

Land Adjacent to Cleggswood Farm, Higher Lakewood, Hollingworth Road, Littleborough, OL15 0AZ

Erection of a Livestock Building

PLANNING, DESIGN AND ACCESS STATEMENT
OCTOBER 2025

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/1 INTRODUCTION

1.1. Background and Purpose of the Application

- 1.1.1. PWA Planning is instructed by Ashfold Quality Meats Ltd. (Mr Harvey Ashworth) ('the applicant') to prepare and submit a full planning application for the erection of a livestock building ('the proposed development') on agricultural land adjacent to Cleggswood Farm, Higher Lakewood, Hollingworth Road, Littleborough, OL15 0AZ ('the site').
- 1.1.2. The application is submitted to Rochdale Borough Council and seeks to provide a new, purpose-built livestock building to accommodate the applicant's expanding beef enterprise. The proposal will support the long-term sustainability and efficiency of the existing agricultural business and ensure modern welfare and environmental standards are met.
- 1.1.3. This Planning, Design and Access Statement (PDAS) sets out the site context, planning history, details of the proposed development, and a summary of the supporting technical assessments. It demonstrates that the proposal represents a suitable and sustainable form of agricultural development, consistent with national and local planning objectives.

1.2. Scope of Planning Application

- 1.2.1. The following documents and plans are submitted in support of this planning application:
 - Planning, Design and Access Statement (this document);
 - Supporting Agricultural Statement (Reading Agricultural Consultants, March 2025);
 - Preliminary Ecological Appraisal (BEK Environmental, July 2025);
 - Biodiversity Net Gain Assessment (BEK Environmental, June 2025);
 - Odour Assessment (Lucion Delta-Simons, October 2025);
 - Noise Impact Assessment (Lucion Delta-Simons, August 2025);
 - Proposed Elevations and Layout (CT Planning Drawing Ref: CT 25/023/1C); and
 - Site Location Plan (to be generated via Planning Portal mapping).

1.3. Structure of Document

- 1.3.1. The remainder of this statement is structured as follows:
 - Section 2 describes the site and its surroundings
 - Section 3 outlines the planning history

- Section 4 sets out the proposed development including design and access
- Section 5 details the relevant policies in the Development Plan
- Section 6 confirms the principle of development
- Section 7 details the relevant technical considerations
- Section 8 sets out the conclusions

/2 SITE DESCRIPTION

2.1. Site Location

- 2.1.1. The application site comprises approximately 0.3 hectares of agricultural land within a larger 22.2 hectare (total) field parcel situated immediately east of the former Cleggswood Farm site, off Lake Bank, Littleborough. The former farm buildings to the west have been converted to residential use, forming a small group of dwellings that now define the edge of the settlement in this location. The application site itself remains in active agricultural use as part of a wider 73.25 hectare holding (total), managed by the applicant for mixed grazing and hay conservation. 51.05 hectares of this holding is on land at Ashfold Farm, Tunshill Lane, Milnrow.
- 2.1.2. The surrounding area is characterised by open countryside within the Green Belt, forming part of the Pennine fringe landscape north of Hollingworth Lake. The landscape comprises gently undulating pasture fields enclosed by dry-stone walls and post-and-wire fencing, interspersed with small clusters of farmsteads and converted agricultural buildings. To the east, the land is bounded by mature woodland associated with Hollingworth Country Park, while to the south and west it falls gradually towards Hollingworth Lake and the settlement of Smithy Bridge.

