



East Knowl Farm, Fordoe Lane, Rochdale, OL12 7TL

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants.

On behalf of Mr GE Bretherton

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Rev	Date	Description	Prepared	Reviewed	Approved
1	23.08.2023	Supporting Statement	RM	SM	RE

1.0 INSTRUCTIONS

- 1.1 MacMarshalls are instructed on behalf of Mr Bretherton herein referred to as the applicant, to submit an application for the erection of an agricultural building at East Knowl Farm, Fordoe Lane, Rochdale, OL12 7TL.
- 1.2 This planning statement accompanies a submission to Rochdale Council for full planning permission for the proposal.
- 1.3 No pre application advice has been sought.
- 1.4 This report has been prepared on behalf of the applicant by Robert Mackenzie BSc (Hons) MRICS FAAV. Robert is a qualified member of the Royal Institute of Chartered Surveyors (Rural), an RICS registered valuer and a Fellow of the Central Association of Agricultural Valuers. During his time as a Rural Chartered Surveyor (9 years) Robert has submitted a substantial number of rural planning applications to local authorities as well as providing agricultural reports for others. Having grown up on a mixed beef and sheep hill farm in East Lancashire, Robert has gained experience in all aspects of agriculture and rural business. Robert has worked closely with the applicant to ensure that the proposal is policy compliant in terms of both local and national policy. The applicant wishes to involve the council in every step of the way to ensure the scheme is supported.

2.0 INTRODUCTION & BACKGROUND

2.1 The Applicants purchased East Knowles Farm in 2019 a little over 4 years ago when it was marketed for sale. The applicant is a full time farmer with a successful beef cattle enterprise being operated from the farm. The house is currently derelict with plans to renovate this in the next few years, the applicant has concentrated on his livestock and land and has dramatically improved the land during his ownership now taking three crops of grass from it annually to feed his cattle during the winter. Mr Bretherton is now looking to grow his agricultural business as he has taken more land on adjoining the holding meaning he can run a greater number of cattle on the land. The property currently comprises:

- Derelict farmhouse and cottage
- Hardcored yard area used for storage of agricultural materials
- Traditional buildings
- Range of modern buildings
- Approximately 44.60ha (110.20 acres) of adjoining grassland, both pasture and meadow land (See location plan and site plan).
- The applicant claims BPS on all the land (See map below)

MR N BRETHERTON

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.

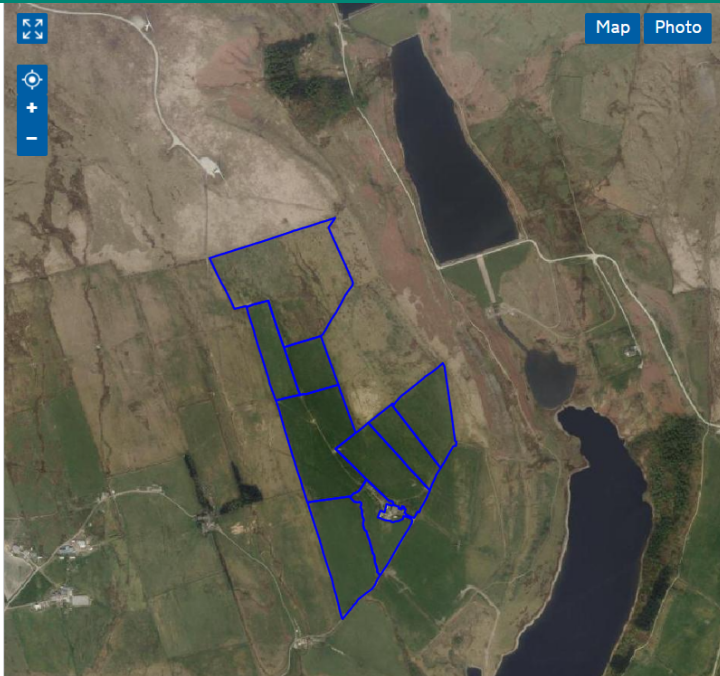
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Choose a date you want to see the information and map for:

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Summary	
Number of parcels	28
Total area (ha)	47.40
Permanent Grassland (ha)	44.60



- 2.2 The Applicants wish to manage the land in a sustainable way and in turn improve the viability of the agricultural business they operate. The applicant has invested in machinery which he uses to farm the land. Further details of this can be found below at 3.5.
- 2.3 The applicant currently has 50 sucker cows which are calved every year, the existing buildings on site are unsuitable and the applicant urgently requires a new building to house his cattle. The cattle are at present turned out on the land and will be coming into the buildings in October, the idea being that they can be housed this winter in the new building.
- 2.4 The Applicant's have registered their land with the Local Authority and have a 'County Parish Holding Number' (CPH) which enables the Applicant to keep livestock on the land and ensure they comply with relevant livestock movement regulations. Furthermore, the applicants have registered with the RuralPayments Agency and are in the process of submitting a government led grant scheme which includes: The Boundaries and Hedgerow Grant Scheme and the Mid Tier Stewardship scheme to help enhance the land. These schemes help landowners manage their land more efficiently and can generate income for ongoing maintenance. They are also showing interest in The RDPE Growth Programme for funding for projects which will create jobs and growth in the rural economy. The main drivers of the scheme are:
- Business development
 - Food processing
 - Rural tourism infrastructure

3.0 THE PROPOSAL & JUSTIFICATION

3.1 The Applicant proposes:

- The erection of an agricultural building.
- The building is required for the storage of cattle, livestock, implements, machinery, round bales of hay the floor area extends to some (333.76 sq m); 33.5% of the allowance of permitted development applications.

The agricultural building will be multi purpose and serve the applicant in a number of ways these being:

- ☐ Housing of livestock (Cattle).
- ☐ Storage of hay and feedstuffs required for the livestock.
- ☐ Storage of machinery and equipment used to farm the holding
- ☐ Storage of chemicals, tools and equipment.

3.2 The applicant both have a passion for agriculture and purchased the farm to allow them the opportunity to create a farm of their own for them and their children. Over the past 3 years they have worked solely on the land and existing buildings and now are in a position to grow the farming business, without a building, they are unable to do this. The applicants intend to improve the drainage on the land as the land is extremely wet and access onto it can be difficult, with improvement in the drainage system the applicants will be able to access the land. Furthermore, with the assistance of their land agent, they have begun laying hedges, planting trees and repairing boundary dry stone walls all of which were in a poor state of repair.

3.3 As the farm is an upland grassland farm, cattle are suited to the site and they will graze the land more productively. The applicant hopes that he can improve the welfare of their stock by building a custom built calving shed for his cattle which will be adaptable with gates and a race system for ease of operation. In order for the Applicant's to farm the land effectively, and lamb indoors, it is necessary to erect an agricultural building. The building will be of mixed use, the specific use depending on the time of year, it will be used for cattle housing in the winter months. The building will also be used to house machinery used to farm the land as well as storage of hay and forage, furthermore, the applicant will be able to store all of his chemicals and fertiliser within the building. The building will store muck during different periods of the year which will be spread on the land in the spring.

3.4 The space required for the cattle has been calculated on a headage basis of 50 suckler cows and 50 calves which will be housed during the winter. In summer the building will be used to store machinery, the machinery is being stored on the yard at the farm at the moment, machinery should not be left outside as they would deteriorate to the weather or be stolen. The machinery being left outside is also an eye sore to the surroundings, the proposed building will ensure that the yard is tidier than present.

