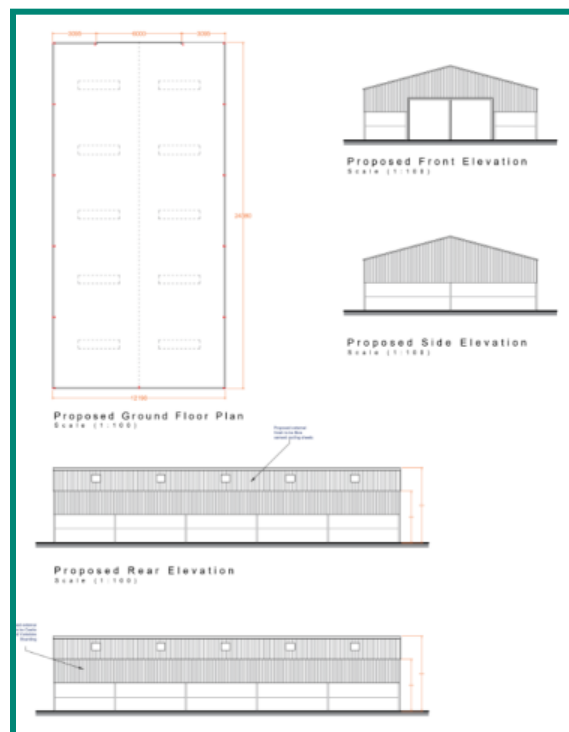




PLANNING STATEMENT & AGRICULTURAL JUSTIFICATION

27th February 2023

ERECTION OF A MULTI PURPOSE AGRICULTURAL BUILDING ALONG WITH AN ACCESS TRACK FROM BENTLEY HALL ROAD.



LAND OFF BENTLEY HALL ROAD, BURY, BL8 3PH

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants.

On behalf of Mr & Mrs Speakman

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Rev	Date	Description	Prepared	Reviewed	Approved
1	27/02/2023	Supporting Statement	RM	SM	RE

1.0 INSTRUCTIONS

- 1.1 MacMarshalls are instructed on behalf of Mr & Mrs Speakman herein referred to as the 'Applicants', to submit a planning application for:
 - A multi purpose agricultural building and access track.
- 1.2 This planning statement accompanies a submission to Bury Council for planning permission for the above.
- 1.3 No pre application advice has been sought.
- 1.4 This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way
- 1.5 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 (8 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.

2.0 INTRODUCTION & BACKGROUND

2.1 The Applicants purchased the property known as Land to the South of Bentley Hall Road in 2022

What three words - Piles minds last

Grid reference - 376375 , 411676

The property briefly comprises:

- Approximately 10.92 Ha (27 acres) of agricultural land (Shown edged and filled red below)
- Direct access onto Bentley Hall Road (Adopted).
- Hardcored yard area.
- Temporary stables
- The land is used for hay making (Hay and Haylege) and livestock grazing (Cattle, sheep and goats).



- 2.2 This planning statement incorporating a design and access statement accompanies a submission to Bury Council for full planning consent for a multi purpose agricultural building and access track on land at Bentley Hall Road, Bury.
- 2.3 The Applicant is the freehold owner of the land which is situated to the North of the settlement of Walshaw in the County of Lancashire. The Application site itself lies within a block of agricultural land extending to some 10.92 Ha (27 acres or thereabouts) owned by the Applicant. Shown on the site plan at Appendix 1. Proof of ownership can be provided if required.
- 2.4 The applicants have lived in the area all their life and farming is in the applicants blood and they now wish to build their own smallholding on the land they have purchased for their family. They currently live in the house adjoining the site (Hence the purchase of land to be in sight and sound of their livestock).
- 2.5 The Applicant seeks planning permission for a multi purpose agricultural building the applicants were brought up on a nearby farm. They have two young children who are both interested in farming and keen to follow in their parents footsteps. The applicants have over the years farmed land around the local area now settling down in the house adjoining the land and looking to expand their agricultural business.
- 2.6 The applicants already claim the Basic Payment Scheme on the land, to be eligible, an applicant must have a minimum of 5ha.
- 2.7 *The Basic Payment Scheme (BPS) is the biggest of the rural grants and payments that provide help to the farming industry. Farmers apply once a year - between March and May - and payments begin in December. The Basic Payment Scheme acts as a safety net for farmers and crofters by supplementing their main business income. To qualify for this support, you must actively farm your land. Support under the Basic Payment Scheme is available to farmers who are allocated payment entitlements. Farmers with at least 5 hectares of agricultural land and 5 'entitlements' can apply.*
- 2.8 The land is also eligible for other payment schemes including the 'Mid Tier' Agreement with Natural England to enhance the land further and undertake improvement works to the land including dry stone walling, fencing, hedge laying and planting.
- 2.9 The mid Tier is administered by the RPA and Natural England and aims to Management options are available to help you to:

