



FULL PLANNING PERMISSION FOR THE ERECTION OF AN AGRICULTURAL BUILDING

07th November 2022



Land to the South of Bolton Road, Hawkshaw forming part of
Holhouse Farm, Greenmount, Bury, BL8 4HD

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants.

On behalf of Mr Peter Duxbury

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Rev	Date	Description	Prepared	Reviewed	Approved
1	07/11/2022	Supporting Statement	RM	SM	RE

1.0 INSTRUCTIONS

- 1.1 MacMarshalls are instructed on behalf of Mr Peter Duxbury herein referred to as the applicant, to submit an application for the erection of an agricultural building on his land south of Bolton Road, Hawkshaw, forming part of Holhouse Farm, Hawkshaw.
- 1.2 This planning statement accompanies a submission to Bury Council for full planning permission for the proposal.
- 1.3 No Pre application advice has been sought.
- 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 (7 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. Robert has worked closely with the applicant to ensure that the proposal is policy compliant in terms of both local and national policy. The applicant wishes to involve the council in every step of the way to ensure the scheme is supported.

2.0 INTRODUCTION & BACKGROUND

- 2.1 The applicant has run Holhouse Farm since 1995 although only moving in after the death of his parents in 2008. However his family took over the farm around 1900 when the applicant's grandfather moved there. The applicant's father then took over the business in the 1940's before the applicant himself returned to the farm.

Over the last 50 years the family has sought to increase overall land area by purchasing additional land as available, the acreage now extends to some 24HA (59.30 Acres). The google shot below shows the location of the farm, the farmyard (Red marker) and the proposed building (Blue Star). Justification for the proposed location is provided in the detail below, the site where the agricultural building is proposed was a former farmstead and can be seen on the 1891 map and later. After being a standalone farm the remains of the buildings continued to be used to house cattle by the applicants family prior to the building falling into disrepair. Around 5 years ago the remaining fallen stone was cleared to enable the area to be used for bale storage.



Figure 1 - Location plan of farm and proposed agricultural building

- 2.2 Holhouse Farm is a traditional Lancastrian Farm with a stone farmhouse, a range of traditional stone buildings and one modern agricultural building. The farm is very traditional and rears sheep on the pastures with hay being cut and made during the summer months, the farm has religiously made small bale (Conventional) from the land however, more recently has reverted to round baling of the land and wrapping of the bales due to the lack of storage.

The applicant now seeks a building for the storage of hay produced from the land to be dry stored over the winter and sold as the main source of income during the year. At different times of the year the building will also be used to store machinery (When the hay is used) and possibly livestock, however the justification is based on the hay and machinery storage. The proposed barn also offers flexibility to make both types of bale, such as if poor weather is forecast and quick baling is needed.

- 2.3 A site inspection was undertaken on the morning of 31st October 2022 attended by the applicant and his son to discuss the proposal with them. The meeting was useful for the agent as it allowed him to understand the farming system run by Mr Duxbury and his son who is also keen on taking the farm forward (Being the fourth generation of the family). The applicant is keen to enhance the farm and uses traditional methods in doing so, creosoting his fence posts annually, undertaking drainage works, trimming hedges and maintaining paths and styles to allow the local residents to continue enjoying the public rights of way which cross the site .
- 2.4 The applicant has, since inheriting the farm and moving there significantly improved the pasture and woodland. The applicant and his son wish to manage the land in a sustainable way and in turn improve the viability of the agricultural business they operate.
- 2.5 The applicant farms commercial sheep which are hardy and conservation grazers. The sheep graze the land post hay making and are used to tidy up rougher areas which the applicant is unable to mow, they are well known to improve profit margins, reduce overheads and fit in with mixed farming enterprises such as Mr Duxburys.
- 2.6 The Applicant's have a 'County Parish Holding Number' (CPH) which enables the Applicant to keep livestock on the land and ensure they comply with relevant livestock movement regulations. Furthermore, the applicants have registered with the RuralPayments Agency and are in the process of submitting a government led grant scheme which includes: The Boundaries and Hedgerow Grant Scheme and the Mid Tier Stewardship scheme to help enhance the land. These schemes help landowners manage their land more efficiently and can generate income for ongoing maintenance. They are also showing interest in The RDPE Growth Programme for funding for projects which will create jobs and growth in the rural economy. The main drivers of the scheme are:
- Business development
 - Food processing

