

Supporting Statement

Proposed Agricultural Building

Rakewood Road,
Littleborough,
Rochdale.

The application is a Prior Approval Notification for the erection of a new agricultural building. A definition as described within Schedule 2, Part 6, Class A of the General Permitted Development Order 2015 (as amended). The legislation identifies that the erection of a new agricultural building on an agricultural unit of 5 ha or more (that is reasonably necessary for the purposes of agricultural) is permitted development and formal planning permission is not required, subject to complying with GPDO limitations and conditions.

Farming Unit.

The applicant, Mr G Ashworth has an agricultural smallholding (CPH 44/623/0622) totalling some 73.25 ha. This comprises of 2 land areas of 41 land parcels – 31 agricultural land parcels totalling 51.05 ha surrounding Ashfold Farm, Tunishill Lane, Milnrow and 10 further land parcels amounting to 22.20 ha of registered grazing pasture off Rakewood Road. These land parcels are indicated on the Google Earth Map image attached within the appendix.

The established family run business unit (SBI Number 1083607660) is a longstanding livestock breeding company which has the following constant livestock herds:

- 50 head herd of breeder / suckler cows plus 40-50 seasonal calves
- 30 breeding lambing ewes and up to 30 seasonal lambs
- 20 breeding goats and seasonal offspring accordingly.

Many of the land parcels surrounding Ashfold Farm are designated rough moorland and not suitable for much beneficial grazing and stock control. The Rakewood Road agricultural unit part of 22.20 ha has a good controllable grazing topography and is the designated unit for the grazing of the livestock.

The farming business also relies on the financial benefits of the pasture land parcels off Rakewood Road and some of the pasture land parcels at Ashfold Farm for mowing and baling grass cultivation for the feeding of the livestock within the farming unit.

Rakewood Road Agricultural Unit Part

Located off Rakewood Road is 22.20 hectares of lush grazing pasture which is accessed from a formal shared hardstanding private entrance off Rakewood Road adjacent to The Wine Press Inn which leads to the nearby cottages and to the application site via an existing field track and field gate.

The land has a natural undulating topography which is suitable for grazing over its extended area and is used to graze all the business breeder livestock and offspring. No buildings are present on the land although a pond is located to the west in the unit together with the natural stream to the east provide natural drinking water for the livestock herds.

Proposal

It is proposed to erect an agricultural building that will have dimensions of 18.20m in length and 12.30m in width (223.86 square metres footprint). The eaves height will be 3.90m above the concrete apron surround and a total ridge height of 5.00m. These dimensions are not extreme but typical of the building use required.

A typical design and common construction of heavy duty grey agricultural concrete chamber wall panels 2.0m high stacked between a zinc oxide coated steel portal frame system. Above the wall panels, a vertical timber cladding in natural traditional 'Yorkshire Boarding' is taken up to the eaves height. The roof covering, again a typical building type feature of natural grey corrugated fibre cement sheets and the necessary 10% translucent polycarbonate roof sheet providing natural daylight.

Specification and colour detailing of doors (Olive Green), rainwater goods and other ancillary materials is provided on the supporting 'Proposed Details' plan drawing No 1786 / 2.

Siting

The agricultural unit part at Rakewood Road has a naturally undulating topography over its extended area, although the topography to the near field entrance is an acceptable level, thus the historic siting and installation of a containing paddock and corralling stalls.

Siting of the proposed building will be over this previously used level paddock area of field using a 'cut and no-fill' approach, blending the building into the natural topography of the site as is detailed on the Proposed Details drawing.

The siting is the most practical and suitable to benefit the land management; it is close to the existing field access, the footprint is over an existing flat area of field already utilised as a paddock which provides the least and minimal disruption to the land topography and management of it, the close proximity to the historic field access and also reduces the construction cost of the development.

The resulting finished slab level will be some 0.50m below that of the existing paddock ground level it is built over and at its greatest 'cut' into the hillside topography up to 1.50m. These 'cut and no-fill' proposed levels will not inhibit the relatively good vehicular access in and out of the building.

The proposed building would be sited a significant distance from the small hamlet of cottages located 125m to the west. The proposed floor slab level would also be some 4m⁺ below the ground floor levels of these properties impacting little if any to these properties due the land topography between the cottages and proposed building.

