



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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Job Number: 22.1815

Project: Langley Lane Farm

Client: Mr Broome

File Name: planning statement - langley lane farm (replacement building)

Document Preparation/Checking Record:

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Document Revision Record:

Issue No.	Date	Details of Revisions

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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 'demolition of existing building and the erection of a replacement ancillary storage building' 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 an existing building located towards the centre of the Langley Lane Farm complex, identified by figure 2.1 below. The lawful use of this existing building (and the wider site) 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 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. The existing building that is the subject of this application is located to the west side of the access road and centrally within the wider site.

2.4 This building was constructed as a broiler house. It has a concrete slab foundation and is of blockwork and timber construction, with a pitched corrugated fibre cement roof. To the front of the building is an additional timber lean-to with a corrugated metal clad roof. The building comprises 12 stables, internally divided by block walls which reflect its lawful equestrian use. The building does not meet the requirements of the applicant and is proposed for demolition with a new building constructed in a similar location.



Figure 2.2: External photograph of the existing building. Figure 2.3: Internal photograph of the existing building.

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

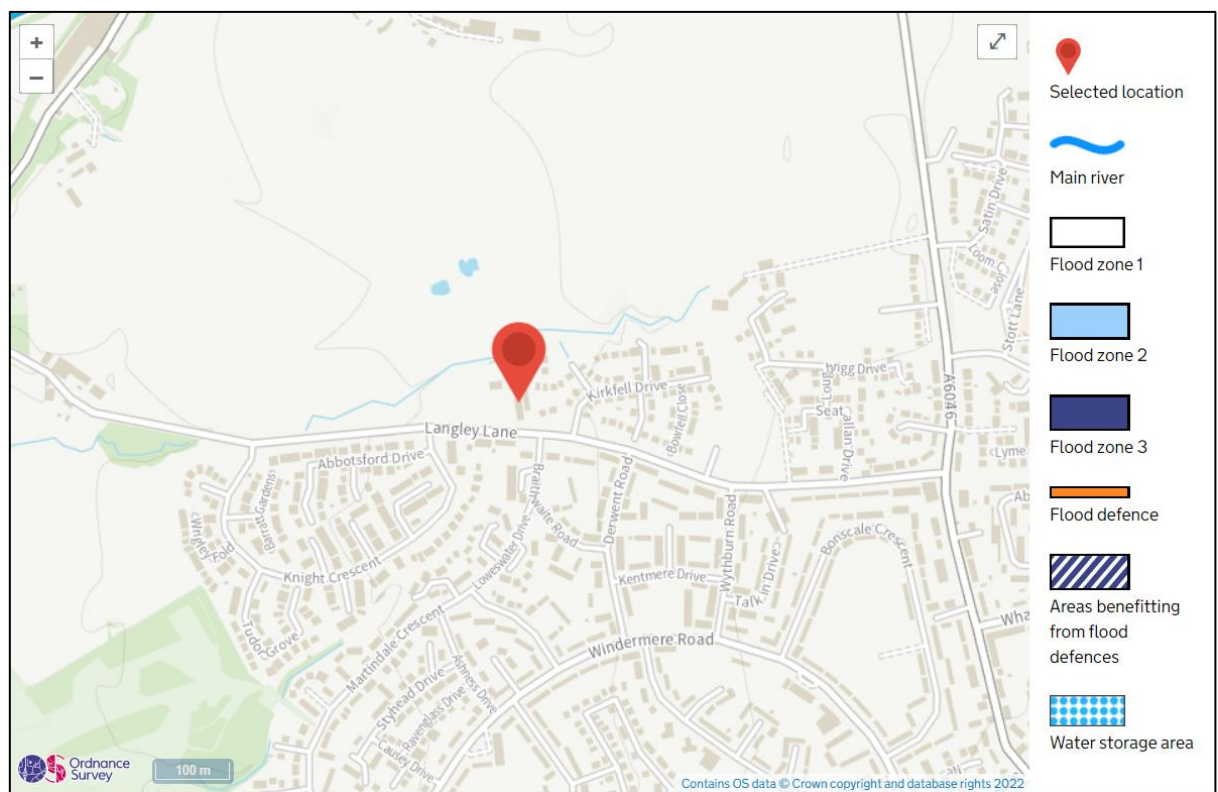


Figure 2.4: Extract of the Flood Risk Map for Planning.

- 2.6 In terms of planning policy the subject site is located partly within the Green Belt and partly within an area of 'Protected Open Land'. Planning policy designations which apply to the site are shown by figure 2.5 below. The implications of these designations are discussed at sections 5 and 6 of this Statement.

