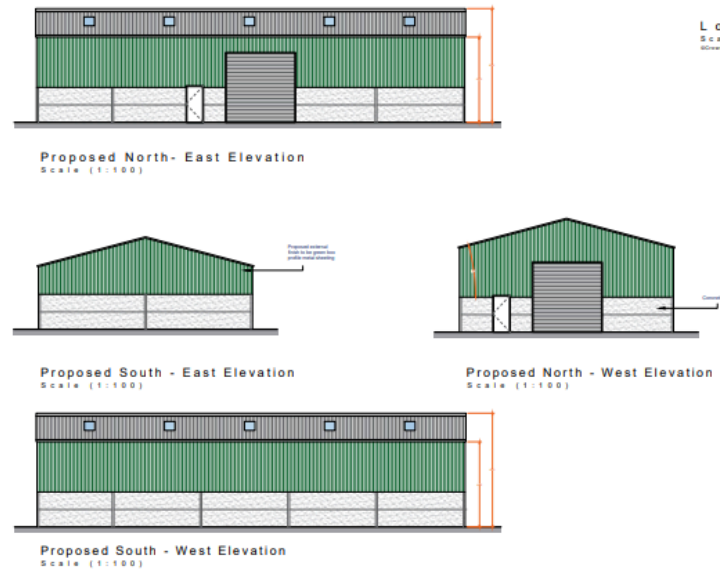




A REQUEST AS TO WHETHER PRIOR APPROVAL IS REQUIRED IN RESPECT OF THE ERECTION OF AN AGRICULTURAL STORAGE BUILDING AT CLEGG HALL FARM, CLEGG HALL ROAD, LITTLEBOROUGH, OL15 0AA

THE PLANNING STATEMENT (INCORPORATING A DESIGN AND ACCESS STATEMENT).

09.02.2026

Client: Mr S Hodson



1. Instructions

- 1.1. MacMarshalls are instructed on behalf of Mr Sam Hodson herein referred to as the applicant, to submit a request for prior approval for the erection of an agricultural storage building at Clegg Hall Farm
- 1.2. Grid reference 392127 , 414413
- 1.3. 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 (12 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.
- 1.4. This planning statement incorporating a design and access statement accompanies a submission to Rochdale Council for prior approval for the erection of the agricultural storage building.
- 1.5. The Applicant is the freehold owner of the property having purchased some years ago, the applicant has no existing agricultural buildings on site and he has been making use of storage containers/wagon bodies to store his machinery for his agricultural enterprise which continues to grow and he now seeks a general agricultural building to create bespoke undercover space for his expanding agricultural business. The parcel of land which the building is proposed extends to some 3HA with a further 5ha surrounding the farm.
- 1.6. The applicant has begun farming the land more profitably and the applicants machinery are being left outside to the open which are creating an eye sore, he requires a storage building to keep these undercover. The land extends to some 8ha (20 Acres).



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- 1.7. The majority of the land is classified as being grade 3 on the Agricultural Land Classification maps which designates the land as: *This land has moderate limitations that affect the choice of crops to be grown, timing and type of cultivation, harvesting or yield. The yield of more demanding crops grown on this land is generally lower or more variable than on Grade 1 and 2.*
- 1.8. The land is utilised for hay and silage production and the applicant has a significant amount of agricultural machinery which he requires space suitable for the storage of these. A site inspection would show the need for a storage building on site, the machinery is currently being stored outside on the site and surrounding yard.
- 1.9. The applicants propose the multi purpose building on site for both hay, straw, fertiliser and feed as well as machinery as he is desperate to provide the undercover storage his business needs. The applicant's machinery is stored outside in various locations, open to the elements and adverse weather conditions, leading to increased depreciation on the expensive farming equipment. The applicant also risks his machinery risks being stolen as the applicant is unable to lock the machinery away.
- 1.10. The application will be determined on:
- Siting
 - Design
 - Location
 - Appearance

The applicant has considered this very carefully, the design and appearance of the proposed building is in keeping with the local area. The Location and siting have been chosen as they are near the existing buildings and stables on site so as not to use any further grazing land as the area is already established hardstanding, furthermore, the proposed building is far enough away from the road, the location is in a position which will not impact the farming operation by utilising too much of the land.



