

Supporting Statement

Change of Use of Existing Agricultural Barn to Dwelling house at Red Wells Farm Barn, Fordoe Lane, Rochdale.

1.0 Introduction

This statement sets out the design considerations for the proposed change of use of an existing agricultural barn to a dwelling house at Red Wells Farm Barn, Rochdale.

The statement has been prepared to address the requirements of the The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013. It should not be used for any other purpose.

The design has been prepared by Storah Architecture and is to be read in conjunction with drawings; 22-051-001, 22-051-010, 22-051-310 and 22-051-311.

The statement considers the proposals in relation to the National Planning Policy Framework (NPPF) and local plan policies.

2.0 Site Context and Assessment

The agricultural building and site to which this application relates is located within Rochdale, North of Wolstenholme. The site is located approximately 0.19 miles along Fordoe Lane (an unadopted road) and is 0.38 miles from the connection to the adopted highway at Over Town Lane. Fordoe Lane is currently maintained by the present owners of the site to which this application relates.

The site is located in an exposed position below Knowl Hill summit on the South East facing hillside. There is little foliage in the immediate context of the site. Neighbouring farms are located within the immediate context.

The existing building is a single storey agricultural barn. As a result of this application, the use class will change to use class C3. The site is not a site of special scientific interest, a safety hazard area or a military explosives storage area. The property is not listed or a scheduled monument and is not within a conservation area. The site is located within Flood Zone 1 and has a low probability of flooding, as defined by the Environment Agency on their 'Flood Map for Planning'.

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A Phase 1 Contaminated Land Report has been provided elsewhere to assess contamination risks on site. The conclusion of that report is that there is no reason to suggest that any materials harmful to the proposed use have been mined, stored or used on the property.

3.0 Permitted Development

3.1 Requirements of the Brief

The proposed development involves the change of use of an existing agricultural barn to a dwelling at Red Wells Farm Barn, Rochdale. The proposal for the change of use of the agricultural building will entail building operations to the extent reasonably necessary for the building to function as a dwelling house. This will include the replacement of windows, doors or roofs. The installation of water, gas, electricity and drainage services.

3.2 Evidence of Agricultural Use

The site has been used solely for an agricultural use as part of an established agricultural unit on 20th March 2013. This is supported by the following evidence, provided in Appendix A of this document.

3.3 Prior Development

No prior permitted development works have been carried out under Class A or Class B, Part 6 of Schedule 2, within the land forming part of the established agricultural unit since 20th March 2013.

4.0 Design

4.1 The Scale of the Development

The scale of the development is considered 'minor works' and utilises the footprint and volume of the existing building. The existing building has an internal floorspace of 166.6 square meters. The proposed floorspace is as existing.

4.2 Layout

The layout of the proposal has been designed within the parameters of the existing building and the footprint and volume of the existing building are unchanged as a result of this application. The proposal entails building operations to the extent necessary for the building to function as a dwelling house and the layout and internal alterations have been designed to make full use of the existing building's layout and openings.

4.3 Flood Risk

The existing dwelling is positioned within flood zone 1, as defined by the Environment Agency's 'Flood Map for Planning'. This flood zone is associated with the lowest risk to flooding.

5.0 Appearance

The existing barn is constructed in traditional stone masonry with metal profile sheeting roof. It is propose to re-roof the building with natural stone slates in keeping with the surrounding local vernacular. The re- roofing works will not result in an increase in height

exceeding the current external envelope. The proposed property has been allocated garden space and an area of hardstanding within the site boundary.

6.0 The Context and Impact of the Proposals

We believe that in the careful consideration of the proposal, we have successfully utilised the available materials and layout of the existing building, reducing the requirement for demolition and importing of materials. We propose that the change of use will be constructed to satisfy the current Building Regulations Standards covering Energy Conservation and CO2 emissions.

6.1 Waste Management Strategy

The existing arrangement for removal of waste currently in place for the neighbouring dwellings would be used for the proposed dwelling, with refuse collected at the property. Adapted, smaller sized Isuzu refuse vehicles are used by the Council's refuse collector.

Neighbouring Fordoe Farm currently leaves refuse and recycling bins to be collected outside the application site and it is proposed that the same location will be used for collection from Red Wells Barn. This location is indicated on the submitted drawings.