- Rural tourism infrastructure

3.0 THE PROPOSAL & JUSTIFICATION

3.1 The Applicant proposes:

- The erection of an agricultural building.
- The building is required for the storage bales, machinery and for housing/lambing sheep (222sq m); 22% of the allowance of permitted development applications.

The agricultural building will be multi purpose and serve the applicant in a number of ways these being:

- ☐ 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.

- 3.2 The building will mainly be used for the storage of hay made from the land during the summer, the applicant has been forced over the past few years to round bale the land due to the lack of storage. The bales on site now are wrapped hay, however, the wrap causes the bales to sweat and as such they turn into haylege (When wrapped) due to the lack of oxygen in the bale. Hay over the past few years has been at a premium which means the farm can increase its profits. The sheep system is more suited to small bales as feeding sheep in feeders over the winter is easier with bales which one person can handle, see image below:



- 3.3 Unfortunately the hay bales are unable to be stored outside as they would simply spoil and would be unpalatable by livestock. Larger farms in the locality produce silage and haylege (For the equestrian market) however, more traditional farms choose to produce hay which has a higher market value if sold to the market. Many farms' main income is driven from the sale of hay produced from the land. The majority of the applicant's land is used to grow grass to be made into hay to be sold wholesale later.

Whilst larger farms mainly produce silage and haylage bales which must be wrapped in plastic to keep out the air and water and can be stored outside, hay is best not wrapped so is best stored inside until needed. Although more difficult to produce hay commands a better sale price. It is not viable to produce haylage and silage for sale considering the area of land available. The hay bales stored now have had to be wrapped to protect from the weather which is detrimental to the hay, as well as increasing costs and plastic waste.

- 3.4 The applicant farms the land extensively using organic matter in the form of manure for fertilizer and to boost fertility of the land. The proposed building will be used to store Square bales of hay produced from the land over winter, often they need to have air gaps between as they can spontaneously combust. An example hay stack is shown below showing gaps between the bales to allow adequate air flow.



- 3.5 The applicant farms some 59 acres with part being woodland, some being banking and other parts unsuitable for mowing. The total acreage mown by the applicant is roughly 40 acres which will be cut twice in the summer, normally late June and late August to take advantage of the (Normally) good spells of dry weather during this period.
- 3.6 The grass is mown during the summer months, laid out to dry and tedded or shook out a number of times depending on the intensity of the sun, a 'haybob' is used to shake the grass out as shown on the photos below.



- 3.7 When the moisture of the hay has reduced enough and it is optimum bailing conditions (15 - 20% moisture) no more, the hay is rowed into lines for the baler to collect and bale out oblong shaped bales, see photo below:



- 3.8 Once the bales are made they are collected using a tractor and trailer and taken to the barn for storage. A standard bale is 1.07m x 0.51m x 0.36m the volume of each bale is therefore 0.2m³. John Nix pocket management book states that on average a hay crop from traditional meadows would yield 100 bales to

the acre. Peter mows and bales 40 acres first crop and 30 acres second crop annually meaning up to 7,000 small bales are produced each year. This is in line with the yield generated by the round bales at 10 bales to the acre with 10 conventional bales being made from each bale.