1. manage land for the benefit of local wildlife

- provide sources of nectar and pollen for insect pollinators
- provide winter food and nesting habitats for farmland birds

2. support local priority habitats such as:

- *species-rich grasslands*
- *wetlands, rivers, streams, ponds and ditches*
- *hedges, orchards, wood pastures and parklands*

3. manage flood-risk in your local area

- *reduce soil erosion and improve water quality*

4. convert and manage land to organic certification standards

- 2.10 The land owned by the applicant will be used by their family for the purpose of grazing livestock, the land has recently been flail mown, chain harrowed and the applicant is now improving the drains on the land. It is hoped that the new vigorous seeds will allow the establishment of a mixed sward allowing the mowing and grazing of the pasture.
- 2.11 The applicants are in the process of re fencing the land (Supported by the Mid Tier Agreement) and are undertaking significant investment.
- 2.12 The land owned by the applicant does conform under permitted development rights to erect an agricultural building however, the building is within 400m of a dwelling and therefore the applicant is unable to utilise these rights if they wish to use the building for livestock, therefore, the applicant has to submit the application under full planning.

3.0 THE PROPOSAL & JUSTIFICATION

3.1 The Applicant proposes:

- The erection of a multi purpose agricultural building for the storage of implements, machinery, round bales of hay and for housing/lambing sheep (297 sq m); 29.7% of the allowance of permitted development.

3.2 The Applicant's currently have on site a number of livestock which they hope to increase over time. They currently have:

- 12 Valais blacknose sheep
- 10 in calf pedigree limousin cattle
- 4 pygmy goats
- Chickens



3.3 The applicants have successfully bred from their sheep this year housing them at their former site on Mount Sion Road, they are currently housed next door at a relatives farm. The applicant wishes to increase the flock to 30-40 ewes and has kept this year's ewe lambs back as replacements. The valais sheep (pictured above) are renowned for their calm and docile temperament especially around young children, of which the applicants have two. This breed is well known to be easy to tame and handle and having great nature. The applicant wishes to purchase more ewes and grow their pedigree flock, the ewes are sheared bi annually and will be run with the ram in the autumn ready for early spring lambing. Valais are good for smallholdings and ewes on average breed 1.75 - 2.0 lambs per ewe, when lambing, sheep have a much better survival rate if lambed inside. The containers previously used are being removed from the site (as part of the approval) and therefore the applicant will no longer be able to house their livestock. Unlike other systems, the lambs will not be fattened, the ewe lambs (female) will be incorporated into the flock as replacements. The male (ram or wether) lambs will be sold to other

breeders or as pets (wethers) to people looking for valais sheep. This will mean far more sheep will be kept on the holding during an average year and the number will not fluctuate.

- 3.4 Sheep are useful for land management as they keep the grass down and compact the sod. They will be cared for by all the family to teach the children about responsibility and to learn an alternative skill that they will be able to use into adulthood.
- 3.5 The applicant has also purchased 10 in calf limousin cows (Pedigree) which have been successfully shown this year, they have been put in calf via AI. The applicants wish to increase cattle numbers to 20 and no more as they are limited to the 27 acres of land.
- 3.5 The applicants also have four pygmy goats which will also be kidding at the same time as the ewes, these will also be housing in the new building to ensure that their kids survive.