Requirements of the Building

The agricultural unit is vacant of any buildings and is totally serviced from Ashfold Farm in all weathers: - all the 22.20 ha of unit maintenance and livestock welfare is undertaken by road from the applicants farm located on Tunishill Lane which is some 3.0 road miles from the unit access on Rakewood Road. There is no other route available than along Tunishill Lane, onto Wildhouse Lane and around the perimeter road, Lake Bank around Hollingworth Lake.

Presently, the wrapped baled hay crop feed and the agricultural machinery are externally stored at the farm. A totally impractical and unnecessary management of this agricultural unit part of the smallholding.

The purpose of the building is to:

- A. Provide sheltered and protected dry storage for the significant volume of baled (not plastic wrapped) hay crop feed and the seasonal supplement bulk feeds and fodders
- B. Dry storage of land management fertilisers and unit enclosure ancillaries etc.
- C. Weather protected and provide secure storage of the agricultural machinery required to farm the land.
- D. Designated area for dry cover machinery maintenance.

The farm machinery that is used and will be housed within the building are described as follows:

1. John Deere Tractor Unit
2. New Holland Tractor Unit
3. Yamaha Quad Bike
4. Steer loader
5. Muck Spreader
6. Fertiliser Spreader
7. Chain Harrow machine
8. Field Mower (x2)
9. Hay Bob tedder/rake
10. Cylinder baler
11. Bale wrapper
12. 3.5 Bale trailer

Prior Notification Application Limitations and Conditions

The proposed agricultural building and its siting conforms with the principal limitations and conditions as follows:

Has an agricultural building been constructed on this unit within the last two years? **NO**

Would the proposed building be used to house livestock, slurry or sewage sludge? **NO**

Would the ground area covered by the proposed agricultural building exceed 1000 square metres? **NO**

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years? **NO**

What is the total area of the entire agricultural unit? **73.25 hectares (OVER 5 HECTARES required)**

What is the area of the parcel of land where the development is to be located?

22.20 hectares (OVER 1 HECTARE required)

Does the proposed development involve any alteration to a dwelling? **NO**

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road? **YES**

Is the proposed development within 3 kilometres of an aerodrome? **NO**

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve? **NO**

Conclusion

The information above and following Appendices documentation provides sufficient support for this application type to confirm that a Prior Notification application confirms that the proposed agricultural building is Permitted Development as described within Schedule 2, Part 6, Class A of the General Permitted Development Order 2015 (as amended).

Appendix 1

Agricultural Unit Identifications

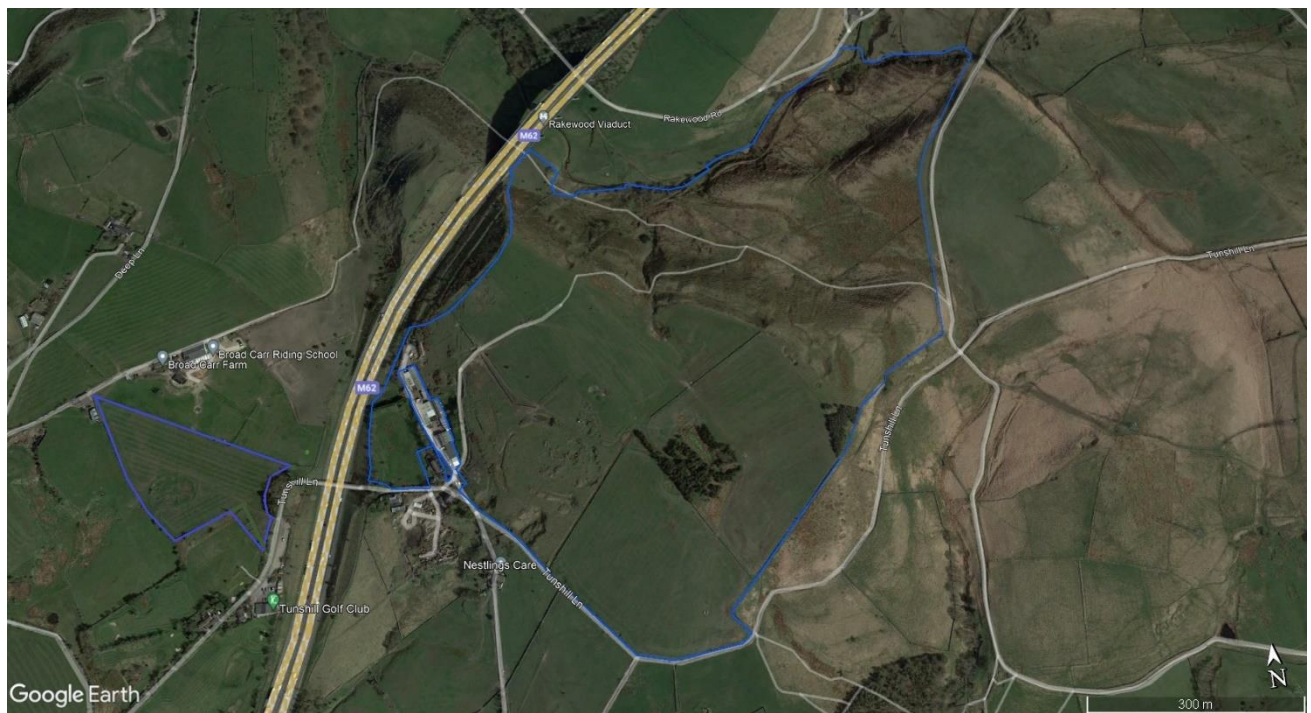
Rakewood Road and Ashfold Farm Land Parcels