- 3.5 The Applicant wishes to manage the land in a sustainable way and in turn improve the viability of the business he operates. They require a building for his livestock, these livestock will require a suitable agricultural building during:
- i) The winter months and during adverse weather conditions;
 - ii) During lambing seasons;
 - iii) During illness or when receiving treatment.
- 3.6 The proposed agricultural building is well ventilated and therefore any potential ingress and build-up of ground gas is likely. The Applicant plans to store any manure and / or slurry within the proposed building and therefore there would be no risk of contamination or pollution.
- 3.7 The valuation process has considered the relevant planning policy to be applied to determine this application. The layout, design and materials are typical of agricultural buildings in the North of England. The scale is limited to that which is required and no more. The access arrangement will ensure the safety of traffic access and the application site, this will not materially increase traffic movement. The predominant use of surrounding areas is agriculture, this application is for agricultural use and therefore will have no material impact on its surroundings due to its compatibility with surrounding areas.
- 3.8 Details of Proposed Works:
Length - 24.380m
Width - 13.69 m
Height to eaves - 5.48m
Height to ridge - 7.18m
- 3.9 The building is sited a considerable distance from the highway and is within an existing farmyard with other agricultural buildings on site. The yard allows the applicant adequate access and turning area to assist maneuverability of machinery.
- The topography of the land is flat meaning that there is little excavation required, the applicant already has a considerable amount of hardcore on site which will be used in the construction.

4.0 PLANNING POLICY AND JUSTIFICATION

- 4.1 The site is designated in the Green Belt according to Rochdale Mbc's proposal map.
- 4.2 The principle of the development will therefore be determined under Local, Regional and National Green Belt Policy. The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied, setting out the government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) compliments this requirement. The revised NPPF was updated on 19 February 2019 and sets out the Government's planning policies for England and how these are expected to be applied, alongside other national planning policies. Paragraph 213 of Annex 1 (Implementation) of the NPPF advises to the effect that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the NPPF policies, the greater the weight they may be given.

At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF establishes that for decision taking this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: -
 - i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;
 - ii). any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. The development is within the designated Green Belt as such the presumption in favour of sustainable development applies.

- 4.3 Paragraph 149 of the NPPF states that:

149. 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

4.4 In paragraph 150 it states that other forms of development are also not inappropriate in the Green Belt as long as they preserve its openness and do not conflict with the purposes of including land within it. They include engineering operations and material changes in the use of land.

4.5 The Rochdale Core Strategy DPD was adopted in October 2016,

The policies affecting agricultural buildings are listed below:

- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development
- G4 Protecting Green Belt Land G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution, contamination and land instability
- DM1 General Development Requirements
- Unitary Development Plan (UDP): G/D/2 Green Belt (2001 - 2016)

4.6 Policy P2 States:

P2 - Protecting and enhancing character, landscape and heritage

1. We will 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. We 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.

4.7 The applicants are also keen to enhance the borough's character and hope that with the grant of a new building this will allow them to build up their farming business.

4.8 Policy P3 States:wood

P3 - Improving design of new development We 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;

4.9 The application is for an agricultural building taking on a traditional appearance with yorkshire boarding and goose wing grey fibre cement roof sheets with roof lights. The building is of similar design to many rural buildings as can be seen in the surrounding valleys.

4.10 Policy G4 - Protecting Green Belt land states:

We will continue to protect from development the following areas of Green Belt:

South of the borough: the urban fringe countryside in the south where its primary role will be to prevent neighbouring towns from merging (i.e. land between the towns of Rochdale, Middleton and Heywood and between those and towns outside the borough); and

North of the borough: the Pennine rural fringe to the north and east of the borough where its primary role will be to prevent encroachment into the countryside (i.e. land north of Rochdale and Heywood, east of Rochdale).

*Development will be restricted to those limited types of development which are deemed not to be inappropriate by **national planning policies** unless very special circumstances can be demonstrated.*

We will encourage the continued operation of major developed sites in the Green Belt and support limited infilling and redevelopment where this maintains beneficial uses and does not harm the Green Belt

4.11 Policy G4 is in line with the NPPF and supports agricultural buildings (Which are deemed appropriate in the green belt)

4.12 Policy G9 States:

G9 - Reducing the impact of pollution, contamination and land instability We will reduce all forms of pollution, contamination and land instability in the borough,

4.13 The erection of the agricultural building will reduce any potential chance of pollution and contamination as the building will house livestock along with machinery, diesel, fertilisers, chemicals and sprays which will all be stored within locked shipping containers within the building.