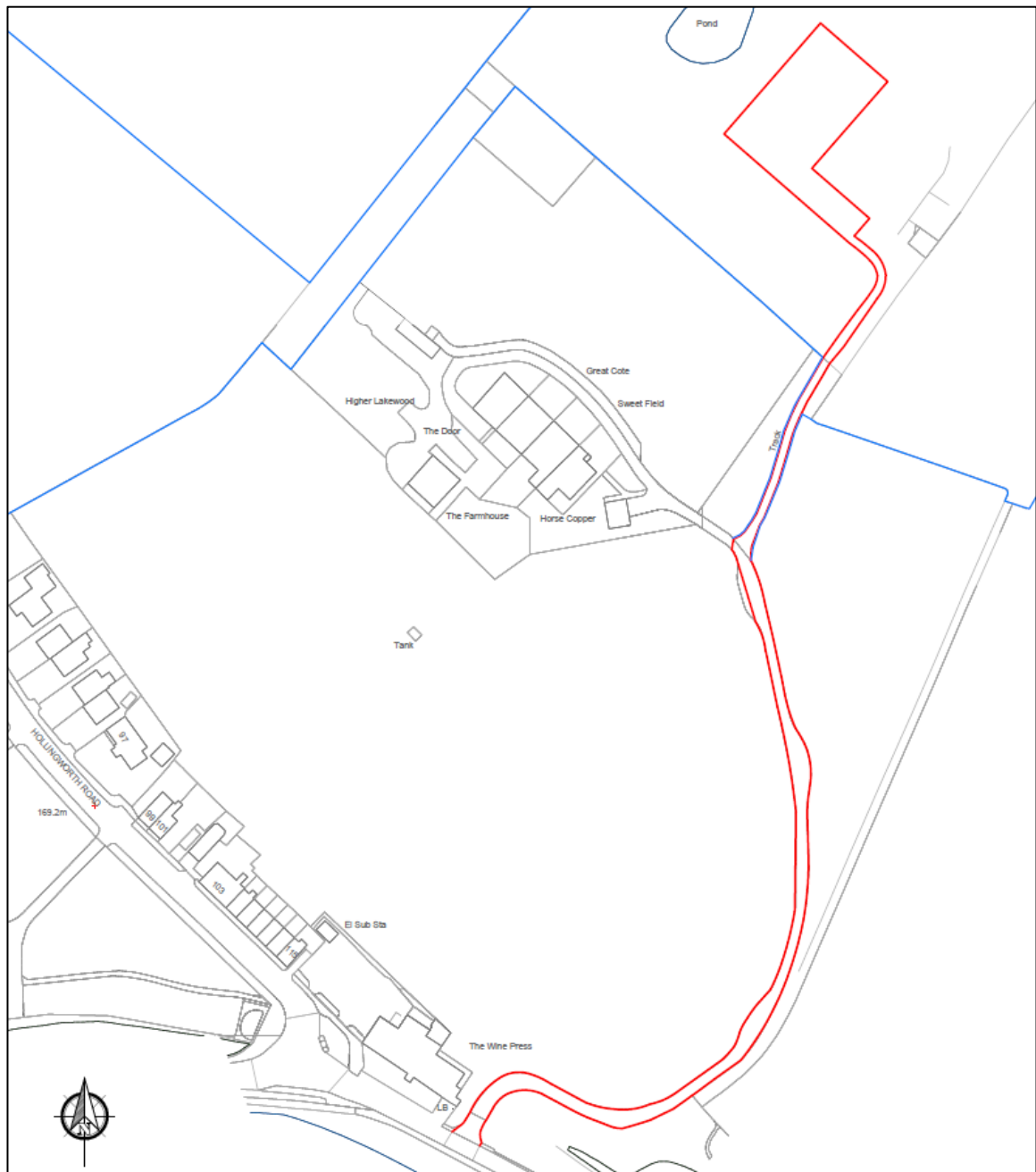


Figure 1: Site Location

- 2.1.3. Access to the site is predominantly taken from an existing unadopted road leading from Hollingworth Road, which also serves the dwellings at the former Cleggswood Farm site approximately 80 metres to the south-west. From this road an existing farm track provides access to the proposed development. The site itself is level and unobstructed, forming part of an established field parcel within the applicant's holding.

2.2. Environmental Context

- 2.2.1. The site lies within the Green Belt, where agricultural development is generally appropriate in principle. There are no statutory or non-statutory landscape designations affecting the

land.

- 2.2.2. The Preliminary Ecological Appraisal (BEK, July 2025) identified the site as modified grassland in poor condition, with negligible ecological value and no potential for protected species within the red line boundary. The BNG Assessment further confirmed a baseline
- 2.2.3. habitat value of 0.22 habitat units, with a proposed post-development gain of 15.21%, to be secured through native tree planting within the holding.
- 2.2.4. The site is not subject to flood risk, lies outside any designated heritage assets, and benefits from existing agricultural access and utilities. The only area of displayed surface water flooding is an existing pond to the north of the site, which is not within the red line boundary.



Figure 2: Flood Risk Map

/3 PLANNING HISTORY

3.1. Site Planning History

- 3.1.1. The application site has a long-established agricultural use and continues to be managed for mixed grazing and hay conservation.
- 3.1.2. In July 2023, the applicant submitted a Prior Approval application (ref. 23/00705/AGR) to Rochdale Borough Council under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the erection of an agricultural barn to the immediate east of this application site within the wider field parcel.
- 3.1.3. The application was supported by an agricultural statement confirming that the building was required to support the expansion of the applicant's mixed livestock enterprise. The building was intended to provide essential feed and machinery storage and to improve the operational efficiency of the business.
- 3.1.4. The Council confirmed that Prior Approval was Not Required, establishing that the land forms part of an active and lawful agricultural holding and that the erection of a building for agricultural purposes was reasonably necessary and acceptable in principle.
- 3.1.5. The current application represents a continuation of that business expansion, seeking full planning permission for a livestock building that will complement the existing agricultural operations and further improve the efficiency and sustainability of the enterprise.

3.2. Adjacent Land

- 3.2.1. The cluster of dwellings immediately to the south-west of the site, has been subject to a number of applications relating to the conversion and extension of the original Cleggswold farmhouse and associated barns.
- 3.2.2. In summary, these permissions have resulted in the conversion of the main barn into four dwellings and the renovation of the farmhouse itself. The key applications are:
 - **11/D54178** – Conversion of roof space and external alterations to the farmhouse. Approved April 2011.