Rakewood Road Total Land Parcel



Ashfold Farm Total Land Parcel



Appendix 2

Rural Payments CHB No 44/623/0622 Land Parcels Details (4 pages)

Countryside Stewardship Options and Farm Environment Record (FER) Map

COUNTRYSIDE STEWARDSHIP FARM ENVIRONMENT RECORD

Assigned colour

Applicants colour match

Hedgerows (meets 50% cutting limitation)

Hedgerows (exempt from the cutting limitation)

Stone walls and stone faced banks

Earth banks

Archaeological and historic features additional to those shown on FER Historic Environment Consultation Map

Traditional farm buildings (weatherproof buildings, pre-dating 1940)

In-field trees (over 30m in diameter at breast height) (value = total number of trees in parcel)

Mature trees within a boundary (over 30m in diameter at breast height)

*Boulders and rocky outcrops

Ponds and lakes

Wet ditches (ditches which regularly contain standing or running water)

Rivers and streams

Other wetlands (marsh, fen, saltmarsh, open water, reed beds)

Traditional orchards

Woodlands (groups of 4 or more trees, including copses, shelter belts and groups of trees)

Unimproved land (land which has not been ploughed and has not received artificial fertiliser in the last 20 years)

Fields on which soil erosion or run-off may occur (refer to CS Manual)

*Areas of bracken

*Areas of scrub

SX12345678 Field number

Holding parcels

* mark these features within the Severely Disadvantaged LFA only

COUNTRYSIDE STEWARDSHIP OPTIONS MAP

Assigned colour

Options

Location of other AE scheme options (e.g. Environmental Stewardship)

BE Management of hedgerows

WD Woodland edges

BE Options for protection of in-field trees (Number within circle represents number of trees in parcel)

HS Maintenance of weatherproof traditional farm buildings

HS Options to protect historic environment features

AB, SW, WT Buffer strips - for arable options (AB) - for soil and water options (SW) - for wetland options (WT)

AB Options for arable land

SW Options to protect soil and water

GS Options for grassland

UP Options for upland rough grazing

WD Management of successional areas of scrub

OP, OR, OT Options for organic land

Capital item

SX12345678 Field number

Holding parcels

You must write on the map in black the specific codes for options you have selected or require, including any supplements e.g. AB7, BE3, GS2, HS5

**Maps provided for the sole purpose of supporting CS Scheme Applications and Agreements*

You must identify options applied for on the map using the Options legend provided.

You must write on the map in black the specific codes for options that you have selected or require - including any supplements.

You must identify the Farm Environment Features that exist on your holding using the Farm Environment Record legend provided, on a duplicate copy of your map. If you have an existing FER from a previous scheme in the past 5 years - you may alternatively submit this as your FER supporting your application.

Map produced by Rural Payments Agency. Contains, or is derived from, information supplied by Ordnance Survey. © Crown copyright and database rights 2018 Ordnance Survey 100029155.