- 3.6 Details of Proposed Works:

Length - 24.38m

Width - 12.19 m

Height to eaves - 3.65m

Height to ridge - 5.28m

- 3.7 The agricultural building will be multi purpose and serve the applicant in a number of ways these being:
- ☐ Housing of livestock (Sheep, cattle and goats).
 - ☐ Storage of hay and feedstuffs required for the livestock.
 - ☐ Storage of machinery and equipment used to farm the holding
 - ☐ Storage of chemicals, tools and equipment.

❑ Storage of fertiliser

The breakdown of required building space (297 sq m) is as follows:

- In order to future proof the building, it needs to be capable of housing/lambing 30 ewes. John Nix (Pocket book) suggested that ewes require 1.35m² of space when housed inside = **40.5sq m.**
- Up to 60 lambs would be housed in the building at lambing time therefore extra space (0.3m² per lamb) is required = **18 sq m.**
- In order to future proof the building, it needs to be capable of housing/lambing 20 suckler cows. John Nix (Pocket book) suggested that ewes require 4m² of space when housed inside = **80 sq m.**
- Up to 20 calves will also be housed during calving a further 1m² per head is required = **20 sq m.**
- Space is needed for sheep feed & mineral supplements, hurdles, marker spray, sprays, buckets, troughs, wormers, hay racks, foot shears, fly spray, shears, electric fencing (to manage the land), miscellaneous veterinary supplies = **10 sq m.**
- Storage of hay and feed, winter hay will be required for the livestock which is to be provided within the building, the applicants have designed the building to be open plan floor space for storage. When hay is harvested from the land it can be stored in the building, this will mean that very little wet manure is produced as the livestock will be eating hay. It also means that far less plastic is required (silage wrap) as the hay can be left unwrapped and stored inside. It is estimated that approximately **40 sq m** is required.
- The applicant intends to install two steel containers which will be used to house hand tools, chemicals and fertilizer, all of which will be locked away as per HSE guidance (Attached). The containers are 2.43m x 2.59m x 6.06m total 38.15m² x 2 = **76.3 sq m.**
- The applicant also requires the building for the storage of his machinery, at the moment this is being stored at the applicant's father's farm. The applicant currently has the following machinery:

A list of the machinery is given below along with sizes and dimensions.

Machine	Size	Floor area
4wd tractor (Massey ferguson)	2.5m x 5m	12.5m
Land roller	2.4m x 3m	7.2m ²

Chain harrows	2.4m x 2m	4.8m ²
Topper	2m x 1.9m	3.8m ²
Back Box	1.8m x 1m	1.8m ²
Quad trailer	2.3m x 1.6m	3.68m ²
4WD Tractor	3m x 1.6m	4.8m ²
Tipping trailer	1.8m x 3m	5.4m ²
Forklift	2.5m x 5m	12.5m ²
Quad bike	2.2m x 1.1m	2.41m ²
Cattle Trailer	2m x 4m	8m ²
Total		66.89m²

N.B Photographs of machinery can be provided if required.

- 3.8 The space required for the machinery, feedstuffs and livestock is 351.69m²(15% more than the actual size of building) which has been applied for. The machinery is being stored off site on another farm at the moment, machinery should not be left outside as they would deteriorate to the weather or be stolen. The machinery being left outside is also an eye sore to the surroundings, the proposed building will ensure that the yard is tidier than present.
- He currently has to bring the machinery on and off site when he undertakes work as the machinery would be at risk if he was to leave it on site. For that reason the applicants now wish to have all their machinery on site.
- 3.9 The Applicant wishes to manage the land in a sustainable way and in turn improve the viability of the business they operate. They require a building for his livestock, these livestock will require a suitable agricultural building during:
- ☐ The winter months and during adverse weather conditions;
 - ☐ During lambing seasons;
 - ☐ During illness or when receiving treatment.
- 3.10 The Applicant's already have a holding number on the site which enables the Applicant to keep livestock on the land and ensure they comply with relevant livestock movement regulations.