2.0 The Proposal

- 2.1 The proposal is for the erection of an agricultural building at Clegg Hall Farm, which will be used for hay and machinery storage and will mean the farm can continue to expand. Please refer to the site plan for further information, showing the proposed building edged red.
- 2.2 The proposal will be used for the under-cover, weatherproof storage of the applicant's produce and agricultural machinery, which at present there are no such adequate storage facilities on site to accommodate everything. The majority of this machinery is stored outside, as machinery theft increases there is now a need for machinery to be stored inside to reduce the risk of theft. A recent report by The NFU stated:

- Cost of rural crime at eight year high – up almost 9% in just 12 months
- Coronavirus effect sees livestock rustling incidents
- Concern rural crime expected to escalate as economic impact of crisis hits
- Farmers' fears over crime contribute to rising anxiety and rural isolation

The cost of rural crime is at its highest level for eight years, with organised criminal gangs targeting high value tractors, quad bikes and large numbers of livestock. In its 2020 Rural Crime Report, rural insurer NFU Mutual reveals that rural crime cost the UK £54m in 2019, an increase of almost 9% on the previous year. For the second year running, the sharp rises are being driven by organised criminal gangs targeting high-value tractors, quad bikes and other farm vehicles – accounting for an increase of nearly 25% to £9.3m on agricultural vehicles. Within that total, quad bike and all-terrain vehicle (ATV) theft rose by 21% to £3.1m. In addition, Land Rover Defender thefts reported to NFU Mutual rose by 34% to £2.1m. Demand from overseas for expensive farm kit is fuelling the rise and in one joint operation between NFU Mutual and the National Vehicle Crime Intelligence Service, five vehicles totalling more than £100,000 were recovered from Poland earlier this year.

The applicant currently has the following machinery (Non exhaustive) which are stored outside on the land.



- 3 tractors
- Loader tractor
- Attachments for loader - Bucket and Bale squeeze
- Arena Harrows
- Mower
- Trailer
- Post knocker
- Digger
- Tipping trailer
- Bale trailer
- Harrows
- Roller
- Topper
- Fertiliser spinner
- Pressure washer
- Diesel bowser

2.3 The proposed building has been specifically designed for agricultural purposes, being the storage of agricultural machinery, vehicles and bales. The agricultural business focuses on hay/haylage production which is fed to livestock in the winter, there is a clear established business on site which has been built up slowly over the past few years. The building is required to house the applicant's machinery which he uses to farm this and surrounding land.

The applicant land is extremely well farmed with fertiliser and muck being used to boost organic material and growth and therefore produces on average 10 bales an acre, per year.

2.4 The proposed building, as shown in the Proposed Elevations, has the following dimensions;



Length: 24.38m

Width: 12.14m

Eaves Height: 4.87m

Ridge Height: 6.50m

- 2.5 The proposed building has a Gross External Area of 295m² which is less than the 1000m² permitted under the 2018 amendments of the Town and Country Planning (General Permitted Development Order) 2015 (GPDO).
- 2.6 The Proposed Building is also under the maximum height limit permitted by the GPDO, being 12m, the overall height is 6.50 m.
- 2.7 The building will be of galvanized steel portal frame construction, clad to all elevations in box profile cheese grater sheeting (Juniper green) to match the existing building with a 3m high (internal) concrete panel base for security. The roof will be fibre cement with roof lights to allow natural light into the building. For more information on the building, please refer to the attached elevation drawings, the building will not be used to house livestock or slurry. This will match the existing building on site and will be shielded by the existing building due to the topography of the land.
- 2.8 The proposed height of the development will allow the farming enterprise to store all farm machines, vehicles, equipment and bales.
- 2.9 The proposed location for the development has been considered in depth by the Applicant, the chosen proposed location, as illustrated on the site Plan, which shows the building on the edge of the existing curtilage of the farm. The location has the benefit of natural screening from trees and surrounding buildings. The juniper green sheeting will soften the building's impact and ensure it blends in with its surroundings. The existing access can be used with very little adaptation as it has been used for agricultural purposes for generations with double gates leading straight onto the highway, Allesholes Road,
- 2.9 The Applicant considered other locations for the proposed development, however discounted them for the following reasons;