PRINT THIS MAP TWICE - one copy should be used to reflect your options choices (please label this the Options map), and one to record the environmental features on your holding (please label this the FER map).

Application reference 1116327 V1 - Date 21/06/2021 - Page 1 8

Map Sheet No.	Sheet ID	Parcel ID	CPH Number for the Land Parcel	English Region	Total Area (ha)	Land Cover Area (ha)	Land Cover Description
5	SD9415	3884	44/623/0622	SDA	0.7865	0.7865	131 - PERMANENT GRASSLAND
2	SD9513	0122	44/623/0622	SDA	0.2467	0.1069	131 - PERMANENT GRASSLAND
2	SD9513	0122	44/623/0622	SDA	0.2467	0.1399	332 - MIXED WOODLAND
2	SD9513	0538	44/623/0622	MOORLAND	4.7038	4.7038	130 - PERMANENT GRASSLAND
2	SD9513	0869	44/623/0622	MOORLAND	1.5958	1.5958	130 - PERMANENT GRASSLAND
4	SD9513	1383	44/623/0622	MOORLAND	0.2531	0.0738	582 - RIVERS AND STREAMS TYPE 2
4	SD9513	1383	44/623/0622	MOORLAND	0.2531	0.1793	130 - PERMANENT GRASSLAND
4	SD9513	1664	44/623/0622	MOORLAND	2.3809	2.3809	130 - PERMANENT GRASSLAND
4	SD9513	1876	44/623/0622	MOORLAND	2.4184	2.3564	130 - PERMANENT GRASSLAND
4	SD9513	1876	44/623/0622	MOORLAND	2.4184	0.0620	582 - RIVERS AND STREAMS TYPE 2
Totals							
				No. Of Parcels	Total Land Cover Area (ha)		
Totals				41	73.2533		

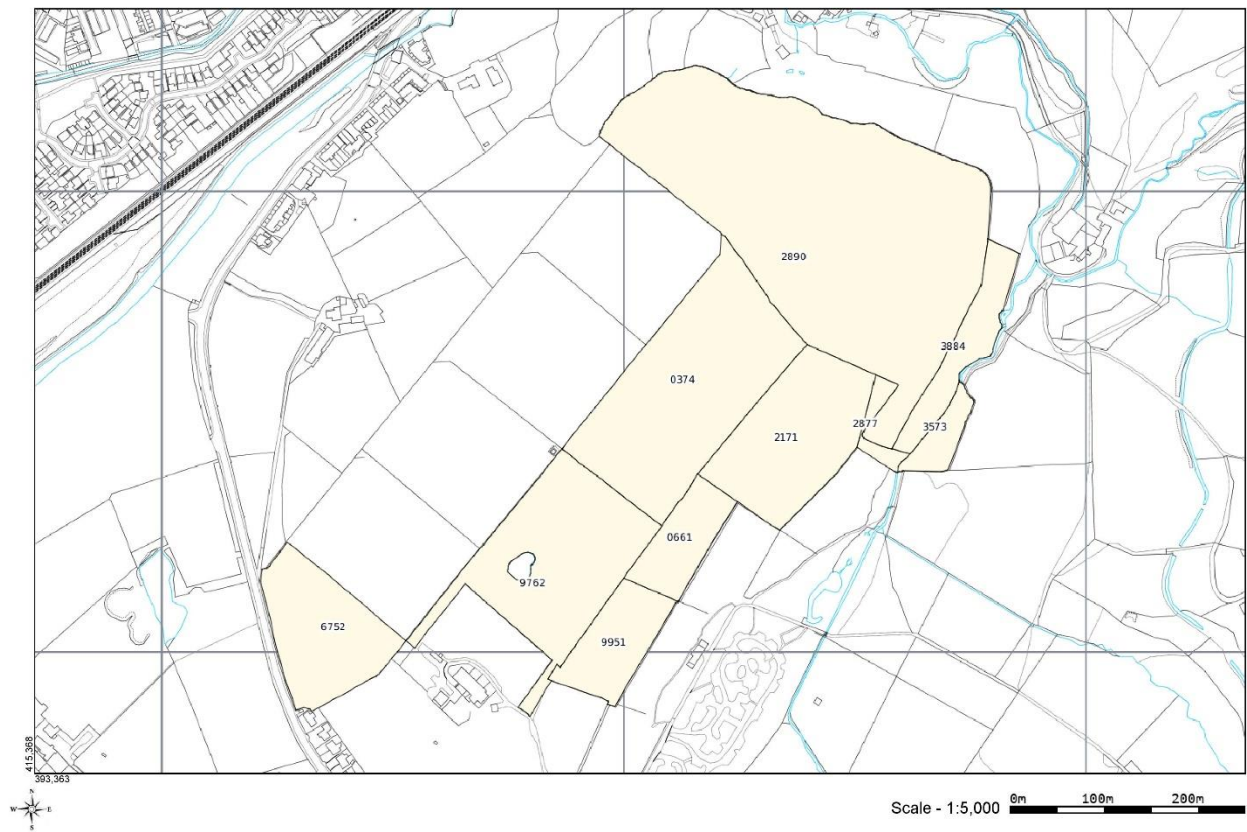
Application reference 1116327 V1 - Date 21/06/2021 - Page 8 8