4.14 Policy DM1 states: *DM1 General Development Requirements*

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; Rochdale Core Strategy Adopted October 2016 rochdale.gov.uk 120

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*

4.15 *The UDP G/D/2 (Green Belt) states THE GREEN BELT BOUNDARY IS DEFINED ON THE PROPOSALS MAP. THE GREEN BELT WILL BE PROTECTED FROM INAPPROPRIATE DEVELOPMENT IN ORDER TO SATISFY THE PURPOSES AND OBJECTIVES FOR GREEN BELT SET OUT IN PPG 2, AND IN PARTICULAR TO MAINTAIN THE FRAMEWORK OF OPEN LAND SEPARATING AND SURROUNDING THE URBAN AREAS OF THE BOROUGH. THE GREEN BELT BOUNDARY INCORPORATES ONE MINOR CHANGE FROM THE PREVIOUS DEVELOPMENT PLAN AT HAUGH FOLD, NEWHEY. (SEE PROPOSAL D/3 BELOW)*

4.16 Planning Analysis:

Principle of Development – Green Belt Policy G/D/2 identifies the application site as within the Green Belt. The policy embodies national policy (NPPF paragraphs 149/150) that the Green Belt will be protected from inappropriate development. Exceptions are made with agricultural buildings being identified as not inappropriate.

The building is proposed, described and designed for agricultural purposes in connection with the applicant's agricultural holding, a commercial venture. Therefore, the building should be classed as acceptable in principle in the Green Belt. The proposed development would be in accordance with Core Strategy policies G4, saved UDP policy G/D/2 and the NPPF. Impact upon Visual Amenity Policies DM1 and P3 of the Council's Core Strategy (taken together) require development to be of a high quality design and take the opportunity to enhance the quality of the area.

Core Strategy policy P2 expects all new development to protect, and where possible enhance, the natural landscape character. Paragraph 130 of the Framework states that planning decisions should ensure that developments are sympathetic to local character and visually attractive as a result of good architecture, layout and effective landscaping.

The proposed agricultural building as shown on the submitted plans will have concrete panel walls up to 2m high with yorkshire boarding above for ventilation and to match adjoining buildings. Roof to be fibre cement sheeting, again grey in colour. In this respect the scale of the building, alongside the materials chosen, would be similar to those of the surrounding farm buildings and officers should not consider that this new structure would look out of kilter within these surroundings. The site location, with it being located in close proximity to the farm compound is also considered appropriate in that this would not lead to an isolated, and thereby prominent structure within this open landscape. The new structure

would sit against the backdrop of this well established farming complex and once more, the location has been chosen to ensure the building will sit within the surroundings. We therefore feel that the scheme is appropriate.

- 4.17 Recent appeal decisions have been ascertained and can be provided if required for similar agricultural buildings on established holdings.

5.0 ECOLOGY

- 5.1 No buildings, trees or hedges are being removed as part of the proposal therefore there are no ecology concerns that require consideration.

6.0 SOCIAL

- 6.1 The proposed development will have a positive impact upon the continued management of the land as it will allow the Applicant to fully utilise their agricultural operation. It will also mean that they will be able to tend to their flock's needs better.
- 6.2 The building will allow the applicant to house their cattle and machinery, which means that management of the land will be far more simplified in the future. It will also mean that the machinery will be dry stored and not left to deteriorate to the weather.

7.0 ECONOMIC

- 7.1 The proposed development will have a positive impact upon the local economy, the applicant hopes that with the addition of the new building, he can increase his production and produce more livestock which can be sold on at local markets.
- 7.2 The applicant also wishes to utilise rural grants available, all which are aimed to drive a 'Prosperous Rural Economy'.