6.2 Transport and Highways Impact

Access to the development is primarily via vehicular transport as the site is located in a rural area. No public access is proposed through the site, and the maintenance of the unadopted road will be continued by the owners/occupiers. There is sufficient land available to provide two parking spaces for the dwelling. The increase in traffic in connection with the additional proposed dwellings is not considered significant enough to have adverse impact on transport and highways.

In prior consultations, RMBC Highways and Engineering Services have requested information detailing the construction of the passing places. This has been provided in the drawings submitted as part of this application.

6.3 Noise Impact

As the proposed development is in a rural area, the increase in noise to neighbouring farmhouses and dwellings is not considered significant enough to have an adverse impact.

6.4 Provision of Services

There is an existing gas and electrical supply to the barn which will serve the proposed dwelling. The existing water supply is from a private spring and would supply the additional proposed dwelling.

A new water treatment plant would be installed as part of the proposed works, to provide drainage to the dwelling. Connection to mains sewer is considered impractical due to the distance to the nearest mains connection point from a rural area. Further details of the proposed septic tank and soak-away positions can be found on drawing 19-047-300 (site plan). The system would be maintained through regular inspection.

6.5 Drainage

The site is located remotely from any sewerage and because the application is to convert to a dwelling, provision for private packaged sewage plant is required.

It is proposed that upon approval of the scheme, a water treatment plant is to be installed as part of the works to convert the property. It is proposed that the WTP will drain to the neighbouring Fordoe Brook. The WTP will provide better treatment by providing aeration to the micro-organisms in the sewage through the use of rotating discs or an intermittent air blower.

When the calculation regarding the size of a sewage treatment plant is carried out, British Water's Flow and Loads code of practice stipulates that you must base it on 'minimum population' – or 'p'. This enables you to understand roughly how much sewage is likely to be created by an average household

Minimum population does not directly relate to the minimum number of people who are in the property and using the sewage treatment plant. It is, instead, a calculation that is based on the number of bedrooms of a property. When it comes to the sizing of sewage treatment tanks, the minimum population is calculated in the following way:

Any single house of up to three bedrooms = 5 people

Allowing for a flow of 180litres per person, per day, the minimum capacity of the WTP is $5 \times 180 = 900\text{litres}$, or 0.9m^3

It is proposed that the installation of the Klargestor BioDisc Domestic Sewage Treatment Plant, with a max daily flow of 1.2m^3 will meet the requirements for this development.

7.0 Proposed Use

As a result of this application, the use class of the existing building will change to Use Class C3. There is existing precedent within the area, due to the other neighbouring, private, residential properties which also fall within the C3 Use Class under the Town and Country Planning Order. Therefore, this use is considered appropriate.