- 3.11 Furthermore, the proposed building is sited some 120m from the access road the applicant intends to create a track down to the building, the location of the building has been chosen as the most level part of the field requiring little excavation and soil shift.
- 3.12 The track will be created with traditional methods by removing the topsoil, which will be used to landscape around the surrounding land. A layer of terram will be installed to prevent weed growth through the track. Following this, hardcore will then be tipped over the terram with a layer of geotex on top. The geotex binds the hardcore and the top coat which will be road plaining, photos of similar works are shown below:



Terram over the clay which will prevent weed growth.



Intsalation of hardcore (crushed brick) and compaction of the same, the geotex is then used to bind the layers together.



Finally, a top layer of road planings or concrete will cover the hardcore and make a smooth top layer.

This will then be compacted using a vibrating roller.

4.0 PLANNING POLICY AND JUSTIFICATION

4.1 The site is designated in the Green Belt according to Bury Council's proposal map (see screenshot below):



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

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

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

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: -
 - i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;

ii). any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. The development is within the designated Green Belt as such the presumption in favour of sustainable development applies.

4.3 Paragraph 149 of the NPPF states that:

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority

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

4.5 Paragraph 84 of the NPPF states:

Planning policies and decisions should enable:

a) the sustainable growth and expansion **of all types of business in rural areas**, both through conversion of existing buildings and **well-designed new buildings**;

b) the development and diversification of agricultural and other land-based rural businesses;

4.6 Paragraph 120 states that:

Planning policies and decisions should:

a) encourage multiple benefits from both urban and **rural land**, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside

4.7 The Bury Unitary Development Plan (UDP) was adopted on the 29th August 1997. The application site is shown on the UDP proposals map designated within the green belt.

There are numerous policies within the development plan that are relevant to the proposal and we comment briefly on relevant policy. These are as follows:

4.8 Policy EN1/1 Visual Amenity – this states that development will not be permitted where proposals would have a detrimental effect on public views in areas of architectural or historic buildings. The proposed building is not close to any scheduled listed buildings or conservation areas and as the site and common design and the materials have already been approved recently in similar locations by Bury Mbc, it is believed that this policy is satisfied.

4.9 Policy EN1/2 Town Shape & Built Design – this policy states that the Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the borough's towns, villages and other settlements. It clearly states that the external appearance and design of the proposal will be considered when assessing the proposal. It also suggests that the use of material access, parking and landscaping are also factors when considering decisions. The Applicant has chosen a design of agricultural building which is in keeping with other similar buildings within the locality in terms of height, scale and layout. The areas surrounding the subject holding is dominated by isolated and sparse farms set back from the road. The Applicant has chosen the site as it is the most practical location for the agricultural building which will require very little levelling out and avoid damage to the surface of the land. The site utilises the existing access to the land and will be a distance away from the road to try and prevent theft. The site has little landscaping at present, however, the Applicant is happy to provide any landscaping should it be required by the Council.

4.10 Policy EN5/1 states that new development will not be permitted which raises the land and the intensification of development where such development would be at risk from flooding or increase the risk of flooding elsewhere. The chosen site will not increase flooding elsewhere on the site, the applicant has recently improved drainage on the land to try and alleviate drainage issues and flooding.