The storage capacity therefore of the 7,000 bales is 1,400 cubic m The proposed building has the following dimensions:

Details of Proposed Works:

Length - 18.28m

Width - 12.19 m

Height to eaves - 5.48m

Height to ridge - 7.11m

- 3.9 The volume of the proposed building is 1221 cubic m, Although the building is slightly less than required, the calculation has not included any eaves storage which could be also used to stack the bales, the barn will be filled using a telehandler and 'flat 8 grab' shown on the photo below hence the roller shutter door on the gable end and the personnel door for access to open the door as there is no electricity on site.



- 3.10 During the summer months and as the building is emptied, Peter will store machinery in the building including, haymaking equipment, mowers, centipedes, rotary rake and hay trailer these will normally be stored once the building has been emptied and until then outside, the barn will be used to store hay the

majority of the year. The current barns on the farm are over 200 years old and simply not suitable for tractor and machinery access required to stack bales, the new barn is required to improve efficiency.

- 3.11 The applicant has considered a number of locations for the barn and it is felt that the site best suited for this barn is in the yard of the old farm (shown on old maps). The remains of the buildings were being used for many years after that to house cattle in the winter and to store hay. The surface is hardstanding, central to the meadows with good access to both the fields and main road. It is also well drained with 9 inch drains. In more recent years the site has been cleared of the remaining stones to allow bales to be stored. One wall of the old farm still stands and acts as the retaining wall to the newer main road. The proposed site is well below road level which would minimise visual impact. Its location by the main road allows access for modern larger vehicles to be loaded with the hay, which is not possible up the existing narrow farm lane.
- 3.12 The space required for the crops stored is 1400 cubic meters (12% more than the proposed building) which has been applied for. When not full of hay the building will also provide undercover storage for farm machinery. A modern shed at the farm is used to house some of the machinery. However an increased amount is needed to meet the demands of modern farming and achieve efficiencies. The older farm buildings cannot accommodate this machinery and this 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.
- 3.13 Although not justified upon this, the applicant may also during periods of ill health or bad weather also house livestock in the building, buildings are required during:
- i) The winter months and during adverse weather conditions;
 - ii) During lambing seasons;
 - iii) During illness or when receiving treatment.
- 3.14 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.
- 3.15 Although the application would be suitable to apply under permitted development, the proposed location is less than 25m from the highway and therefore the application has to be a full application. Moving the building further into the field will have more of an impact on the farming business as well as creating more impact on the openness of the green belt. The existing height is some 2.5m lower than Bolton Road, bales have been stored on this site a number of years 4 or 5 high (Similar height to the

proposed building) therefore the impact is minimal. The applicant is prepared to plant a new hedge along the roadside to match the existing hedge on the opposite side.

3.16 The existing access is long established and the site and road are already hardcored, however, the applicant wishes to have a 10 foot hardcored path around the building for maintenance etc, details of the preparation for the path are shown below:

3.17 The land has been levelled previously and therefore, little excavation is required, the track may need to be topped up with hardcore, the base of the building will be dug out, a layer of terram would be installed to prevent weed growth through the track. Following this, hardcore would 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.