8.0 Structural Appraisal

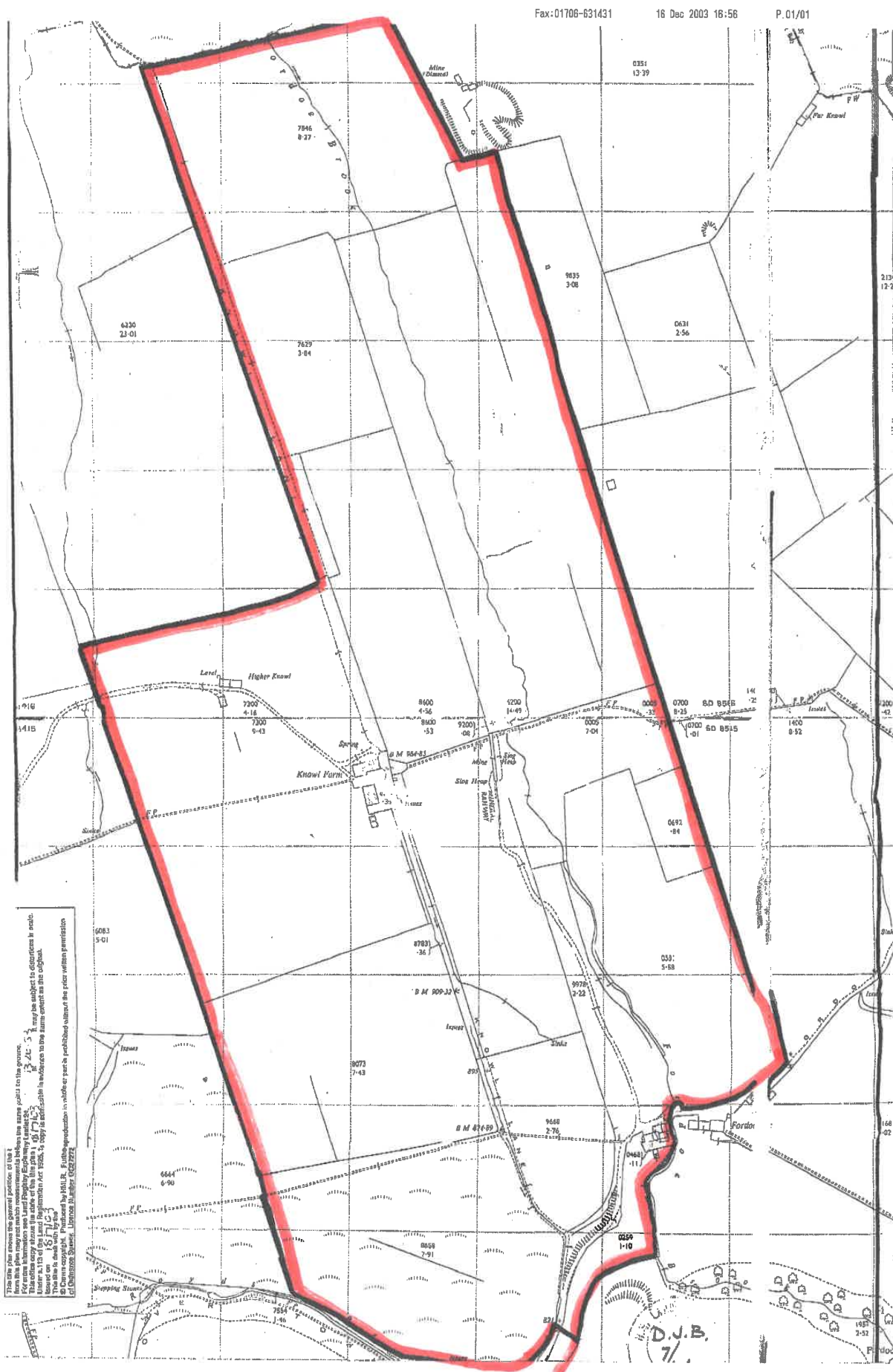
Storah Architecture have undertaken a measured survey of the barn to which this application relates. The barn is of traditional stone construction with steel purlins to the roof, supporting a profiled insulated metal sheet roofing material. It is considered that the barn is capable of adaptation to form a dwelling, without alterations requiring the enlargement of the external envelope of the existing building. It is proposed to retain the existing window and door openings as far as possible. Any new openings required will not protrude beyond the external envelope of the building. There are no structural concerns which would prohibit the proposed conversion being undertaken.

9.0 Supporting Documents

The applicant has presented the documentation below to demonstrate the extent of the Agricultural Holding, a recent receipt for the animal feed and land summary. Additionally, we have submitted photos of the current use of the building's interior. This is in support of the evidence that the building is in current use as part of the agricultural use of the land.

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Appendix 01 is a location plan provided by the applicant, which shows the extent of the land in his ownership and forms the agricultural holding. The building is identified in green and is clearly within the border of the agricultural unit bordered in red.



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Appendix 02 is taken from the Rural Land Payments website and demonstrates the extent of fields the applicant receives a Government subsidy for maintaining permanent grassland. It is acknowledged that the application site is excluded from the blue line boundary, however it is also apparent that the tracks, meadows and access roads where the applicant does not receive a subsidy are also excluded from the blue line boundary. However they are undisputedly in agricultural use.

Rural Payments
Your businesses Sign out

Close

Land summary

Andrew Crossley

This is how the land parcels for this business are distributed. Click on the Parcel ID to view it or tell us about any changes.