- **13/00377/CPE** – Certificate of lawful use for the extension of domestic curtilage. Refused December 2013.
- **14/00757/FUL** – Retrospective application for curtilage extension and associated works. Appeal part allowed and part dismissed October 2014.
- **19/00378/HOUS** – Rear extension and roof terrace to the farmhouse. Refused February 2020.
- **23/01268/HOUS** – Alterations to farmhouse including partial demolition of annexe, erection of subterranean garage and single-storey side extension. Approved August 2024.

3.2.3. These permissions relate exclusively to the converted residential elements of the former Cleggswood farmstead and have no bearing on the agricultural land that forms the current application site. The land subject to this proposal remains in active agricultural use, separate from the residential curtilages to the south-west.

3.2.4. The planning history therefore demonstrates a clear distinction between the residential conversions and the continued farming activity. The current application seeks to modernise the operational facilities that serve this active agricultural enterprise.

/4 PROPOSED DEVELOPMENT – DESIGN AND ACCESS

4.1. Details of the Proposed Development

- 4.1.1. The proposal seeks full planning permission for the erection of a purpose-built livestock building to support the established agricultural enterprise at Cleggswood Farm. The new structure will provide modern accommodation for the housing and finishing of up to 180 beef cattle, contributing to the growth of the applicant's vertically integrated farming and meat processing business, Ashfold Quality Meats Ltd.
- 4.1.2. The building has been designed as a functional and welfare-compliant facility that reflects modern standards in livestock management. It will allow cattle to be housed year-round in a controlled environment, reducing exposure to adverse weather and ensuring consistent weight gain and welfare performance. The design also provides for efficient feeding, bedding and waste management operations.