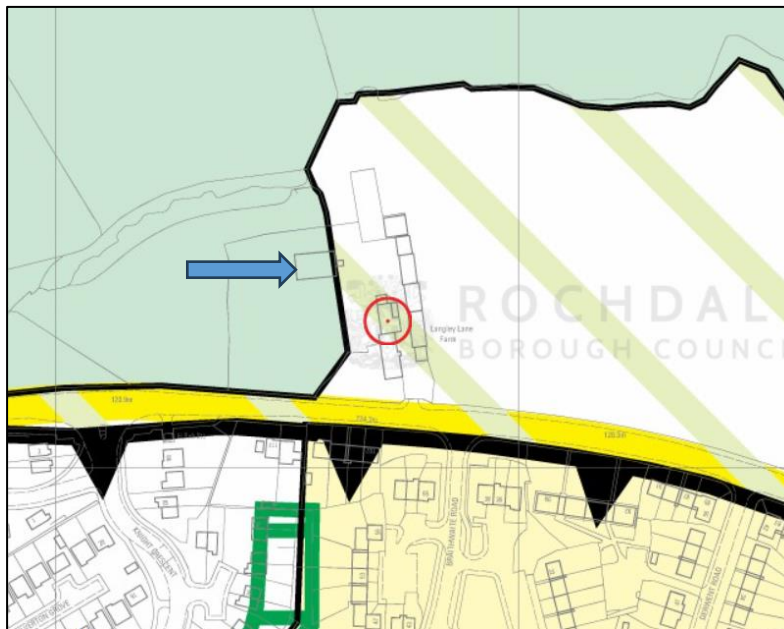


Figure 2.5: Extract of the UDP Map for Rochdale. The existing subject building is identified by the blue arrow.

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 and discussed where relevant.

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

Discussion:

- 3.2 The above lawful development certificate application was submitted to establish the lawful use of the former farm complex of buildings and land as equestrian use. A positive certificate was issued which cross-referenced a submitted location plan, an extract of which is provided below. This plan includes the existing building which is the subject of this application. The lawful development certificate establishes that this building and the associated land is 'previously developed land', having regard to the definition provided at Annex 2 of the NPPF. Implications of this are discussed in the appraisal section of this Statement.



Figure 3.1: Extract of Location Plan attached to positive lawful development certificate 23/00672/CPE.

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 'demolition of existing equestrian building and the erection of a replacement ancillary storage building'.
- 4.2 The new building will be used for ancillary storage by the applicant who is the owner of Langley Lane Farm. The new building will be sited in a similar location to the existing building, although will move slightly to the south and east, as shown by the submitted site plan drawing and extract plan below.



Figure 4.1: Extract of site plan drawing showing the position of the proposed new building in comparison to the existing.

- 4.3 The existing building to be demolished has a floor area of 208sqm and a volume of 538m³. The new building will be larger in order to provide more functional storage accommodation including vehicular access for agricultural vehicles / machinery associated with the management / maintenance of the wider site. The new building will have a floor area of 286sqm and a volume of 1,028m³. A comparison between the existing building and proposed building is provided by the application drawings.

- 4.4 The new building will be a steel portal frame building. It will comprise blockwork to a height of 2.1m with metal profiled cladding to the upper part of the walls and the roof. The design of the building is typical of a rural location and will be in keeping with the other buildings at Langley Lane Farm.

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 the Rochdale Core Strategy (2016); Saved policies of the Unitary Development Plan (2006), and Places for Everyone (2024). The relevant provisions of these documents 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 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 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.
- 5.10 Making effective use of land (Chapter 11) – the NPPF recognises the need for the planning system to promote an effective use of land.

- 5.11 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.
- 5.12 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.
- 5.13 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.
- 5.14 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.
- 5.15 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.
- 5.16 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.
- 5.17 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.
- 5.18 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'.

- 5.19 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'.
- 5.20 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

- 5.21 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

5.22 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

5.23 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:

5.24 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.

5.25 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.

5.26 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.

5.27 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.