[Help](#)

Choose a date you want to see the information and map for:

Date: 19/02/2024

Search

Summary

Number of parcels	10
Total area (ha)	33.09
Permanent Grassland (ha)	32.60

Land parcels

Parcel ID ▲	Total area (ha)	Eligible covers	BPS eligible area (ha)
SD8415 7293	5.52	Permanent Grassland	5.25
SD8415 7973	3.02	Permanent Grassland	3.02
SD8415 8658	3.18	Permanent Grassland	3.18
SD8415 8946	0.62	Permanent Grassland	0.50
SD8415 9586	7.67	Permanent Grassland	7.56
SD8416 7438	4.63	Permanent Grassland	4.63

Map Photo

Is this information up to date?

If you have already asked us to make changes to information about your land, they might not show here yet.

Land data

Use [Defra Data Services](#) to download or link to the data in the Rural Payments service. This will give you your land parcel boundaries, land cover (this is not land use), and hedges to use in your farm and mapping software.

Storah Architecture Ltd
Job No. 22-051

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9 August 2024

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Appendix 03 is a closer view of the application site and it again demonstrates the extent of the Rural Payment Boundaries. To reiterate, this is land within ownership of the applicant for which he is paid an agricultural subsidy.



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28/03/2022, 14:25

Parcels for organisation

GOV.UK

[Back to Business overview](#)

Land summary Andrew Crossley

This is how the land parcels for this business are distributed. Click on the Parcel ID to view it or tell us about any changes.

Choose a date you want to see the information and map for:

Date:

Summary

Number of parcels 10
Total area (ha) 33.09
Permanent Grassland (ha) 32.60

Land parcels

Parcel ID	Total area (ha)	Eligible covers	BPS eligible area (ha)
SD8415 7293	5.52	Permanent Grassland	5.25 1
SD8415 7973	3.02	Permanent Grassland	3.02 2
SD8415 8658	3.18	Permanent Grassland	3.18 3
SD8415 8946	0.62	Permanent Grassland	0.50 4
SD8415 9586	7.67	Permanent Grassland	7.56 5
SD8416 7438	4.63	Permanent Grassland	4.63 6
SD8416 8109	2.20	Permanent Grassland	2.20 7
SD8416 8828	3.87	Permanent Grassland	3.87 8
SD8416 9407	1.97	Permanent Grassland	1.97 9
SD8515 0160	0.43	Permanent Grassland	0.43 10

Is this information up to date?

If you have already asked us to make changes to information about your land, they might not show here yet.

Land data

Use [Defra Data Services \(https://environment.data.gov.uk/rpa\)](https://environment.data.gov.uk/rpa) to download or link to the data in the Rural Payments service. This will give you land parcel boundaries, land cover (this is not land use), and hedges to use in your farm and mapping software.

PrevNext

Mo Tu We Th Fr Sa Su

1 2 3 4 5 6
7 8 9 10 11 12 13
14 15 16 17 18 19 20
21 22 23 24 25 26 27
28 29 30 31

<https://www.ruralpayments.service.gov.uk/viewland/land/5851059>

1/1

uk/viewland/land/5851059

Number of parcels	10
Total area (ha)	33.09
Permanent Grassland (ha)	32.60

Land parcels

An ⓘ icon denotes there are changes pending for the parcel.

ParcelID ▲	Total area (ha)	Eligible covers	BPS eligible area (ha)
SD8415 7293 ⓘ	5.52	Permanent Grassland	5.25
SD8415 7973 ⓘ	3.02	Permanent Grassland	3.02
SD8415 8658 ⓘ	3.18	Permanent Grassland	3.18
SD8415 8946 ⓘ	0.62	Permanent Grassland	0.60
SD8415 9586 ⓘ	7.67	Permanent Grassland	7.56
SD8416 7438 ⓘ	4.63	Permanent Grassland	4.63
SD8416 8109 ⓘ	2.20	Permanent Grassland	2.20
SD8416 8828 ⓘ	3.87	Permanent Grassland	3.87
SD8416 9407 ⓘ	1.97	Permanent Grassland	1.97
SD8515 0160 ⓘ	0.43	Permanent Grassland	0.43