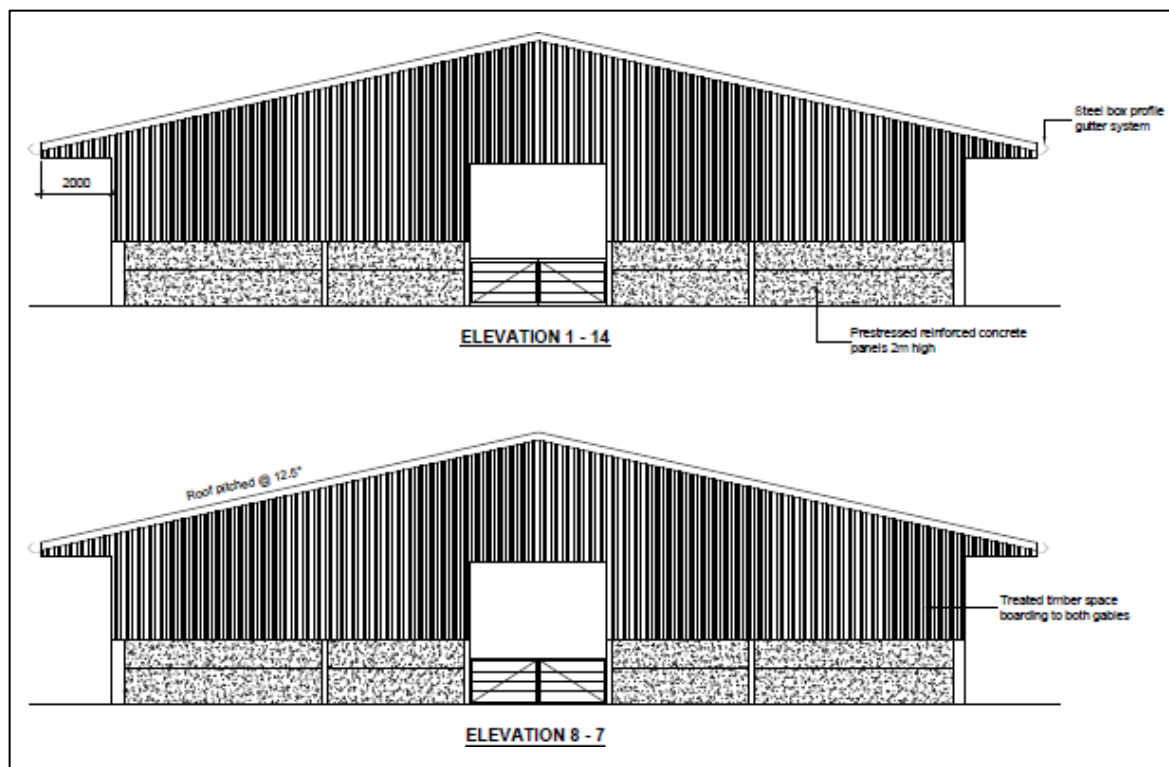


Figure 3: Proposed End Elevations

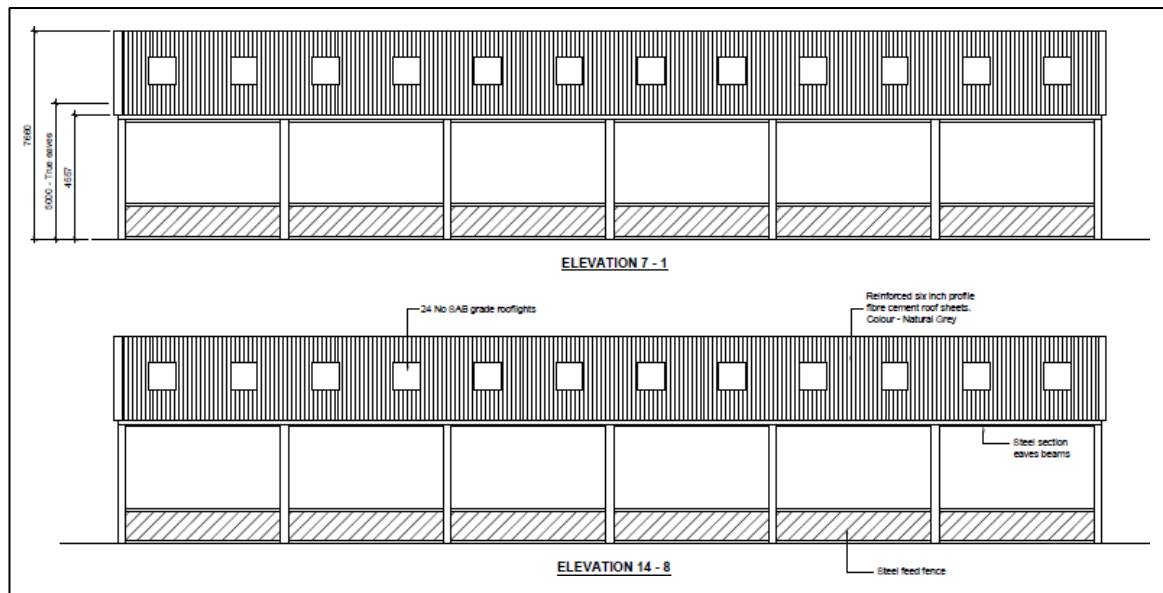


Figure 4: Proposed Side Elevations

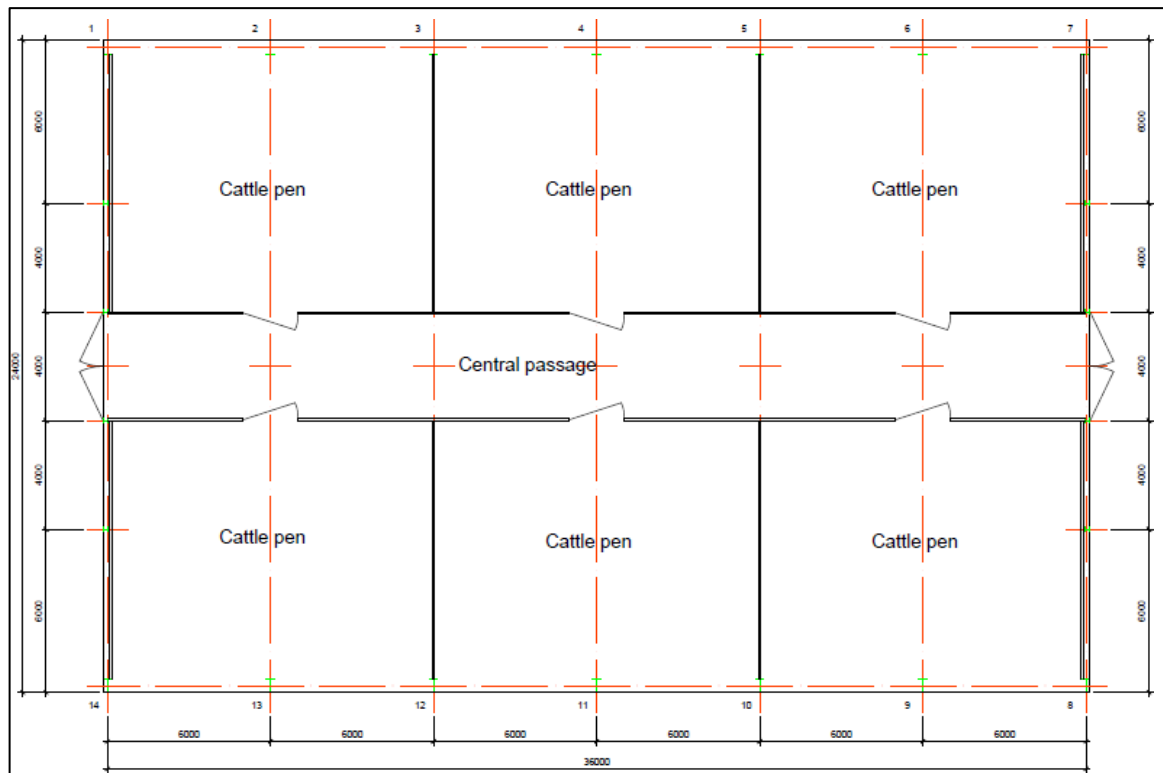


Figure 5: Proposed Layout

- 4.1.3. The building will be of steel portal-frame construction, measuring approximately 36 metres by 24 metres, with a floor area of around 864 square metres. The ridge height will be approximately 7.6 metres and the eaves around 4.6 metres. The structure will be finished in reinforced fibre-cement roof sheets in natural grey, treated timber space boarding to the gables, and precast concrete panels to a height of 2 metres on all elevations. The materials

and muted colour palette are typical of modern agricultural development and are intended to integrate sympathetically with the surrounding rural landscape.

