farm diversification. However, particular regard will be had to the impact of the development on the character and qualities of the open land and the potential for enhancement in line with Policy RE/2 "Countryside Around Towns". (PBA Note: Policy RE/2 is no longer saved).

- 5.48 G/D/1 Defined Urban Area states the boundary of the urban area is defined on the proposals map. Outside this area, only development that is compatible with the policies in this chapter will be acceptable. The defined urban area incorporates one minor boundary change from the current development plan, at Haugh Fold, Newhey.

- 5.49 G/D/2 Green Belt states the Green Belt boundary is defined on the proposals map. Following adoption of Places for Everyone the Green Belt boundary has been revised.
- 5.50 EM/7 Development and Flood Risk states development will not be permitted in areas identified as flood plains, or other areas where development could contribute to increased flood risk, unless an appropriate flood risk assessment has been carried out and all of the following criteria are met:
- a) It will not increase the risk of flooding within the flood plain or in adjoining areas by reducing flood storage capacity, increasing flows within a flood plain or through the additional discharge of surface water;
  - b) It will not itself be at risk from flooding;
  - c) Appropriate sustainable drainage systems are used;
  - d) Adequate access adjacent to the water course for maintenance is provided;
  - e) Existing or proposed flood defences are protected;
  - f) It would not result in extensive culverting; and
  - g) Flood defence works required as a consequence of development are provided at the developer's expense.
- 5.51 EM/8 Protection of Surface and Ground Water states development likely to pose an unacceptable risk to surface water and ground water quality, or to water supply will not be permitted. Development proposals will be expected to:
- a) Make satisfactory arrangements for the disposal of sewage, trade effluent or contaminated surface water;
  - b) Avoid exacerbating existing problems such as premature or increased frequency of discharges through storm sewer overflows due to inadequate infrastructure or lack of capacity;
  - c) Ensure adequate safeguards against the pollution of surface or ground water through the spillage or leakage of stored oils/chemicals or other potentially polluting substances; and
  - d) Ensure that there will be no detrimental effect upon the availability of water resources to existing users and the environment.

## **Supplementary Planning Policy and Guidance**

5.52 Rochdale Council have adopted the following supplementary policy which may be relevant to the proposed development:

- Oldham and Rochdale Urban Design Guide (September 2007)
- Biodiversity and Development Supplementary Planning Documents (January 2008)
- Climate Change Adaptation Supplementary Planning Document (June 2012)

## 6. Planning Appraisal

6.1 Having regard to the planning policy guidance set out in section 5, the key planning issues to be considered in the determination of the application include:

- Principle of Development
- Design and Heritage Matters
- Amenity
- Ecology
- Access and Highways
- Energy and Sustainability
- Flood Risk

### Principle of Development

6.2 The application site is located within the 'Protected Open Land' designation. Core Strategy policy G5 applies to this designation and allows for 'small scale development which is consistent with other detailed policies and site allocations in the Local Development Plan'. Saved UDP Policy D/10 also applies, with part b of the policy allowing for 'limited infilling within and established pocket of housing or industry where this is in scale with the area and will not adversely affect its character or surroundings'. Furthermore, both policies also give support to development which would otherwise be compatible with national Green Belt policy.

6.3 National Green Belt policy is set out at Section 13 of the NPPF. Paragraph 155 of the NPPF identifies certain forms of development within the Green Belt which are not considered inappropriate. This includes '(c) the re-use of buildings provided that the buildings are of permanent and substantial construction'. The proposed conversion of the existing barn building for additional residential accommodation clearly falls within this exemption. It therefore meets national Green Belt policy and therefore by extension is also consistent with Core Strategy Policy G5 and Saved UDP policy D/10 in this regard. Additionally, it is

established that the conversion of the existing barn building to residential accommodation does not conflict with any other requirements of these policies and is of small scale which maintains the character of the buildings / surrounding land and its open character.

