

19 November 2021

Our Ref: Bot/869/2603/GH

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Dear Sir

Re: Our Client – Mr J Bottomly, Openshaw Fold Farm, Bury and Bolton Road, Radcliffe, Manchester, M26 4EP. Planning application for the demolition of a range of dilapidated agricultural buildings and the erection of a new agricultural livestock building and bale store on Land at Openshaw Fold Farm.

This letter accompanies a planning application that we have submitted on behalf of our above-named client via the Planning Portal, it has been given the Portal reference PP-10403990.

We set out in this letter background information, which is relevant to the determination of the application, a description of the proposed development and why it is required and an assessment of it against the relevant national and local planning policies.

The applicant purchased Openshaw Fold Farm three years ago, prior to this the farm had been vacant for five years and had been left in a very dilapidated condition. Since acquiring the farm Mr Bottomly has undertaken extensive work which has improved the property considerably, this has involved the erection of an agricultural storage building, the erection of stables for private use and the replacement of the dilapidated farmhouse. Having completed these improvements Mr Bottomly is now looking to replace another range of existing dilapidated agricultural livestock buildings and a yard and an earth banked muck store with a steel portal frame livestock building that is suitable for modern farming practices and which will provide high welfare standards for the livestock that it will house and a concrete bale storage pad.

The proposed development is a modern steel portal frame agricultural building which will be used to house cattle together with a concrete bale storage area. The applicant farms 36hectares (89acres) of land of which 8.5hectares (21acres) are located at Openshaw Fold Farm and are owned by the applicant and 27.64hectares (68acres) are rented at Moor Edge and Jowkin Farms, Jowkin Lane, Rochdale, OL11 5UU. Since

purchasing Openshaw Fold Farm Mr Bottomly has been able to purchase a further 7 acres or thereabouts from the same vendor the Earl of Wilton Estates, this land is included in the areas referred to above.

The proposed building measures 24m x 19m and will have an eaves height of 4.75m and a ridge height of 7.22m, internally the building will have a central feed passage with feed stance and bedded areas to each side. The building will have concrete panel walls to a height of 2m with timber Yorkshire Boarding over with large doors in either end of the building and a natural grey corrugated asbestos cement roof covering. The bale storage area, which has already been created measures 12m x 24m.

The proposed building will be located on the site of existing dilapidated agricultural buildings, a yard and an earth banked muck store to the rear. The buildings that will be demolished have a footprint of 24.8m x 13m and one of the buildings has an eaves height of 5.5m and a ridge height of 6.5m. The buildings are constructed from timber with tin sheet cladding and corrugated asbestos cement sheets on the roof.

The new building is not that much larger than the existing buildings which it will replace, it is located within the existing farmyard curtilage and will not involve any development taking place on undeveloped agricultural land. The new building will form part of a group of existing agricultural buildings and will not therefore be seen in isolation rather in the context of the existing farmstead. There will be no change to the access arrangements to the farm as a consequence of the proposed development.

The proposed building can accommodate a herd of 36 suckler cows and calves and about 20 head of youngstock. The applicant has more than enough land at his disposal to support this number of livestock and the current lack of suitable buildings at the farm are preventing him from operating the enterprise.

The application site is situated in an area designated as Green Belt in the Bury Unitary Development Plan, which was adopted in August 1997. Due to the presence of dwellings within 400m of the proposed building and the fact that it will be used to house livestock planning permission is required. Accordingly in order for the development to be approved it must be in accordance with the relevant national and local planning policies which are contained in the National Planning Policy Framework 2021 (NPPF) and the saved policies of the adopted Bury Unitary Development Plan 1997. We set out below extracts from these documents and assess the proposed development against them.

New development in the Green Belt is strictly controlled and Policy OL1/2 – New Buildings in the Green Belt sets out that the construction of new buildings inside the Green Belt is inappropriate development, unless it is for one or more of a limited types of development and agricultural and forestry development are one of the exceptions. It is therefore acceptable in principle to build agricultural buildings in the Green Belt.

Policy OL4/5 – Agricultural Development is a policy that will be applied to agricultural development that requires planning permission and it states:

Agricultural development, buildings or structures which require planning permission will be permitted providing they are sited and designed in such a manner as to:

- *minimise their visual impact on the landscape having regard to height, materials, landform and landscaping;*
- *relate well to existing farm buildings;*
- *not have an unacceptable impact on the amenity of any neighbouring dwellings.*

We consider that the proposed building fully satisfies these criteria, the proposed building replaces existing dilapidated agricultural buildings of similar size and scale, it is sited within the existing built area of the farmstead and it is not situated in close proximity to any other unconnected residential properties.

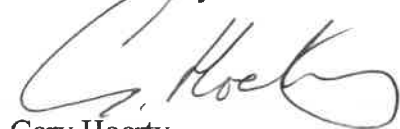
The NPPF contains the most up to date policy with regard to Green Belt development and Section 13 Protecting Green Belt Land sets out the Government guidance and policy in respect of Green Belt land.

Paragraph 149 states that *a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt*, it then goes on to set out a number of exceptions to this the first of which is *buildings for agriculture and forestry*. As the proposed building is required for the purposes of agriculture it is an acceptable form of development in the Green Belt.

We therefore consider that the proposed development is in accordance with the relevant national and local planning guidance as set out above and as a consequence the application should be approved without delay.

We trust that the Council has all the information that they require to register and validate the application and we look forward to receiving details of the planning officer appointed to deal with. If, however, any further information is required no doubt you will let us know at your earliest convenience.

Yours faithfully



Gary Hoerty
Encl'

CC. Mr. J Bottomly