Map Sheet No.	Sheet ID	Parcel ID	CPH Number for the Land Parcel	English Region	Total Area (ha)	Land Cover Area (ha)	Land Cover Description
2	SD9413	5622	44/623/0622	SDA	4.4498	4.4498	130 - PERMANENT GRASSLAND
2	SD9413	5752	44/623/0622	SDA	0.9810	0.9810	131 - PERMANENT GRASSLAND
2	SD9413	5864	44/623/0622	MOORLAND	0.1396	0.1396	130 - PERMANENT GRASSLAND
2	SD9413	5868	44/623/0622	MOORLAND	0.3976	0.3976	130 - PERMANENT GRASSLAND
2	SD9413	6825	44/623/0622	SDA	0.0360	0.0360	130 - PERMANENT GRASSLAND
3	SD9413	7008	44/623/0622	SDA	5.3846	5.3846	131 - PERMANENT GRASSLAND
2	SD9413	7026	44/623/0622	SDA	0.0165	0.0165	130 - PERMANENT GRASSLAND
2	SD9413	7035	44/623/0622	SDA	4.3511	4.3318	130 - PERMANENT GRASSLAND
2	SD9413	7035	44/623/0622	SDA	4.3511	0.0192	243 - POND
2	SD9413	7752	44/623/0622	MOORLAND	6.7199	6.7199	130 - PERMANENT GRASSLAND
2	SD9413	7818	44/623/0622	SDA	0.9486	0.6017	332 - MIXED WOODLAND
2	SD9413	7818	44/623/0622	SDA	0.9486	0.3468	130 - PERMANENT GRASSLAND
2	SD9413	8263	44/623/0622	MOORLAND	0.0304	0.0304	130 - PERMANENT GRASSLAND
2	SD9413	8621	44/623/0622	SDA	4.9727	4.9727	131 - PERMANENT GRASSLAND
2	SD9413	9853	44/623/0622	MOORLAND	4.4944	0.0331	582 - RIVERS AND STREAMS TYPE 2
2	SD9413	9853	44/623/0622	MOORLAND	4.4944	0.0083	243 - POND
2	SD9413	9853	44/623/0622	MOORLAND	4.4944	4.4529	130 - PERMANENT GRASSLAND
5	SD9415	0374	44/623/0622	SDA	3.6163	3.6163	130 - PERMANENT GRASSLAND
5	SD9415	0661	44/623/0622	SDA	0.7497	0.7497	131 - PERMANENT GRASSLAND
5	SD9415	2171	44/623/0622	SDA	2.0582	2.0582	131 - PERMANENT GRASSLAND
5	SD9415	2877	44/623/0622	SDA	0.1821	0.1821	131 - PERMANENT GRASSLAND
5	SD9415	2890	44/623/0622	SDA	8.3559	8.3559	130 - PERMANENT GRASSLAND
5	SD9415	3573	44/623/0622	SDA	0.3296	0.3296	131 - PERMANENT GRASSLAND