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

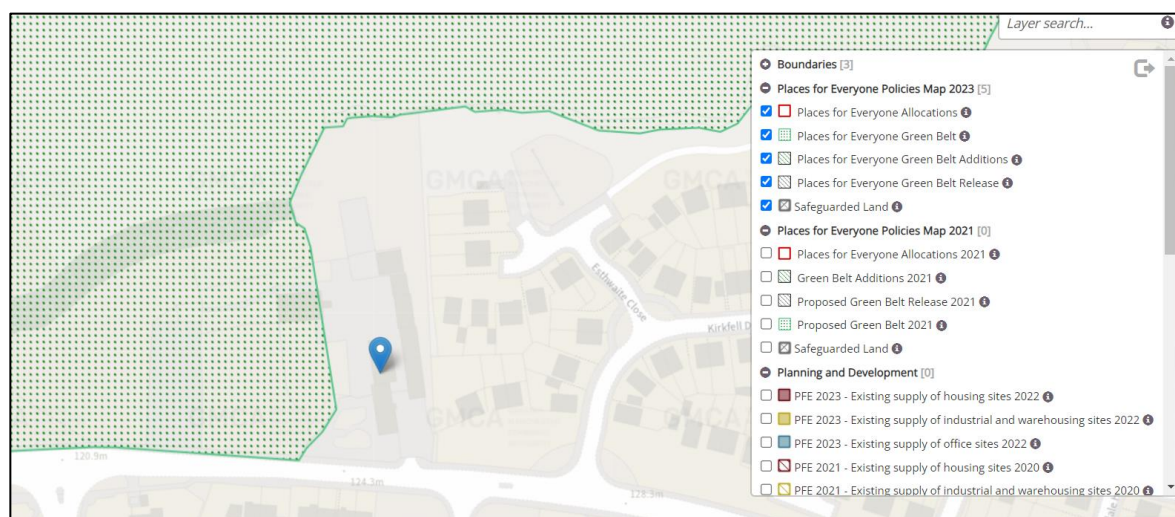


Figure 5.1: Extract of the Places for Everyone Policies Map. This shows that the west part of the site is located within the Green Belt.

5.29 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.

- 5.30 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.
- 5.31 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)

- 5.32 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:
- 5.33 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.

5.34 T2 Improving Accessibility advises that 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.

5.35 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.

5.36 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.

5.37 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.'

5.38 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.

5.39 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.

5.40 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)

5.41 The Saved UDP includes a Development Plan Map and a Written Statement. These are reviewed below in relation to the development proposal below:

5.42 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).

- 5.43 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.
- 5.44 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.
- 5.45 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.
- 5.46 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

5.47 Rochdale Council have adopted the following supplementary policy which may be considered 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)

5.48 The provisions of these SPDs are discussed within the following planning appraisal section where appropriate.

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 and Green Belt Considerations
- Design and Heritage Matters
- Amenity
- Ecology
- Access and Highways
- Energy and Sustainability
- Flood Risk

Principle of Development and Green Belt Considerations

6.2 The application site is currently occupied by an existing building, the lawful use of which is for equestrian purposes, as confirmed through the recent lawful development certificate approval. This confirms that the building and land constitutes 'previously developed land' as per the definition provided at Annex 2 of the NPPF.

6.3 The majority of the existing building is located within the designated Green Belt, but with the lean-to at the front of the building being sited within the 'Protected Open Land' designation. The existing building has a concrete slab foundation and is of blockwork and timber construction, with a pitched corrugated fibre cement roof. Despite being in sound and serviceable condition the building does not meet the requirements of the applicant. The application comprises the demolition of the existing building and its replacement with a new purpose built building in a similar location. The replacement building will provide for ancillary storage associated with Langley Lane Farm and importantly will allow for a vehicular access so that larger agricultural vehicles / machinery can be securely stored.

6.4 In terms of Green Belt policy, paragraph 154 (g) of the NPPF is of particular relevance. This allows for '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'. Paragraph 154 (c) is also of relevance which allows for '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'. This represents a fall-back which allows for a larger building to be provided through an extension, and represents a material consideration in the determination of the planning application. The phrase 'materially larger' is not defined by planning policy, although as a rule of thumb Council's may typically work to a 30% increase.

- 6.5 The proposed replacement storage building will be larger than the existing in order to meet the storage requirements of the applicant, including allowing for secure vehicular storage. The existing building to be demolished has a floor area of 208sqm and a volume of 538m³. The new building will have a floor area of 286sqm and a volume of 1,028m³. Crucially however, the positioning of the replacement building means that only 162m³ of additional new volume is proposed within the Green Belt boundary, which equates to a 30% addition. The remainder of 328m³, - over and above the uplift to 700 cu/m volume (i.e. 328m³ + 700m³ = 1,028m³) - is outside of the Green Belt boundary and falls within the more permissive 'Protected Open Land' designation. Figure 6.1 below illustrates this repositioning.