- 6.4 In addition to the conversion of the barn building the proposal also involves the alteration and refurbishment of the existing farmhouse to enable it to meet the needs of the applicant and his family. It is well established that property owners should be able to adapt and extend their property and this is supported by ministerial statements and planning policy.
- 6.5 For the above reasons it is confirmed that the principle of development is acceptable both in terms of the conversion of the existing barn building to residential accommodation, and the refurbishment of the existing farmhouse. Other specific planning matters are discussed in the remainder of this section.

## **Design and Heritage Matters**

### Design

- 6.6 The proposed works to the farmhouse and the barn have been designed to be sympathetic to the rural / agricultural character of the buildings whilst successfully providing high quality residential accommodation to meet current expectations.
- 6.7 To the farmhouse the main change relates to windows / door openings. Existing poor quality windows are to be replaced and new cottage style upvc windows installed with stone cill and lintel details. New windows will have traditional style subdivision. The existing render will also be repaired / renewed where necessary. Two new conservation specification rooflights will also be provided. These changes are fairly subtle alterations but will provide a significant uplift in the appearance of the farmhouse.
- 6.8 With regard to the barn building the overall priority has been to be retain the character and appearance of the barn. A key feature is the retention and incorporation of the large double-height barn door opening. A bespoke window with entrance door will be provided in this existing opening which will celebrate this character feature. A number of other new

windows / doors are proposed to facilitate the residential conversion. New windows include stone cills / lintels and have traditional subdivision. The existing brickwork on the barn building is retained with a light cleaning taking place and repointing with lime mortar to provide a further visual enhancement.

- 6.9 Overall the proposal will successfully retain the agricultural character and appearance of the buildings. For these reasons the proposal is consistent with relevant design related provisions of the NPPF; the NDG; Core Strategy policies DM1 and P3; and PfE policy JP-P1.

## Heritage

- 6.10 Langley Lane Farm is identified by Rochdale Council as a locally listed building / non-designated heritage asset<sup>1</sup>. It is considered that this designation applies to the farmhouse and the attached barn with these buildings appearing on the old maps of the site from 1848 (refer to Appendix 1). From inspection on site it is clear that the farmhouse in particular has been significantly adapted / modernised with white UPVC windows and white render installed. The overall appearance of the building also appears to be that of a converted agricultural building rather than being originally constructed as a farmhouse. The barn retains more of its traditional qualities with the red brick elevations and large barn door opening. The barn building is fairly typical for this typology of building and is not considered to have more than local heritage interest attributable to its vernacular form and relative age.
- 6.11 For the reasons discussed previously a sensitive design approach has been taken in relation to the refurbishment / conversion scheme which retains the agricultural qualities of the building. Paragraph 209 of the NPPF requires that a balanced approach should be taken in the determination of applications involving non-designated heritage assets. In this regard it is considered that the proposal is wholly consistent and successfully adapts the buildings to meet modern requirements in a sensitive manner. On this basis the proposal therefore complies with paragraph 209 of the NPPF; Core Strategy policies P1 and P2; and PfE policy JP-P2.

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<sup>1</sup> <https://www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets/5>

## Amenity

- 6.12 The proposal does not involve any extensions. The conversion of the barn will involve the provision of new windows to the first floor level. There are no nearby residential properties located to the west of the site therefore there are no issues in terms of overlooking / loss of privacy etc. New windows to the east elevation of the barn will be situated approximately 15m from the east site boundary, with the nearest house to the east situated approximately 24m away and orientated with a blank gable facing towards the subject building. Due to these relationships there are no issues in terms of overlooking / loss of privacy etc for adjacent residential properties. For reasons previously discussed the proposal will provide a general enhancement in the appearance of the property and therefore on the general amenity of the surroundings.
- 6.13 The proposed dwelling has been designed to provide a high quality living environment, with well-designed accommodation which benefits from good levels of space, outlook and natural light.
- 6.14 On the basis of the above it is demonstrated that the proposal will not have any adverse amenity impact and complies with relevant provisions of the NPPF; the NDG; and Core Strategy policies DM1.