- 4.11 Policy EN9/1 Special Landscape Areas Policy EN 9/1 States that any development within special landscape areas will be controlled and required to be sympathetic to its surroundings in terms of its visual impact. The applicant has considered various designs and considered many limiting factors in arriving at the proposed scheme. Care has been taken to ensure the building is sympathetic to the surroundings and are of similar construction to many agricultural buildings around Lancashire.
- 4.12 Policy OL1 – Green Belt: Policy OL1 states: “the council will maintain a green belt. Ensuring that it fulfils the following strategic purposes:
- a) To check the unrestricted sprawl of large built-up areas
 - b) To prevent neighbouring towns from merging into one another
 - c) To assist in safe-guarding the countryside from further encroachment
 - d) To preserve the setting and special character of historic towns
 - e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.13 The proposed scheme for the erection of the agricultural building is in line with both the Green Belt policy under the GDP of Bury and also NPPF. Buildings for agriculture are appropriate under Paragraph 83 of the NPPF subject to such detail.
- 4.14 OL1/2 is in line with similar policy of the NPPF and states that new buildings in the green belt are inappropriate unless for one of four purposes. One of the purposes being agricultural and agriculture and forestry. Given the application is for the erection of an agricultural building this does confirm that it is in line with this Policy.
- 4.15 OL4/5 agricultural development - States that they must be sited and designed in such a manner as to minimise their visual impact on the landscape having regard to height, material, landfall and landscaping. The Applicant has considered the location and proposed the new site which is suited for agriculture given that it is a flat site which means very little excavation works, it is close to the access onto Bentley Hall Road and utilises the existing access, there is very little risk of contamination and the building will be suitable for security purposes.
- 4.16 Policy OL7/2 states that the council control development and manage recreational activity and public access so far as to reduce any possible detrimental effects these may have on the imported character of the area. The Policy supports agricultural development and as the proposal is for the erection of an agricultural building, is not believed to harm the West Pennine Moors and confirm with OL7. The land is being actively farmed and as such is helping to preserve the West Pennine Moors by providing a small scale rural business for the applicant. The screening on site will mitigate any impact of the proposed building.

- 4.17 Whilst the site is within the mineral working area of search, commentary is given that the site is currently used as agricultural land and has no known potentially contaminated land uses. The proposed agricultural building is well ventilated and therefore any potential ingress and build-up of ground gas is likely. The Applicant plans to store any manure and / or slurry within the proposed building and therefore there would be no risk of contamination or pollution.
- 4.18 The area has been identified within the Greater Manchester Minerals Plan as being located within one of the Areas of Search for Aggregates in Bury (Sandstone).
- 4.19 As the area could be developed for minerals in the future Capita have asked that the applicant demonstrates that the proposed development complies with Policy 8 of the Minerals Plan, a copy of the policy is included below:
- 4.20 Policy 8 - Prior Extraction of Mineral Resources Within Mineral Safeguarding Areas All non-mineral development proposals within the Mineral Safeguarding Area (see maps 4, 5, 6 & 7) should extract any viable mineral resources present in advance of construction. Proposals for prior extraction of minerals will be permitted provided the proposal is in accordance with Policy 2 Key Planning and Environmental Criteria. Proposals for non-mineral development within the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals will only be permitted where:
1. The need for the development outweighs the need to extract the mineral; or
 2. It can be clearly demonstrated that it is not environmentally acceptable or economically viable to extract the mineral prior to non-mineral development taking place; or;
 3. It can be clearly demonstrated that the mineral is either not present or of no economic value or too deep to extract in relation to the proposed development; or;
 4. The development is limited (10) or temporary and would not prevent minerals extraction taking place in the future.
- Exemptions This policy does not apply to the following:
- i. Applications for Householder development
 - ii. Applications for extension to commercial developments similar in scale to householder developments
 - iii. Applications for Conservation Area Consent
 - iv. Applications for Listed Buildings Consent
 - v. Applications for Advertisement Consent
 - vi. Applications for Tree Works
 - vii. Prior notifications (telecommunications; forestry' agriculture; demolition);
 - or viii. Certificates of Lawfulness of Existing or Proposed Use or Development (CLEUDs and CLOPUDs)