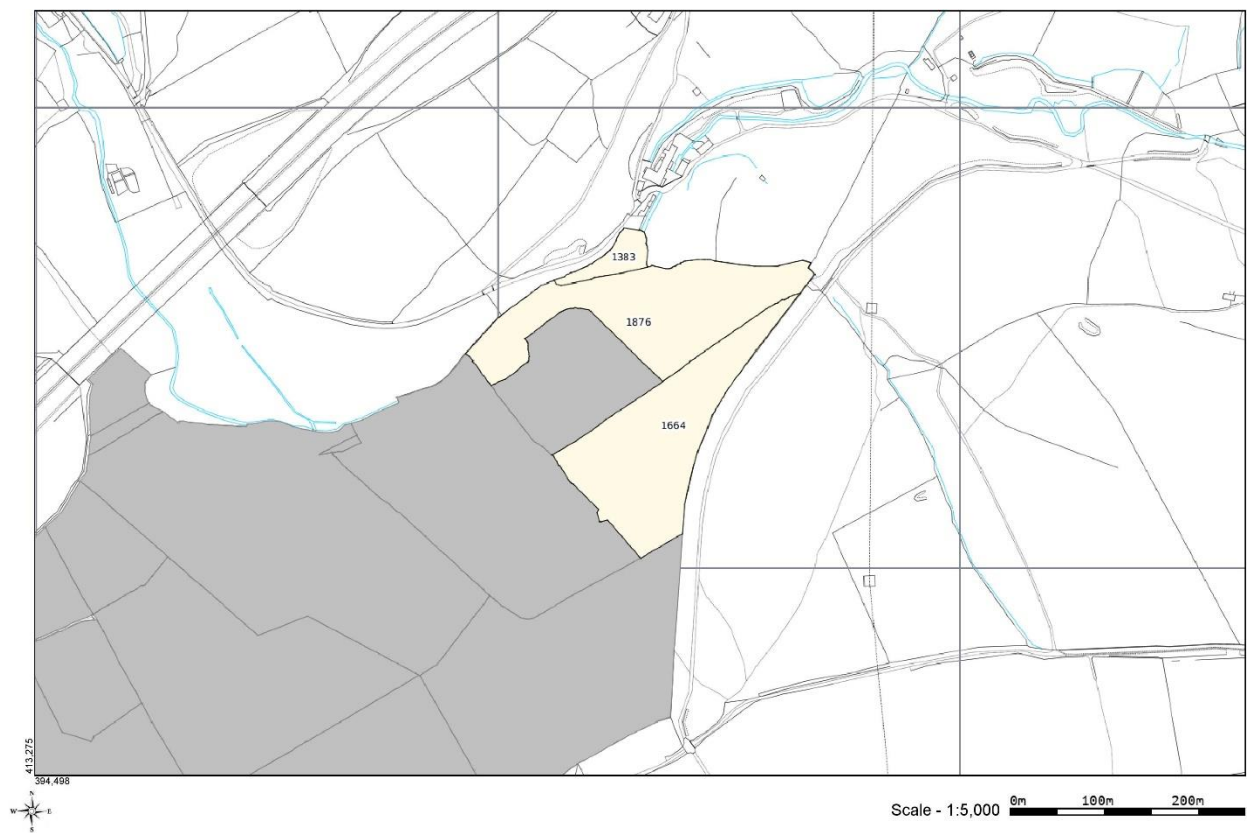
Application reference 1116327 V1 - Date 21/06/2021 - Page 7 8