8.0 LANDSCAPING

- 8.1 The site has been used for agricultural uses for generations and will continue to be used for the same use. There is no landscaping proposed for the building as it has been designed to mitigate the impact following comments by the planning officer. Landscaping can be provided if requested however, we feel that the site provides significant screening from local receptors.

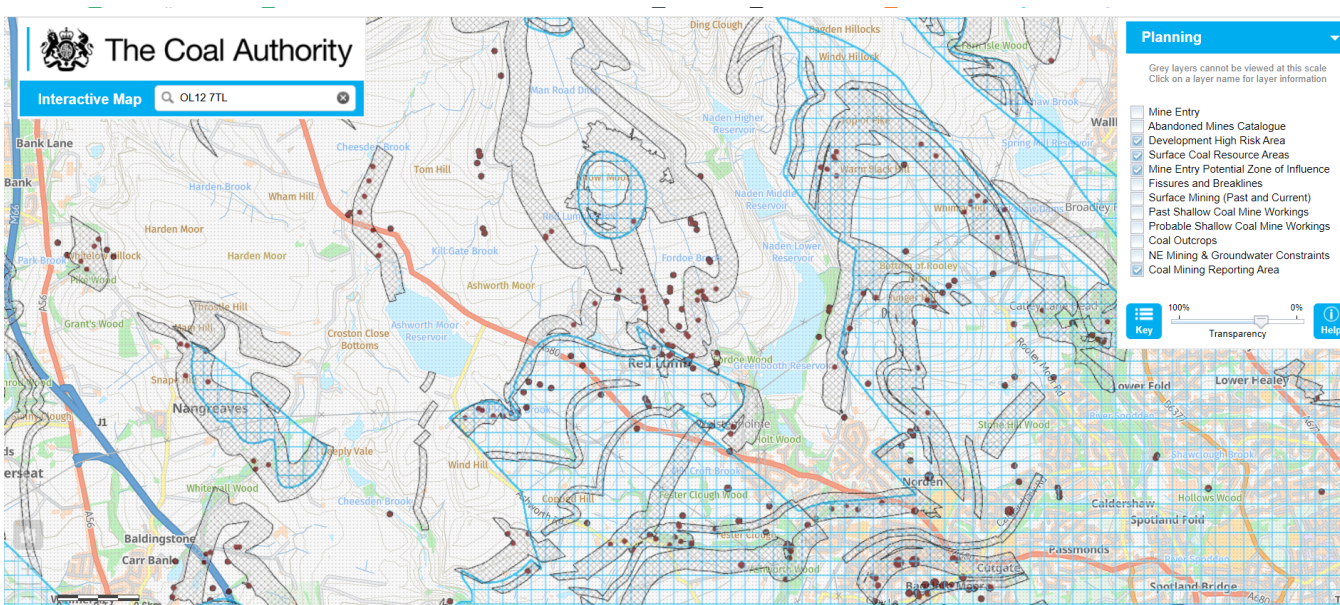
9.0 APPEARANCE

- 9.1 The proposed development will take on a traditional appearance, the building will be clad in timber yorkshire boarding sheeting which will blend in with the surrounding, the building will have gated access doors from the side and gates to the front. The cantilever will allow feed to be distributed to the cattle which will remain dry.