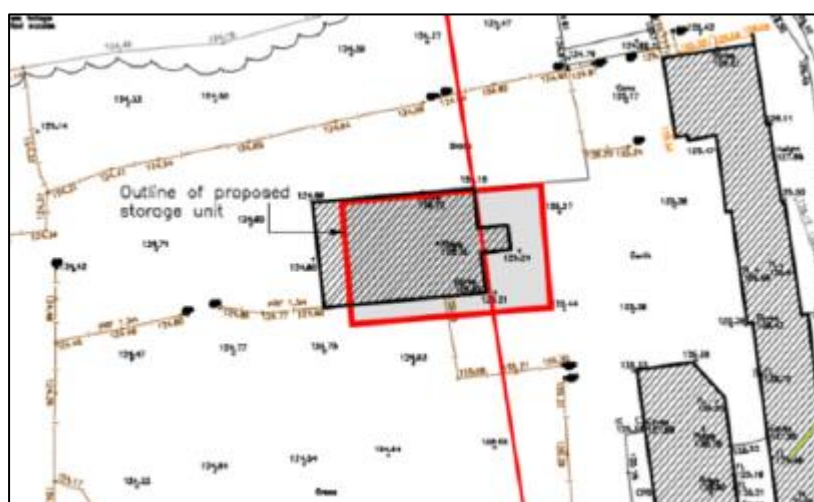


Figure 6.1: Plan showing altered location of the new building compared to the existing.

- 6.6 A comparison between the existing building and proposed building is provided by the application drawings and show that there is to be only a modest increase in the scale of the building. This amounts to only a 1.13m increase in the ridge height which is necessary to

allow for improved functionality and storage of agricultural and other vehicles / machinery. Due to this fact it is also necessary to raise the eaves heights. These increase by 3.12m. The increase in the scale of the building is not considered to be 'materially larger' than the existing building, and there is not considered to be greater impact on the openness of the Green Belt as a result of the proposal.

6.7 In addition to consideration of the numerical increase in built development in the Green Belt, it is also necessary to consider any visual impact of the development on the Green Belt. As discussed previously the siting of the replacement building minimises any visual impact of the new building. The new building will be located further to the east which will be closer towards the cluster of existing buildings which form part of the Langley Lane Farm. Where any views are possible it will be seen within the context of these other buildings and associated hardstanding, helping to avoid impact on openness. The position of the building also means it is sited well away from public vantage points, being c.49m to the north of Langley Lane, the boundary of which is demarked by hedgerows and scattered trees, which act to screen and filter views. This characteristic is illustrated by figures 6.2 and 6.3 below.



Figure 6.2: View from Langley Lane looking north west showing screening provided by evergreen hedging. The proposed building will not be visible from this viewpoint.



Figure 6.3: View from Langley Lane looking north east showing screening provided by hedging and trees which will act to screen and filter views towards the proposed building would be seen in glimpsed views within the context of other buildings at Langley Lane Farm and housing beyond.

6.8 The design of the proposed building is sensitive to the surrounding context and the edge of urban development / rural setting. The building has a typical agricultural character with a simple rectangular plan form, dual-pitched roof and materials comprising blockwork and metal cladding. This approach will ensure that the new building is appropriate for the

context and that it will not appear as a prominent or obtrusive feature within the landscape. The height of the building is also minimised, whilst meeting the functional requirements of vehicle storage, and it sits below the height of other buildings at Langley Lane Farm, including the farmhouse and other barn structures. Where the proposed building is visible from the housing that exists immediately to the east of Langley Lane Farm it is not considered that there is any adverse impact on openness, given the reasons previously discussed.

6.9 In addition to demonstrating that the proposal has been sensitively designed to minimise and mitigate impact on the Green Belt, any wider impact on the key purposes of the Green Belt can also be considered. Paragraph 143 of the NPPF sets out the key purposes of the Green Belt, against which an assessment of any impacts is made below:

- The scheme involves the provision of a replacement ancillary storage building and will not result in the unrestricted sprawl of large built-up areas.
- The development is confined to within the existing Langley Lane Farm complex in a similar position to an existing building and will not result in neighbouring towns merging into one another.
- The development will not result in encroachment into the countryside and the development has been sensitively designed to minimise additional built area / volume within the Green Belt.
- The scheme will not harm the setting and special character of an historic town.
- The development will provide some regeneration benefit as it involves the reuse of previously developed land in a sustainable and accessible location, and the provision of a new building which is more visually attractive and functional.

6.10 For the above reasons it is demonstrated that the proposal is justified in terms of Green Belt policy.

6.11 In relation to the 'Protected Open Land' designation, Core Strategy policy G5 sets out the policy requirements. This policy 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 an established pocket of housing or industry where this is in scale with the area and will not

adversely affect its character or surroundings'. For the reasons previously discussed it is confirmed that the larger replacement building should be regarded as limited infilling which is of an appropriate scale, and does not have an adverse effect on the character or surroundings. On this basis compliance with Core Strategy policy G5 and Saved UDP Policy D/10 is demonstrated.