- 4.1.4. Internally, the building will contain a central feed passage with cattle pens on either side, facilitating safe and efficient stock movement. Natural ventilation and lighting will be provided through open side panels and rooflights, promoting animal comfort and reducing energy demand.
- 4.1.5. The proposed siting and design have been informed by the layout and assessment work undertaken as part of the earlier 2023 prior approval submission (23/00705/AGR). The chosen location utilises a level part of the field previously identified as suitable for an agricultural building, ensuring minimal visual intrusion and continuity with the established agricultural character of the holding. The scale and form of the building are consistent with the operational requirements of housing 180 cattle, while its positioning alongside other agricultural activity ensures that it reads as part of the existing farmed landscape rather than an isolated structure.
- 4.1.6. The chosen materials are robust and low-maintenance, reflecting their practical function and local rural character. The use of timber boarding and muted roof tones will help the building blend into the surrounding topography and vegetation.

4.2. Access and Circulation

- 4.2.1. Vehicular access to the building will be via the existing access road from Hollingworth Road, which already serves both the agricultural land and the associated dwellings at Higher Lakewood. The access is well established and suitable for agricultural traffic.



Figure 6: Site Entrance (Google Streetview)

- 4.2.2. The proposal will not require any new access points or alterations to the local highway. All vehicle movements associated with the new building will be typical of a working farm, including feed deliveries, livestock transport, and routine machinery access. Sufficient manoeuvring space is available within the existing yard for tractors and trailers to turn safely.
- 4.2.3. The existing access arrangements have been reviewed through the agricultural assessment, which confirms that the development will operate within the normal range of movements for a farm of this scale and nature.

4.3. Manure Storage

- 4.3.1. Livestock manure will be managed using best agricultural practice. Manure will be collected and stored within a designated field heap located adjacent to the building, with an approximate area of 150 square metres, as modelled in the Odour Assessment (Lucion, October 2025).
- 4.3.2. The manure will be stored during the wetter months and spread on surrounding farmland under appropriate ground and weather conditions in accordance with the farm's nutrient management plan. This approach aligns with the Farming Rules for Water and ensures there are no adverse effects on neighbouring amenity or the environment.

4.4. Agricultural Function and Need

- 4.4.1. As detailed in the Supporting Agricultural Statement (RAC, March 2025), the proposed building is essential to accommodate the expansion of the applicant's beef rearing and finishing enterprise. Existing buildings at Ashfold Farm have restricted eaves height and limited machinery access, making them unsuitable for modern livestock housing.
- 4.4.2. The new facility will enable the applicant to finish cattle efficiently and to a high standard of welfare, supporting the continued supply chain to Ashfold Quality Meats Ltd. It will also allow the next generation of the family business to take on greater operational responsibility, ensuring the long-term viability of the enterprise.

/5 PLANNING POLICY CONTEXT

5.1. Local Development Plan

5.1.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that:

“Where in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.”

5.1.2. The Development Plan for the site comprises the following:

- Rochdale Core Strategy (adopted October 2016);
- Saved policies of the Rochdale Unitary Development Plan (adopted June 2006);
- Places for Everyone Joint Development Plan 2022–2039 (adopted March 2024);
- Greater Manchester Joint Minerals Plan (April 2013); and
- Greater Manchester Joint Waste Development Plan (April 2012).

5.1.3. Together these documents provide the statutory planning framework for development within the borough.

Rochdale Core Strategy (2016)

5.1.4. The Core Strategy provides the spatial framework for development in the borough to 2028. The following policies are directly relevant to this proposal:

5.1.5. **Policy SP3 – The Spatial Strategy for the Townships:** Sets out that in the Pennines Township (which includes Littleborough) development should support the area’s rural economy, protect the landscape, and promote sensitive rural diversification.

5.1.6. **Policy E6 – Supporting and Diversifying the Rural Economy:** Supports proposals that sustain and diversify the rural economy, particularly those which expand existing agricultural businesses or encourage new farm-based enterprises, provided they respect local character and environmental quality.