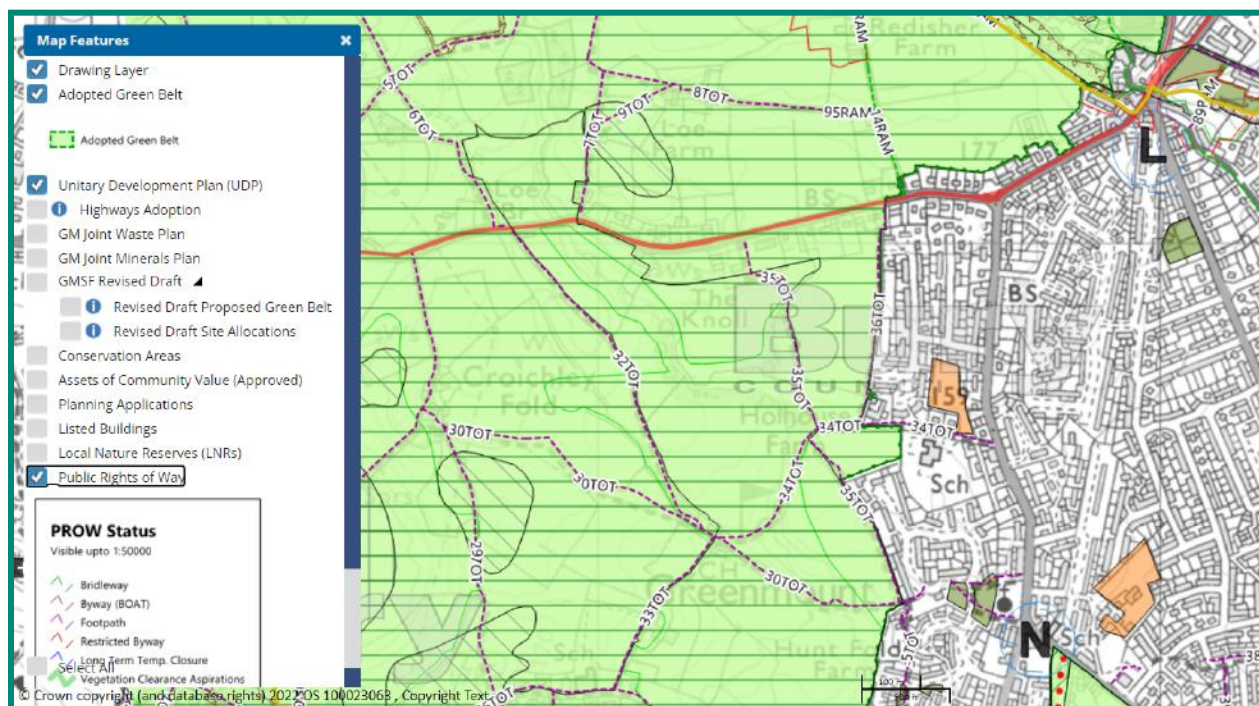


Finally, a top layer of road planings or concrete will cover the hardcore and make a smooth top layer.

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 Mbc's proposal map as can be seen 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

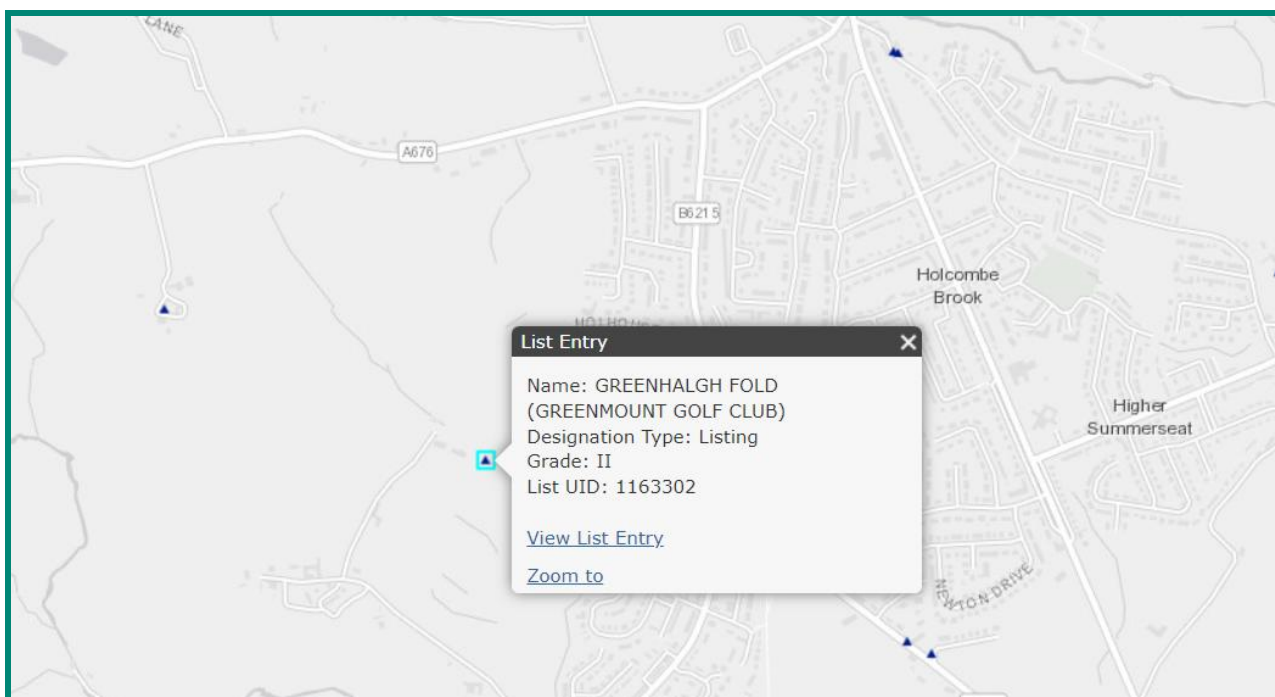
g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm 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 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 within nor 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 a similar both due North, East and South of the application site by Bury Mbc, a copy of the Listed building map is shown below with the nearest listed building due south of the site, 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 are dominated by sparse farms and agricultural land. The Applicant has chosen the site as it is the most practical location for the agricultural building which will require very little leveling out and avoid damage to the surface of the land. The site is close to the existing access point and utilises an