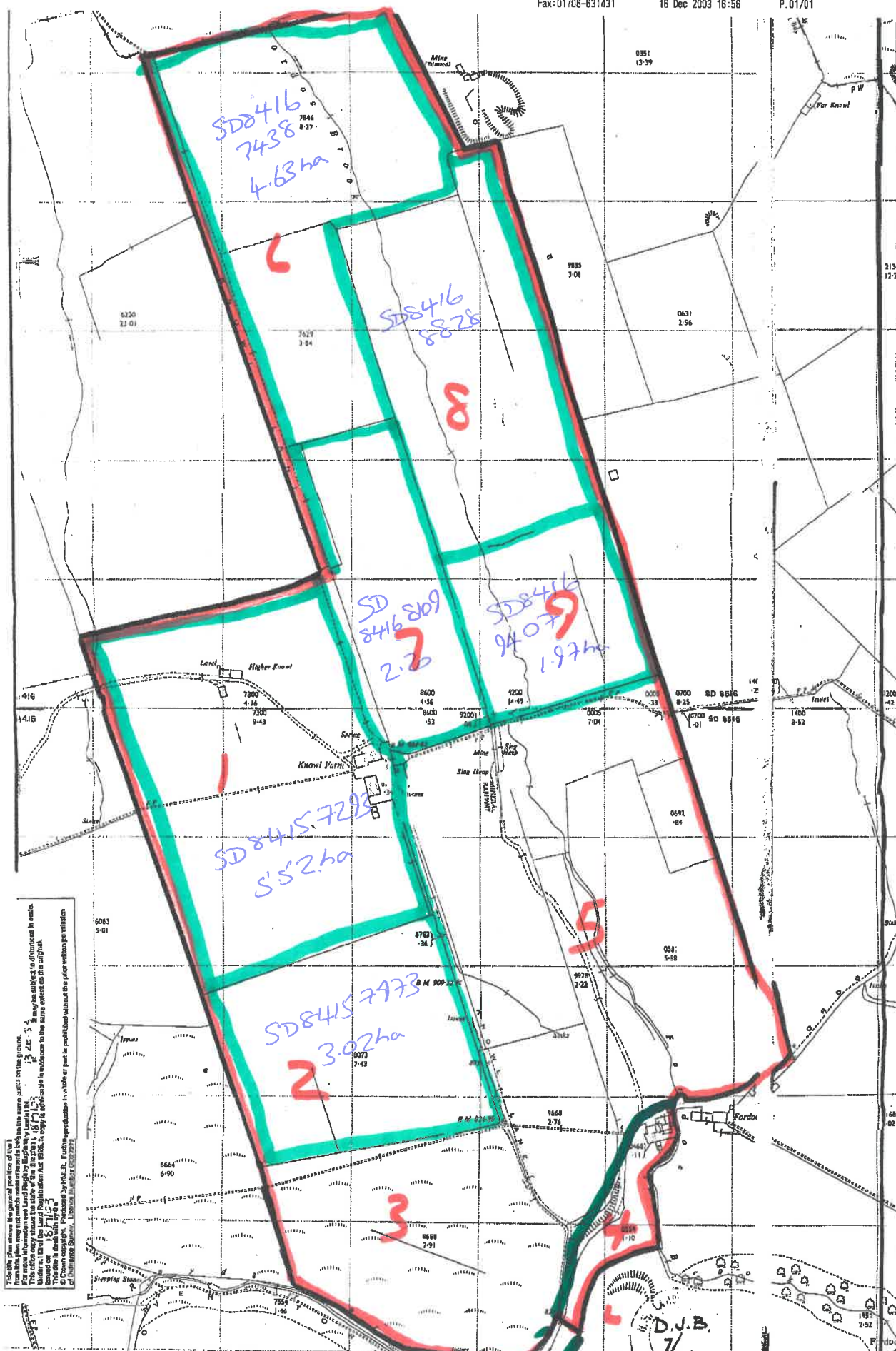
Is this information up to date?

If you have already asked us to make changes to information about your land, they might not show here yet.

Land data

Use Defra Data Services to download or link to the data in the Rural Payments service. This will give you land parcel boundaries, land cover (this is not land use), and hedges to use in your farm and mapping

P.01/01



Appendix 04- Receipts for animal food and farming supplies
(2 pages)

Cash Sales Invoice

Invoice No. [REDACTED]
Tax Point Date: 14/02/22
Your Reference: [REDACTED]
Order Number: [REDACTED]
Movement Date: 14/02/22

DUDDALE NUTRITION LTD
BELLMAN MILL
SAL THILL

AMOUNT £341.96
Verified by PIN
THANK YOU
13:53 14/02/22
AUTH CODE: 159756
Agrimark Marker Spray - 400ml