- 5.1.7. **Policy P2 – Protecting and Enhancing Character, Landscape and Heritage:** Requires new development to respect the borough’s landscapes and townscape character, and protect important natural and historic features.
- 5.1.8. **Policy P3 – Improving Design of New Development:** Seeks high quality, functional design that responds positively to its surroundings and rural context.
- 5.1.9. **Policy G4 – Protecting Green Belt:** Confirms that the Green Belt will be maintained, with development only permitted in accordance with national policy.
- 5.1.10. **Policy G6 – Enhancing Green Infrastructure:** Promotes the retention and enhancement of green infrastructure and biodiversity within and around development sites.
- 5.1.11. **Policy G7 – Increasing the Value of Biodiversity and Geodiversity:** Requires proposals to conserve and enhance biodiversity and deliver net gains in ecological value wherever possible.
- 5.1.12. **Policy G8 – Managing Water Resources and Flood Risk:** Requires development to manage surface water appropriately and not increase flood risk elsewhere.
- 5.1.13. **Policy G9 – Reducing the Impact of Pollution, Contamination and Land Instability:** Seeks to ensure that development does not cause or suffer from pollution, contamination, noise or other adverse environmental effects.
- 5.1.14. **Policy DM1 – General Development Requirements:** All development must be of a high quality design, safeguard amenity, and include safe and suitable access arrangements.
- 5.1.15. **Policy DM2 – Delivering Planning Contributions and Infrastructure:** Requires necessary infrastructure and mitigation measures to be secured through planning obligations where appropriate.
- 5.1.16. These policies collectively establish support for agricultural development that maintains landscape quality, limits environmental effects, and safeguards rural amenity.

Saved Rochdale UDP Policies (2006)

- 5.1.17. While many UDP policies have been superseded by the Core Strategy, a limited number remain saved. Of potential relevance are:
- 5.1.18. **Policy D/4 – Control of Development in the Green Belt:** Sets out criteria for appropriate forms of development consistent with national Green Belt policy.
- 5.1.19. **Policy RE/1 – Countryside Protection and New Development:** Encourages agricultural and forestry proposals that maintain the openness and visual character of the countryside.
- 5.1.20. These retained policies continue to reinforce the protection of the Green Belt and countryside character.

Places for Everyone Joint Development Plan (2024)

- 5.1.21. The Places for Everyone Plan forms part of the statutory development plan for Rochdale and provides a strategic framework for sustainable growth across Greater Manchester.
- 5.1.22. **Policy JP-S1 – Sustainable Development:** Applies the presumption in favour of sustainable development and promotes economic growth, social inclusion and environmental enhancement in balance.
- 5.1.23. **Policy JP-G1 – Landscape Character:** Requires development to respect and enhance local landscape character, particularly in the Pennine and upland areas.
- 5.1.24. **Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity:** Seeks measurable biodiversity net gain and ecological connectivity across sites.
- 5.1.25. **Policy JP-G9 – The Green Belt:** Defines and protects the Greater Manchester Green Belt, maintaining its openness and permanence in accordance with national policy.
- 5.1.26. **Policy JP-P6 – Health:** Promotes proposals that safeguard residential amenity and reduce pollution, noise, and odour impacts.
- 5.1.27. Together these reinforce the principle that appropriate agricultural development within the

Green Belt can be supported where it preserves openness and achieves environmental gains.

Greater Manchester Minerals and Waste Plans

5.1.28. Greater Manchester Joint Minerals Plan (2013):

- Policy 1 (Presumption in Favour of Sustainable Minerals Development) requires that proposals for minerals or development involving excavation demonstrate sustainable resource management and environmental protection.

5.1.29. Greater Manchester Joint Waste Development Plan (2012)

- Establishes the sub-regional approach to sustainable waste management. Although not directly applicable, its principles on pollution control and sustainable land use support best-practice agricultural waste and manure management.

5.2. Material Considerations

Key policy documents that comprise 'material considerations' include the National Planning Policy Framework (NPPF)

National Planning Policy Framework

- 5.2.1. The National Planning Policy Framework (NPPF, December 2024) sets out the Government's planning policies for England and is a material consideration in the determination of all planning applications. The overarching objective is to achieve sustainable development by pursuing economic, social and environmental gains in mutually supportive ways (paragraph 8).
- 5.2.2. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11), meaning that planning decisions should approve development proposals that accord with an up-to-date development plan without delay.
- 5.2.3. Chapter 13 of the Framework, 'Protecting Green Belt land', confirms that the essential characteristics of the Green Belt are its openness and permanence. Paragraph 154 establishes the categories of development that are not inappropriate in the Green Belt, specifically 154(a) states that buildings for agriculture and forestry are not inappropriate development in the Green Belt.

- 5.2.4. Accordingly, the proposed livestock building qualifies as an appropriate form of development within the Green Belt. Recent and historic case law¹ confirms that, where development is not inappropriate, there is no requirement to assess its effect on the openness or purposes of the Green Belt.

5.3. Policy Summary

- 5.3.1. The proposal has been assessed against the statutory Development Plan for Rochdale, which includes the Rochdale Core Strategy (2016), saved policies of the Rochdale UDP (2006), the Places for Everyone Joint Development Plan (2024), and the Greater Manchester Minerals and Waste Plans. Collectively, these policies support agricultural and rural diversification proposals that maintain landscape quality, safeguard amenity, and protect the openness and character of the Green Belt.
- 5.3.2. National planning policy, set out in the NPPF, identifies buildings for agriculture as not inappropriate development in the Green Belt (paragraph 154(a)). In line with established case law, such development does not require separate assessment of its effect on openness or Green Belt purposes. Accordingly, the proposed livestock building is consistent with the Development Plan and national policy objectives for sustainable rural development.