10.0 COAL AND FLOOD RISK

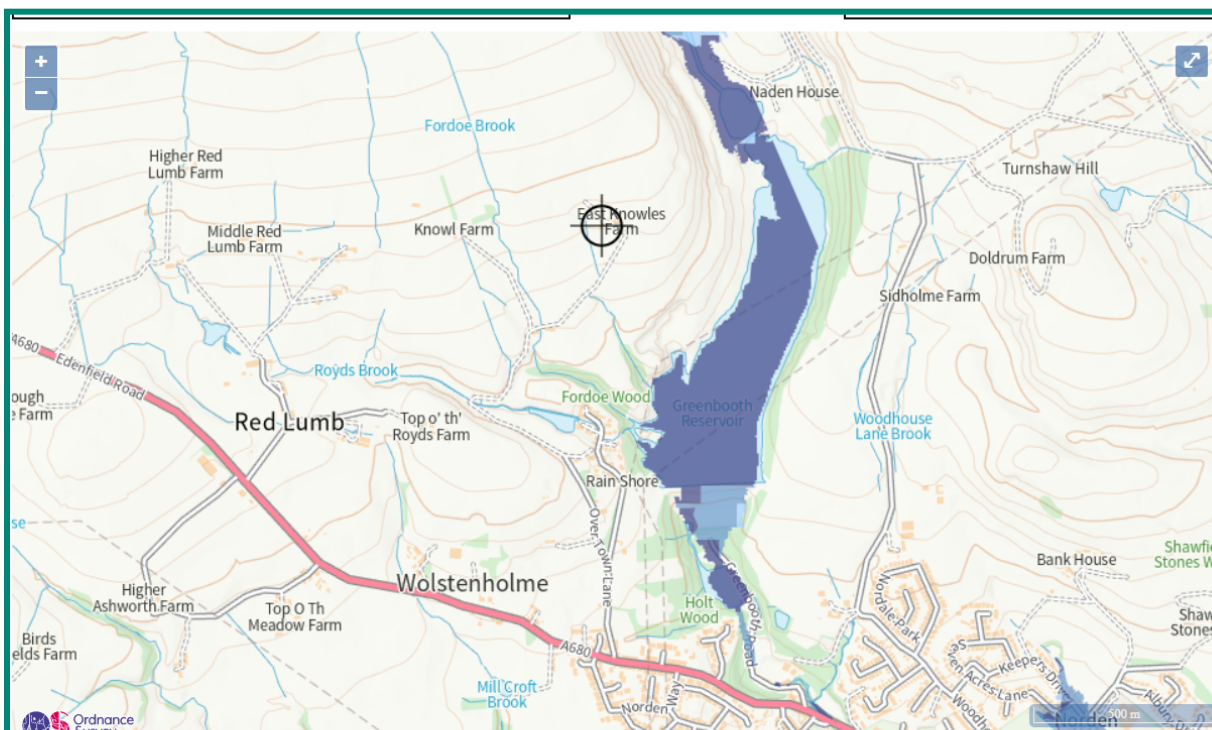
A search of the coal authority interactive map has been carried out and the farm is not shown within the high risk development area.

A screenshot of the plan is shown below:



Flood Risk

A search of the Environment Agency map has been carried out and the land is not shown within the flood risk area, a plan of this is shown below:



11.0 SECTION B

11.1 VEHICULAR ACCESS

Vehicular access will be via the existing access from Fordue Lane officers are advised to either walk or take a 4x4 as the track is rough in places, the track is well established and has been used for generations to access the land. The proposed development is a private development solely for the Applicant's use. The vehicular movements will be limited to that of the Applicant only, in line with current vehicular movements in order to farm the land.

11.2 PEDESTRIAN ACCESS

Pedestrian access will be as per 10.1 above. No public rights of way pass through the site and therefore will be unaffected by the development. Disabled access is not applicable to this development.

11.3 Public rights of way

Two rights of way cross the land, the building is a considerable distance from these and therefore they will not be affected by the building.

12.0 CONCLUSION

- 12.1 It has been demonstrated within this supporting statement that a need exists for a new agricultural building to fulfil the applicant's agricultural operation need on his land.
- 12.2 The agricultural building has been designed so that it is sympathetic and respectful of its surroundings and in keeping with other buildings nearby.
- 12.3 The Application satisfies the policy and guidance relevant to determining the application, therefore we respectfully request the LPA approves the application.
- 12.4 Signed:



23.08.2023

Produced & signed by: Robert Mackenzie BSc (Hons) MRICS FAAV

Checked and overseen by Sophie Marshall BSc (Hons) PGDipSurv MRICS MRTPI FAAV

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NB: This report has been prepared on behalf of Mr Bretherton and all the details on the farming system have been supplied by the Applicant and not the Agent.