- 4.21 The application is for the erection of a multi purpose agricultural building for the storage of agricultural machinery and the housing of livestock. The works will include some minor ground works, however, the site has been chosen for its topography meaning very little excavation is required. The site is easily accessible from Bentley Hall Road and there is adequate space around the building to allow plant and machinery to maneuver.
- 4.22 These works could have been carried out under permitted development had the applicant not wanted to house livestock within the building, this would have meant that no consideration was required.
- 4.23 Whilst no survey has been undertaken to ascertain the presence of minerals, the area is located in rolling hillside and as such it would not be deemed viable to carry out extraction (even if there was any minerals present).
- 4.24 The design of the building is typical to that of other agricultural buildings and has been designed for the purposes of agriculture with a steel portal frame and flexible internal space.
- 4.25 It is clear that the need for the agricultural building will outweigh the requirement of policy 8, agriculture is a practice which is recognised and has national importance to the UK economy.
- 4.26 Furthermore whilst the proposal is for a permanent building, should a requirement ever exist to remove minerals from underneath this would most likely not affect the shallow foundations of the building.
- 4.27 Policy SPD8 states that new buildings for agriculture are appropriate within the Green Belt and applicants should contact a planning officer prior to submitting. No pre application has been sought as the agent has previously dealt with similar applications in the locality, it is believed that the proposed scheme would be supported by the council so long as it could be justified by the applicant that there would be no harm caused to the openness of the Green Belt. The location, size and design have been considered carefully by the applicant and they believe that this is appropriate in this application. Furthermore, the Applicant is prepared to produce a landscaping plan or any mitigation plans which are required to allow the council to consider the application.
- 4.28 Policy SPD8 considers whether any buildings in the clients ownership could be converted for the purposes described, the applicants have no buildings hence the application for a new multi purpose one. it is felt that this has been fully justified in the reasoning given above.
- 4.29 Agricultural development is an accepted form of development in the Green Belt and as such should be supported by local authority. The Applicant has considered very carefully the siting of the proposed

building and with careful consideration to his farming practices have produced a scheme which they feel does not harm the openness of the Green Belt.

- 4.30 The valuation process has considered the relevant planning policy to be applied to determine this application. The layout, design and materials are typical of agricultural buildings in the North of England. The scale is limited to that which is required and no more. The access arrangement will ensure the safety of traffic access and the application site, this will not materially increase traffic movement. The predominant use of surrounding areas is agriculture, this application is for agricultural use and therefore will have no material impact on its surroundings due to its compatibility with surrounding areas.
- 4.31 Agricultural buildings and the access requirement are therefore appropriate forms of development in the Green Belt and as such should be supported by the local authority. The Applicant has carefully considered the siting of the proposed building and access in relation to proximity to existing built development, and best farming practices.
- 4.32 We therefore consider that the proposed development meets with the relevant National & Local Planning Guidance as set out above.

5.0 ECOLOGY

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

6.0 SOCIAL

- 6.1 The proposed development will have a positive impact upon the continued management of the land as it will allow the Applicant to fully utilise his agricultural operation. It will also mean that he will be able to tend to their livestock's needs.. It will be the base of his smallholding which they intend to use for their family.
- 6.2 The building will allow the applicant to house their machinery, livestock, which means that management of the land will be far more simplified.