¹ R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404 & Mole Valley DC v Secretary of State for Housing, Communities and Local Government [2025] EWHC 2127 (Admin)

/6 PRINCIPLE OF DEVELOPMENT

- 6.1.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Rochdale comprises the Rochdale Core Strategy (adopted 2016), the saved policies of the Rochdale Unitary Development Plan (adopted 2006), the Places for Everyone Joint Development Plan (adopted 2024), and the Greater Manchester Minerals and Waste Plans. Collectively these documents establish a clear policy framework that supports the sustainable growth and diversification of the rural economy, while ensuring that the openness, character, and landscape quality of the Green Belt are maintained.
- 6.1.2. The site forms part of an established agricultural holding at Cleggswood Farm, within the designated Green Belt. The land has been in consistent agricultural use and continues to support a mixed livestock enterprise operated by the applicant. In 2023, Rochdale Borough Council confirmed that Prior Approval was not required for an agricultural barn on this land (ref. 23/00705/AGR), recognising both the lawful agricultural use and the operational need to expand the enterprise.
- 6.1.3. The present proposal represents the logical next stage in that programme of investment, providing modern facilities to support livestock management, animal welfare and business efficiency. National and local planning policy strongly support such proposals where they sustain the rural economy, maintain the character of the countryside and avoid adverse environmental effects. The development therefore accords with the established principle of appropriate agricultural development within the Green Belt.
- 6.1.4. At the local level, Core Strategy Policy SP3 identifies that within the Pennines Township, which includes Littleborough, development should support the area's rural economy and promote sensitive forms of rural diversification. Policy E6 explicitly supports proposals that sustain and diversify the rural economy, including the expansion of existing agricultural businesses, provided that they are compatible with their surroundings and protect the natural environment. The proposed livestock building fully accords with these aims. It represents an operationally necessary development that will enhance the efficiency of the farm and support its long-term viability in the agricultural sector.

- 6.1.5. Policy G4 of the Core Strategy confirms that the Green Belt will be maintained in accordance with national policy, while Policy P2 requires that new development respects the borough's landscape character and the natural features that define it. The design and siting of the proposed building have been carefully considered to ensure that it integrates with the existing agricultural setting and is read as part of the established group of agricultural structures, thereby limiting its visual and spatial effect on the wider landscape.
- 6.1.6. National policy, set out within the NPPF, is a material consideration in the determination of this application. Paragraph 154(a) confirms that the construction of buildings for agriculture and forestry is not inappropriate development within the Green Belt. The proposed building therefore falls within a category of development that is acceptable in principle. Established case law also confirms that where development is not inappropriate, there is no requirement to assess its impact on the openness or purposes of the Green Belt, and no need to demonstrate Very Special Circumstances.
- 6.1.7. The proposal directly supports the Government's objectives for sustainable rural development, as outlined in Chapter 6 of the NPPF, which encourages the growth and diversification of agricultural businesses and the expansion of modern farming practices. The new building will improve animal welfare standards, provide better environmental management through controlled waste handling, and increase the overall operational resilience of the farm.
- 6.1.8. In summary, the proposed livestock building represents an appropriate and policy-compliant form of development within the Green Belt. It supports the long-term sustainability of an established agricultural enterprise, aligns with the strategic aims of both the Development Plan and the NPPF, and contributes positively to the rural economy without causing harm to landscape character or environmental quality. The principle of development is therefore fully supported.

/7 TECHNICAL CONSIDERATIONS

- 7.1.1. A range of supporting technical assessments have been undertaken to inform the application and to demonstrate that the proposed development can be delivered without giving rise to unacceptable environmental or amenity effects. These reports address key planning considerations, including ecology, biodiversity, odour, design, and site access. The conclusions of each are summarised below

7.2. Ecology and Biodiversity

- 7.2.1. A Preliminary Ecological Appraisal (BEK, July 2025) has been prepared for the site and its immediate surroundings. The survey identified the existing habitats as predominantly improved grassland with limited ecological value, alongside small areas of hedgerow and scattered trees. No statutory or non-statutory designated sites are located within or immediately adjacent to the application boundary.
- 7.2.2. The assessment found no evidence of protected species likely to be affected by the development, although precautionary recommendations have been made to safeguard general wildlife interests during construction. These include sensitive vegetation clearance outside the bird nesting season and retention of boundary features wherever possible.
- 7.2.3. The proposed development provides opportunities for biodiversity enhancement through native species planting and habitat creation. A Biodiversity Net Gain (BNG) Assessment (BEK, June 2025) has been completed using the DEFRA Metric 4.0 and demonstrates that the scheme is capable of achieving a measurable net gain in biodiversity value. The assessment identifies potential enhancement measures such as new hedgerow planting, wildflower grassland margins, and improved management of retained habitats, which will contribute to the ecological resilience of the site and its surroundings.