## Ecology

- 6.15 The proposal involves the conversion of an existing barn building which is considered to have potential to provide a habitat for bats and nesting birds. Accordingly a Bat Scoping Survey prepared by UES has been submitted. This survey confirms the habitat potential of the building and recommends that a bat emergence survey be undertaken. This survey will be duly completed and the report will follow on to Rochdale Council. Any recommendations within any future reporting will be duly complied with to ensure that relevant national and local planning policies relating to ecology can be met.

## **Access and Highways**

- 6.16 There are no changes to the vehicular access / egress to, or within the site. There is a good level of vehicular parking located to the south / south east of the farmhouse which is sufficient to meet the requirements of the enlarged 4 bed dwelling. For the above reasons there are no highway safety concerns associated with the proposals, which are consistent with relevant provisions of the NPPF, the Core Strategy; Saved UDP; and PfE.

## **Energy and Sustainability**

- 6.17 It is recognised that there are various national and local provisions relating to the energy performance of buildings. The proposal reuses existing buildings rather than building anew which is inherently more sustainable and utilises embodied energy. Energy efficient lighting and appliances will be installed throughout the building to minimise its energy consumption, whilst the conversion of the barn will be designed in accordance with building regulation requirements in terms of insulation, glazing specifications etc.

## **Flood Risk**

- 6.18 The site is located in Flood Zone 1 which is the lowest level of risk. The proposed refurbishment and conversion will not lead to an increase in impermeable surfacing that will cause any flood risk or drainage concerns. Given the small scale of the development any details relating to drainage can be addressed at the condition discharge stage if required.

## 7. Conclusion

- 7.1 This Planning Statement has been prepared by Paul Butler Associates in support of a planning application for 'alteration of existing dwelling together with conversion and alteration of adjoining barn to form additional accommodation' at Langley Lane Farm, Langley Lane, Middleton, M24 5LJ.
- 7.2 The Statement has considered the key planning matters relating to the application proposal. It has established that the principle of the development is acceptable and in accordance with relevant policy. Importantly the proposals have been sensitively designed in response to the rural character of the buildings, whilst they will not give rise to any adverse impacts.
- 7.3 On this basis Paul Butler Associates are pleased to provide this Statement in support of the planning application and look forward to working with Rochdale Council to progress it to a positive determination.