LPIS Information SBI - 108360766 GILBERT ASHWORTH Field Information Data Sheet							
Land Parcel Data							
Map Sheet No.	Sheet ID	Parcel ID	CPH Number for the Land Parcel	English Region	Total Area (ha)	Land Cover Area (ha)	Land Cover Description
5	SD9315	6752	44/623/0622	SDA	1.5906	1.5906	131 - PERMANENT GRASSLAND
5	SD9315	9762	44/623/0622	SDA	2.7366	2.7366	130 - PERMANENT GRASSLAND
5	SD9315	9951	44/623/0622	SDA	0.9135	0.9135	131 - PERMANENT GRASSLAND
2	SD9413	0628	44/623/0622	NON-SDA	2.9684	2.9684	131 - PERMANENT GRASSLAND
2	SD9413	1419	44/623/0622	NON-SDA	0.1246	0.1246	131 - PERMANENT GRASSLAND
2	SD9413	3436	44/623/0622	NON-SDA	0.1592	0.1592	131 - PERMANENT GRASSLAND
2	SD9413	3528	44/623/0622	NON-SDA	0.8938	0.8938	131 - PERMANENT GRASSLAND
2	SD9413	3845	44/623/0622	SDA	0.0116	0.0116	130 - PERMANENT GRASSLAND
2	SD9413	3930	44/623/0622	SDA	0.2810	0.0208	347 - SCRUB - UNGRAZEABLE
2	SD9413	3930	44/623/0622	SDA	0.2810	0.0862	332 - MIXED WOODLAND
2	SD9413	3930	44/623/0622	SDA	0.2810	0.1739	379 - FARMYARDS
2	SD9413	4235	44/623/0622	SDA	0.2536	0.2536	130 - PERMANENT GRASSLAND
2	SD9413	4341	44/623/0622	SDA	0.8336	0.0072	551 - HARD STANDINGS
2	SD9413	4341	44/623/0622	SDA	0.8336	0.8264	130 - PERMANENT GRASSLAND
2	SD9413	4423	44/623/0622	SDA	0.0167	0.0167	131 - PERMANENT GRASSLAND
2	SD9413	4530	44/623/0622	SDA	0.0688	0.0688	131 - PERMANENT GRASSLAND
2	SD9413	4847	44/623/0622	SDA	0.7786	0.7786	130 - PERMANENT GRASSLAND
2	SD9413	5242	44/623/0622	SDA	1.0238	1.0238	130 - PERMANENT GRASSLAND

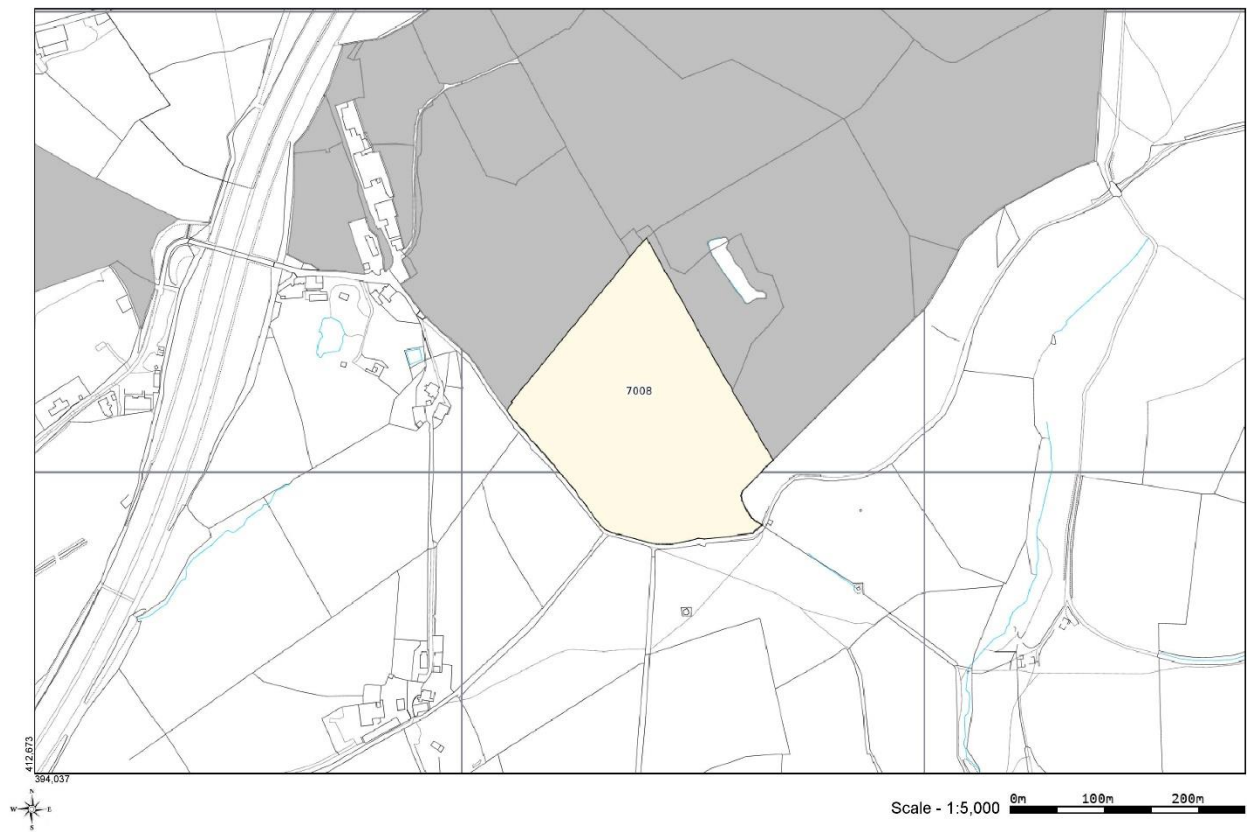
Application reference 1116327 V1 - Date 21/06/2021 - Page 6 8