- 6.12 In summary, this section has demonstrated that the proposed development is in accordance with Green Belt provisions of the NPPF. The replacement building will not have a greater impact on the openness of the Green Belt, with the design approach taken being sensitive to the rural character of the site and the increased floor area being positioned outside of the Green Belt and within the 'Protected Open Land' designation where sensitive small scale development is supported. For the above reasons the principle of development is confirmed as acceptable.

Design and Heritage Matters

Design

- 6.13 In terms of design, the new building has been designed to meet the requirements of the applicant and provide ancillary storage space, including for agricultural machinery and vehicles. The building will be sited in a similar location to the existing building, although will move slightly to the south and east as previously discussed.
- 6.14 The new building will be a steel portal frame building. It will comprise blockwork to a height of 2.1m with metal profiled cladding to the upper part of the walls and the roof. The front elevation will have a secure metal roller shutter door. The design of the building is typical of a rural location and is considered to be in keeping with other buildings at Langley Lane Farm.
- 6.15 The existing building is not of any architectural or design merit and does not warrant protection from demolition. Although the existing building is understood to be structurally sound, its current condition means that it is unattractive and in overview it is considered that the demolition and replacement of the building will have a positive impact in design terms.

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

6.16 Langley Lane Farm is identified by Rochdale Council as a locally listed building / non-designated heritage asset¹. It is considered that this designation applies to the main farmhouse and historic agricultural buildings, and does not apply to the existing building, which is to be demolished as part of this planning application and does not possess heritage value.

6.17 In terms of the relationship with the setting of Langley Lane Farm, since the proposal effectively involves the replacement of an existing building there is limited change to the setting of the historic farm buildings. The replacement building is somewhat removed from the historic buildings, being approximately 39m away from the main farmhouse for example. As discussed the proposed new building is considered to be in keeping with the rural character of the site and represents an improvement compared to the existing building. On this basis the proposal will enhance the setting of the locally listed Langley Lane Farm. In this regard it therefore complies with paragraph 209 of the NPPF; Core Strategy policies P1 and P2; and PfE policy JP-P2.

Amenity

6.18 The proposed building will be positioned in a similar location to an existing building. This location means that it is well-separated from other buildings. Langley Lane Farm farmhouse is approximately 39m away, whilst the nearest houses outside of the site are situated approximately 35m from the proposed building to the east and 67m to the south.

6.19 Due to this separation there is no potential impact for overshadowing, overbearing, loss of light or other adverse impacts for residential amenity. In general terms the proposal is considered to represent a visual improvement compared to the existing building which will provide some wider amenity benefit.

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

- 6.20 The new building will be used for ancillary storage purposes only by the applicant who is going to be moving into the farmhouse. It will not be used for storage by third parties or any business use and will not be associated with any changes in the nature of activity currently or historically associated with the site. This can be controlled through planning condition if deemed necessary.
- 6.21 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 policy DM1.

Ecology

- 6.22 The proposal involves the demolition of an existing building which is considered to have potential to provide a habitat for bats and nesting birds. Accordingly a Bat 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 issued to Rochdale Council when completed. 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

- 6.23 The site has historically accommodated the movement of large agricultural vehicles and machinery. There are no changes to the vehicular access / egress to, or within the site. Access to the proposed building will be via a metal roller shutter door on the east elevation via existing hardstanding. 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

- 6.24 It is recognised that there are various national and local provisions relating to the energy performance of buildings. As the proposal relates to the provision of an ancillary storage

building it is not considered that such policies are applicable in this instance. Energy efficient lighting will however be installed through the building to minimise its energy consumption.

Flood Risk

- 6.25 The site is located in Flood Zone 1 which is the lowest level of risk. The proposed replacement building will be sited on hardstanding and will not lead to an increase in impermeable surfacing that will cause any flood risk of drainage concerns. Given the small scale nature of the development any details relating to drainage can be addressed at the condition discharge stage.

7. Conclusion

- 7.1 This Planning Statement has been prepared by Paul Butler Associates in support of a planning application for the demolition of an existing equestrian building and the erection of an ancillary storage building 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 Green Belt policy. The replacement building has been sensitively sited to ensure volume increase within the Green Belt is minimised, whilst the small scale nature of the development is in accordance with provisions of Core Strategy policy G5 and Saved UDP policy D/10 in relation to 'Protected Open Land'. The design of the new building is appropriate for rural characteristics of the site and surroundings, and the proposal 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 the application to a positive determination.