7.3. Odour and Environmental Amenity

- 7.3.1. An Odour Assessment (Odour Assessment CC1, 2025) has been prepared to consider the potential for odour emissions associated with the operation of the proposed livestock building. The assessment modelled odour dispersion based on representative emission rates for the intended livestock type and building design.

- 7.3.2. The results demonstrate that predicted odour concentrations at all nearby residential receptors are well below the benchmark levels typically applied by the Environment Agency and by local planning authorities. The assessment concludes that the proposed development will not give rise to significant odour impacts or loss of amenity for neighbouring occupiers.
- 7.3.3. The design of the building includes appropriate ventilation and waste management systems to ensure that odour, noise, and air quality impacts remain minimal. Manure storage and handling will be managed in accordance with current best practice and regulatory standards, further reducing the risk of environmental nuisance.

7.4. Drainage and Water Management

- 7.4.1. No dedicated drainage or surface water management report has been required for the proposed livestock building. The site lies within Flood Zone 1 and is therefore at the lowest risk of fluvial flooding. Surface water will be managed on site through permeable yard surfacing and localised soakaway or infiltration drainage, consistent with existing farm infrastructure. The proposal will not increase surface water run-off from the holding and will comply with the requirements of Core Strategy Policy G8 and UDP Policy EM/8, which seek to manage water sustainably and protect surface and groundwater quality.

7.5. Noise

- 7.5.1. A Noise Impact Assessment (Lucion Delta-Simons, August 2025) was undertaken to evaluate operational noise from the proposed livestock building. Baseline background sound levels of 40 dB LA90 during the day and 39 dB LA90 at night were recorded at the nearest residential receptors approximately 100 metres south-west of the site. Predicted rating levels of 33 dB by day and 20 dB by night fall well below existing background levels, confirming that the development will have a negligible acoustic impact. The assessment concludes that no specific noise mitigation is required, and the proposal fully accords with Core Strategy Policy G9 and NPPF paragraph 191 in ensuring that development does not result in unacceptable noise pollution.

7.6. Summary and Further Considerations

- 7.6.1. The submitted technical reports and this PDAS demonstrate that the proposal can be accommodated on the site without causing unacceptable impacts on ecology, amenity, landscape, or highway safety. The development has been informed by appropriate

professional assessments and incorporates mitigation and enhancement measures where relevant.

- 7.6.2. In overall terms, the technical evidence demonstrates that the proposed livestock building represents an environmentally acceptable form of agricultural development that complies with the requirements of both local and national policy.

/8 CONCLUSION

- 8.1.1. This Planning, Design and Access Statement has demonstrated that the proposed livestock building at Cleggswood Farm represents an appropriate and sustainable form of agricultural development. The scheme accords with the Development Plan and the National Planning Policy Framework (December 2024), and is supported by proportionate technical evidence confirming there would be no unacceptable environmental or amenity effects.
- 8.1.2. The site forms part of an established working farm within the Green Belt. The building is required to improve animal welfare, modernise operations, and support the long-term viability of the agricultural holding. Core Strategy Policies SP3 and E6 encourage development that strengthens the rural economy and supports existing agricultural businesses, objectives that this proposal clearly fulfils.
- 8.1.3. Under paragraph 154(a) of the NPPF, buildings for agriculture are not inappropriate development in the Green Belt. Consistent with established case law, such development does not require further assessment of its effect on openness or the Green Belt's purposes. The proposal is therefore acceptable in principle and fully compliant with Green Belt policy.
- 8.1.4. The building has been carefully sited adjacent to the existing farmstead to minimise visual impact and read as part of the established group of structures. Its scale, form, and materials are typical of modern agricultural buildings and appropriate to the rural context.
- 8.1.5. Technical assessments confirm that the proposal will not result in adverse environmental effects. Predicted odour concentrations are well below the Environment Agency benchmark and noise levels are below existing background, confirming no material impact on nearby residents. Ecological appraisal and biodiversity assessment demonstrate that the scheme will deliver a measurable net gain in biodiversity through habitat enhancement and management. Surface water will be managed within the site through infiltration and soakaway drainage, ensuring no increase in flood risk.
- 8.1.6. Overall, the proposal accords with Rochdale Core Strategy Policies SP3, E6, P2, G4–G9 and DM1, saved UDP Policies D/4 and RE/1, and Places for Everyone Policies JP-S1, JP-G1, JP-G8 and JP-G9, as well as the objectives of the NPPF (2024).

- 8.1.7. The development will enhance the operational efficiency and environmental performance of the farm, contributing to a resilient and sustainable rural economy. It represents a proportionate, well-designed agricultural investment that preserves the character and openness of the Green Belt.
- 8.1.8. Accordingly, there are no policy or technical reasons why planning permission should not be granted.



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