## **Appendix 1: Old Maps**



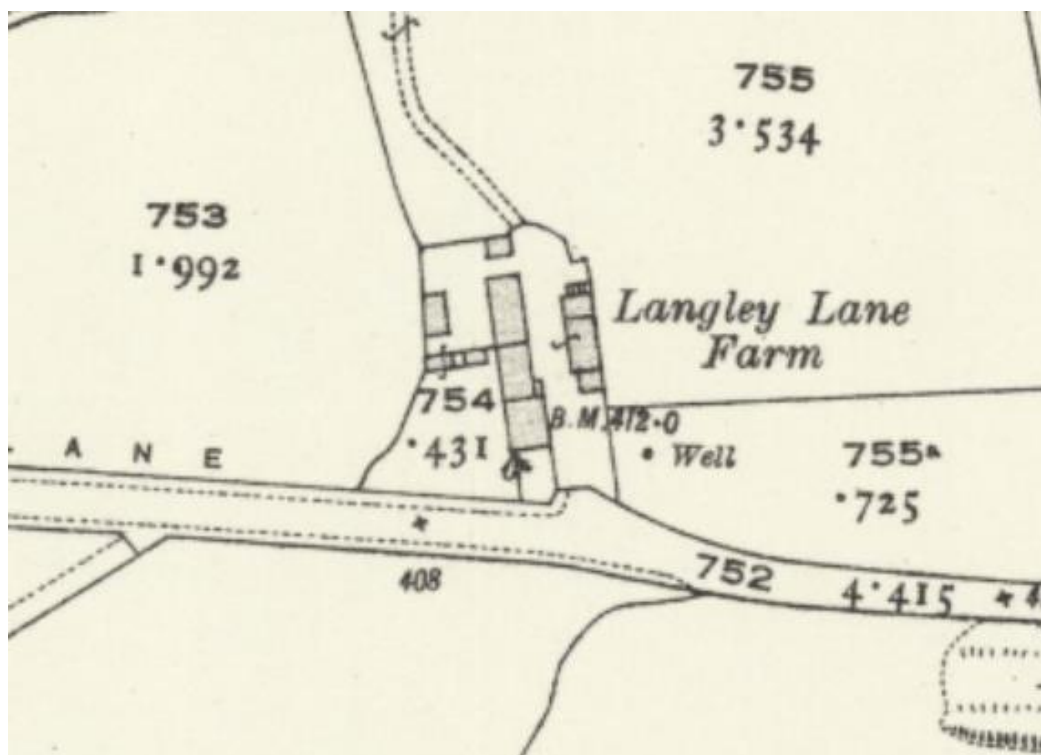
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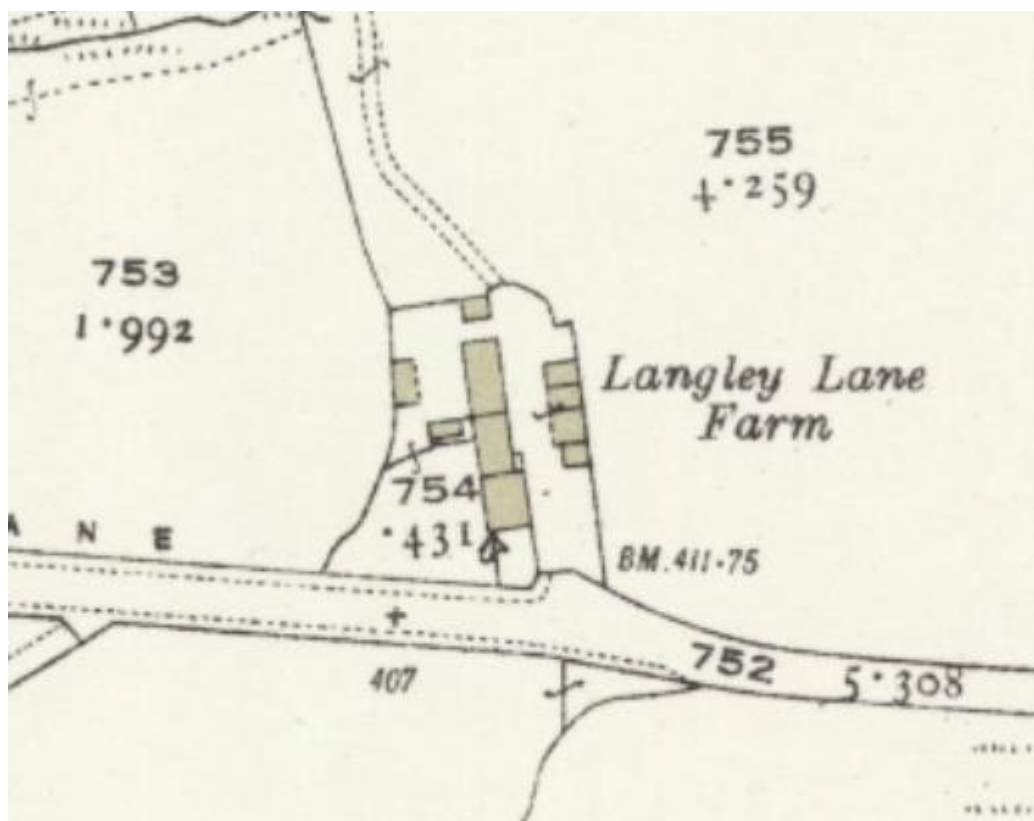
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