Quantity	Units	Price (£)	Net Value	VAT Code
2	500kg	334.18	334.18	003
2	Each	3.24	6.48	001

VAT Code	Rate	Net of Discount	VAT
001	20%	6.48	1.30
003	0%	334.18	0.00

Total Goods Value £ 340.66
Direct Debit Discount £ 0.00
Sub-Total £ 340.66
Total VAT £ 1.30
INVOICE TOTAL £ 341.96

Cash Payment Discount has been deducted
14/02/22

Cash Sales Invoice

Invoice No. [REDACTED]
Tax Point Date: 31/03/22
Your Reference: [REDACTED]
Order Number: [REDACTED]
Movement Date: 31/03/22

DUDDALE NUTRITION LTD
BELLMAN MILL
SAL THILL

AMOUNT £44.24
VM Used
31/03/22 772069
CODE: 772069

Quantity	Units	Price (£)	Net Value	VAT Code
1	15kg	35.98	35.98	004
1	25kg	330.26	8.26	003

VAT Code	Rate	Net of Discount	VAT
003	0%	8.26	0.00
004	0%	35.98	0.00

Total Goods Value £ 44.24
Direct Debit Discount £ 0.00
Sub-Total £ 44.24
Total VAT £ 0.00
INVOICE TOTAL £ 44.24

Cash Payment Discount has been deducted
[REDACTED]

DUGDALE NUTRITION LTD
BELLMAN HILL
SALTHILL

Cash Sales Invoice

Invoice No. [REDACTED]
Tax Point Date: 20/12/21
Your Reference: [REDACTED]
Order Number: [REDACTED]
Movement Date: 20/12/21

Quantity	Units	Price (£)	Net Value	VAT Code
2	500kg	309.68	309.68	003

AMOUNT £309.68
Verified by PTM
THANK YOU 11:36 20/12/21
AUTH CODE: 854135

VAT Code	Rate	Net of Discount	VAT
003	0%	309.68	0.00

Total Goods Value £ 309.68
Direct Debit Discount £ 0.00
Sub-Total £ 309.68
Total VAT £ 0.00
INVOICE TOTAL £ 309.68

Cash Payment Discount has been deducted
Payment Due: 20/12/21

Page: 1 of 1
VAT Registration No. 174 4991 28

Lamb Fattening Pellets

Feed to lambs up to adlib in conjunction with forage and clean water for a maximum period of 3 months

Batch Number: 45048 Best Before/Vitamins present until 03/09/24

Analytical Constituents

Oil 2.8 %	Protein 16 %
Fibre 9.1 %	Ash 6 %
Calcium 0.7 %	Phosphorous 0.6 %
Sodium 0.3 %	Lysine 0.6 %
Methionine 0.4 %	

Composition

Barley, Wreatfeed, Wheat Distillers, *Soya Hulls, Sunflower Meal, Maize Bran, Molasses.
* may be produced from genetically modified material

Additives (Content/Kg)

Vitamins (mg/kg): Vitamin A (3a672a)- Retinyl acetate) 8 000IU; Vitamin D3 (3a671- Cholecalciferol) 2 000IU; 60 000; Vitamin E (all rac- alpha tocopheryl acetate) (3a700) 300 mg; Vitamin B1 5mg; Vitamin B12 0.03mg; Trace Elements (mg/kg)-Iodine (Calcium iodate anhydrous 3b202) 1mg; Selenium (Sodium selenite 3b801) 0.3mg; Iron (Iron (II) sulphate 3b522) 60mg; Zootechnical additive-Ammonium Chloride (4c714) 0.000mg

Net Pack Size 25 Kg
Formula Code USLP

Establishment approval number: GB070146
Eureka Animal Feeds
Sharncliffe Corn Mill
Rising Bridge

Crossley Knowl Farm

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Photos of the existing barn







10.0 Conclusion

In conclusion, the proposed alterations as a result of this development are considered minor and are in keeping with the composition and external dimensions of the existing building.

It has been demonstrated that the building forms a part of an agricultural operation, that the building is capable of conversion and that the resulting property will not have any greater impact on the setting than the existing building.

The proposed works are considered permitted development under Class Q of Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Prepared by

Mathew Benson

Architect RIBA