7.0 ECONOMIC

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

8.0 USE

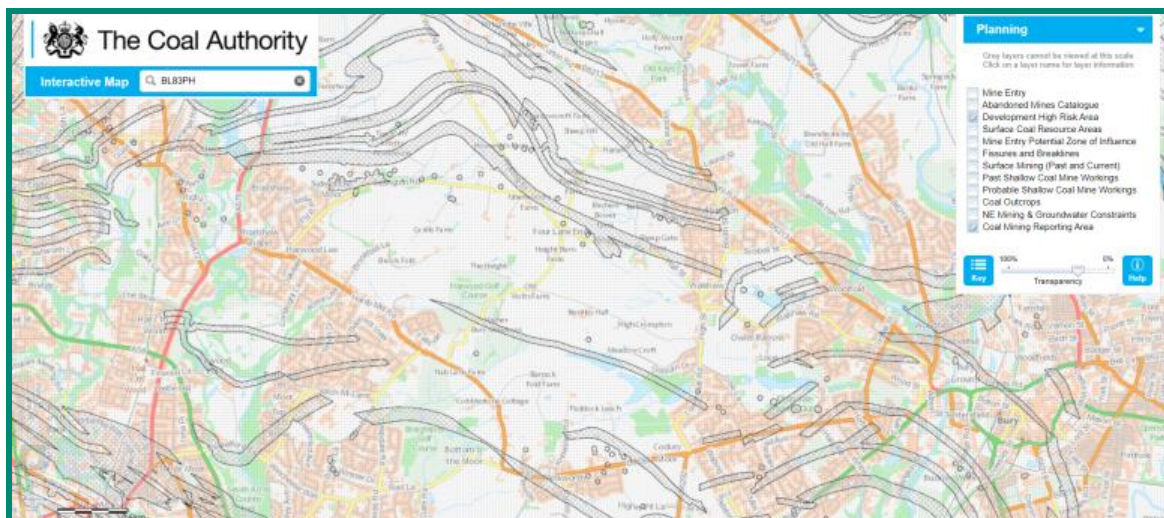
- 8.1 The site is agricultural and will remain the same, the use of the building will be personal only and will not be used for a commercial purpose. The Applicant will house his own livestock and machinery within the building.
- 8.1 The site has been used for agricultural uses for generations and will continue to be used for the same use. There is no landscaping proposed for the building as it has been designed with a very low eaves height to mitigate the impact, further screening could be provided if required.

9.0 APPEARANCE

- 9.1 The proposed development will take on a traditional appearance, using concrete panels for not only practical and security reasons, but also aesthetics. The building will be clad in yorkshire boarding which will blend in with the surrounding, the building will only have one access point to allow flexibility with use, the personnel door within the sliding doors will be used for day to day access.

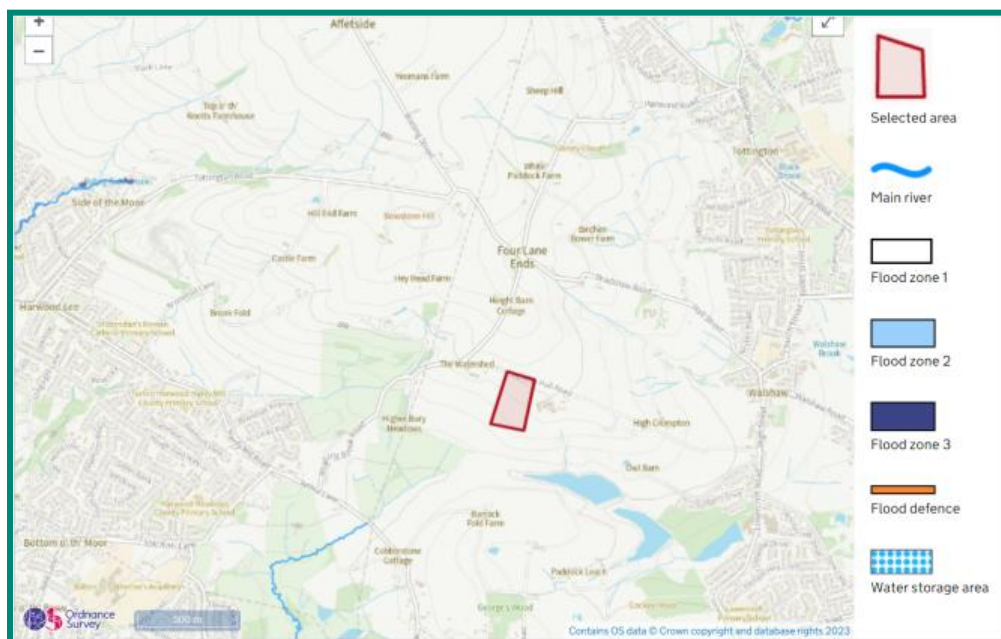
10.0 COAL AND FLOOD RISK

A search of the coal authority interactive map has been carried out and the land is not shown within the high risk development area. A screenshot of the plan is shown below:



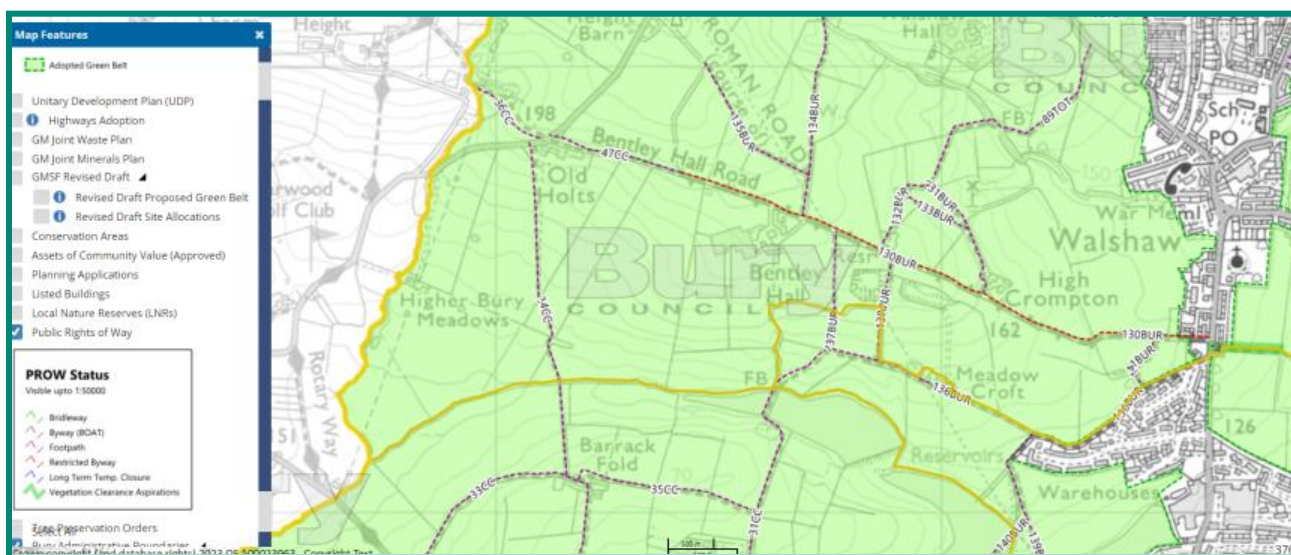
Flood risk

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



11.0 SECTION B

- 11.1 **VEHICULAR ACCESS** Vehicular access will be via the existing access from the highway off Bentley Hall Road, which has been used for generations to access the land. The proposed development is a private development solely for the Applicant's use. The vehicular movements will be limited to that of the Applicant only, inline with current vehicular movements in order to farm the land.
- 11.2 **PEDESTRIAN ACCESS** Pedestrian access will be as per 10.1 above. No public rights of way pass through the site however Bentley Hall Road is a footpath and therefore will be unaffected by the development. Disabled access is not applicable to this development.



12.0 CONCLUSION

- 12.1 It has been demonstrated within this supporting statement that a need exists for a new agricultural building to fulfil the applicants agricultural operation needs on the smallholding.
- 12.2 The agricultural building has been designed so that it is sympathetic and respectful of its surroundings and in keeping with the existing buildings.
- 12.3 The Application satisfies the policy and guidance relevant to determining the application and therefore there should be no reason not to approve this application. The Applicant is aware that the proposed scheme could be applied for under the prior approval process under Part 6 of the Town & Country Planning Act GPDO Order 2015 however, has decided to apply under the full planning application route and to fully engage with the planners prior to this process to ensure a scheme which is not only 'fit for purpose' but Policy compliant and therefore should be supported by Bury MBC.
- 12.4 The Application satisfies the policy and guidance relevant to determining the application, therefore we respectfully request the LPA approves the application.
- 12.5 Signed:



27.02.2023

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

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

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