1. Location of the proposed Site in relation to existing yard, providing ease of access and avoiding inefficiencies within the farming business.
2. The topography of the proposed site is relatively flat, none of the other proposed locations are flat and therefore would require significant excavation prior to construction.
3. The location of the yard in relation to the rest of the holding, the proposed location is central to the rest of the holding and provides ease of access to the building and yard.

2.10 A great deal of thought has gone into deciding the proposed location of the agricultural building. Alternative locations would result in a greater impact resulting from the proposed development. The siting, design, appearance and scale are appropriate given the land holding.



3.0 Conformity with the GPDO

3.1 The following table highlights how the proposed development conforms with the criteria of the GPDO;

Criteria	Conformity
The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of— (a) works for the erection, extension or alteration of a building; (b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit.	The agricultural unit comprises 8 ha (20 Acres) of agricultural land at Clegg Hall Farm, Littleborough and surrounding areas. The unit forms part of a far larger unit however for the purposes of the application the application meets the criteria of the GPDO. The applicants farm in a significant way in the locality which has been discussed with the planning officer previously.
A.1 (a)	The parcel of land is not less than 1 hectare and is not a separate land parcel.
A.1 (b)	No Class Q or S development has been carried out within the last 10 years. Class Q (A) was granted but never implemented.
A.1 (c)	No erection, extension or alteration of a dwelling is proposed.
A.1 (d)	The proposed building is designed similarly to agricultural buildings that can be found in the locality and all over Lancashire. It uses materials building materials commonly used in the construction of modern agricultural buildings.



A.1 (e)	The ground area of the proposed agricultural building is 295m ² and is therefore within the 1,000m ² under Class A, Schedule 2, Part 6 of the General Permitted Development Order.
A.1 (f)	The proposal is not within 3 kilometres of the perimeter of an aerodrome.
A.1 (g)	The proposal is not within 3 kilometres of the perimeter of an aerodrome.
A.1 (g)	The height of the proposed building does not exceed 12m, the overall height is 6.50m
A.1 (h)	The proposed building is not within 25m of a metalled part of a truck road or classified road.
A.1 (i)	The proposed building is not going to be used in conjunction with the housing of livestock. The building will be used for the storage of machinery and hay/crops produced from the land.
A.1 (j)	The proposed building is not connected with fish farming.
A.1 (k)	The proposed building is not for storing fuel for or waste from a biomass boiler or anaerobic digestion system.



4.0 CONCLUSION

- 4.1 It has been demonstrated that a need exists for an agricultural building to fulfil the applicant's agricultural operational need. The operational need is to provide secure storage for agricultural machinery, feed and feedstuffs.
- 4.2 The agricultural building has been designed to be sympathetic to its surroundings and in keeping with the surrounding area. The proposal is of a design and scale that is in keeping with the rural setting and character of the local rural area.
- 4.3 The scale of the proposed building is that which is required for the holding and no more, this will mean the applicant is able to dry store his produce and machinery which is currently being stored outside.
- 4.4 The appearance of the building is typical to other modern farm buildings seen around Lancashire and in the North West of England.
- 4.5 The design of the building is open plan meaning the space can be utilised at different times of the year for different purposes.
- 4.6 The siting of the barn has been chosen as the most appropriate location as the natural screening, location on the holding and the topography mean that the development will be simplified.
- 4.7 Accordingly, the application satisfies policy and guidance relevant to determine this application and it therefore should be determined that prior approval is not required.
- 4.8 Signature:



9th February 2026

Produced by: Robert J Mackenzie BSc (Hons) MRICS FAAV

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

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