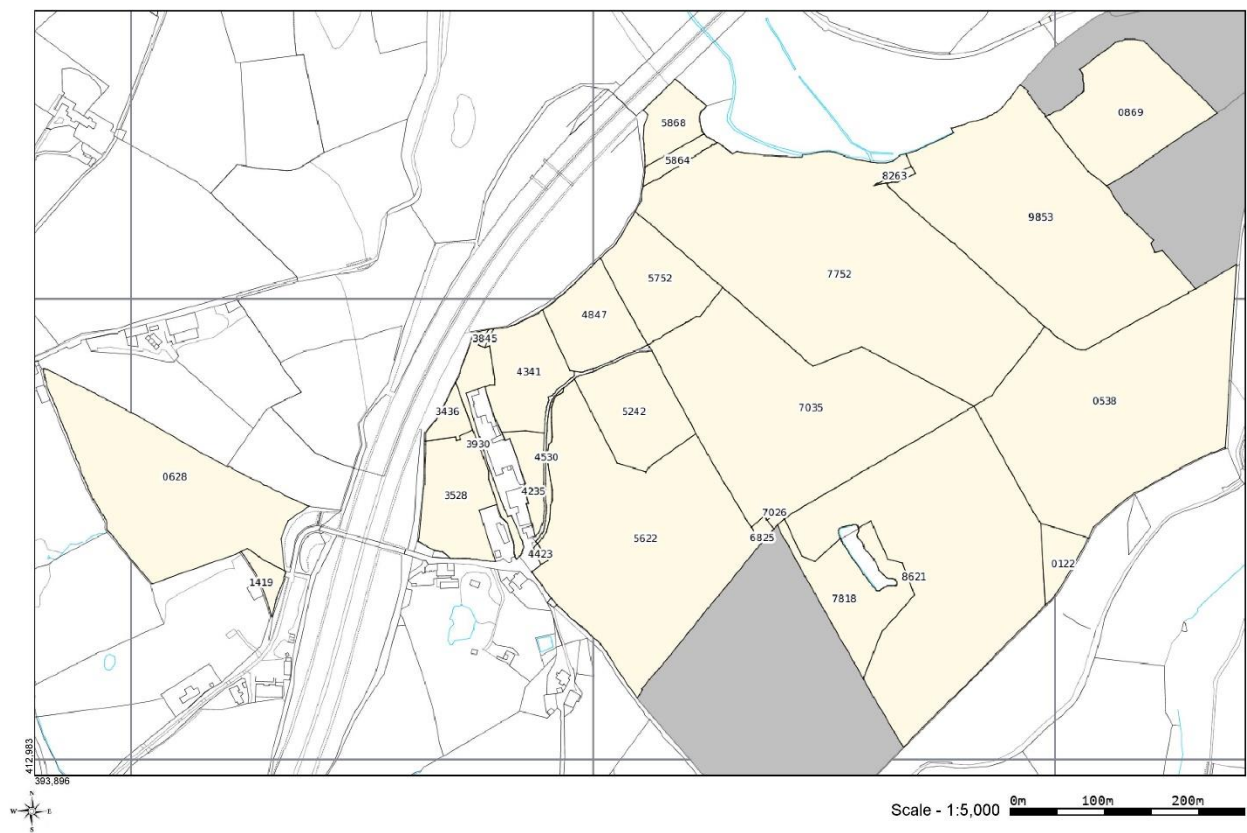
Application reference 1116327 V1 - Date 21/06/2021 - Page 5 8



Application reference 1116327 V1 - Date 21/06/2021 - Page 4 8



Application reference 1116327 V1 - Date 21/06/2021 - Page 3 8



Application reference 1116327 V1 - Date 21/06/2021 - Page 2 8