existing track as access, the Applicant is however 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 is the highest point on the land to avoid the potential of flooding. This site has been chosen as it is close to the existing site access and also utilises the existing track.
- 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 and track are 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 146 of the NPPF subject to such detail and providing it preserves the openness of the Green Belt and would not conflict with the purposes of including land within the Green Belt.
- 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 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 Bolton Road and utilises an existing track to form the 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 controls development and manages 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 conforms 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.
- 4.17 Whilst the site is within the minimal 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 unlikely. The Applicant does not plan to store any manure and / or slurry within the proposed building and therefore there would be no risk of contamination or pollution.
- 4.18 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 given this is a site of the former farmstead. The restrictive access to the farm past a primary school means that it is dangerous and often impassable to drive into the farmyard with large machinery. Whilst, the policy states that new agricultural buildings should form part of a group rather than standing in isolation and should be sited close to an existing highway in order to avoid long obtrusive driveways. The applicant has positioned the building close to the existing properties utilising the topography of the land as the land is some 2.5m lower than the highway and has direct access onto Bolton Road. 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.
- 4.19 SPD 9 & 10 state that access tracks should not adversely affect the character and appearance of the area. The track is existing and will not affect the character of the area. The track has been sited on the land for some time as it was installed in the 1900's prior to the applicants purchase to make it easier to access the field for maintenance.
- 4.20 Policy SPD8 considers whether any buildings in the clients ownership could be converted for the purposes described, the applicants existing buildings are fully utilised and the poor access to them

means they are difficult to improve or adapt, hence the application for a new multi purpose one, it is felt that this has been fully justified in the reasoning given above.

- 4.21 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.
- 4.22 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.
- 4.23 We therefore consider that the proposed development meets with the relevant National & Local Planning Guidance as set out above.
- 4.24 Recent appeal decisions have been ascertained and can be provided if required for similar agricultural buildings on established holdings.

5.0 ECOLOGY

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

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 their agricultural operation.
- 6.2 The building will allow the applicant to store the hay bales made from the land to ensure the hay does not spoil and furthermore store hay machinery in the barn at different times of the year, meaning that the machinery will be dry stored and not left to deteriorate to the weather.

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.
- 7.2 The applicant also wishes to utilise rural grants available, all which are aimed to drive a 'Prosperous Rural Economy'.

8.0 LANDSCAPING

- 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 to mitigate the impact, landscaping can be provided if requested however, we feel that the site provides significant screening from local receptors.

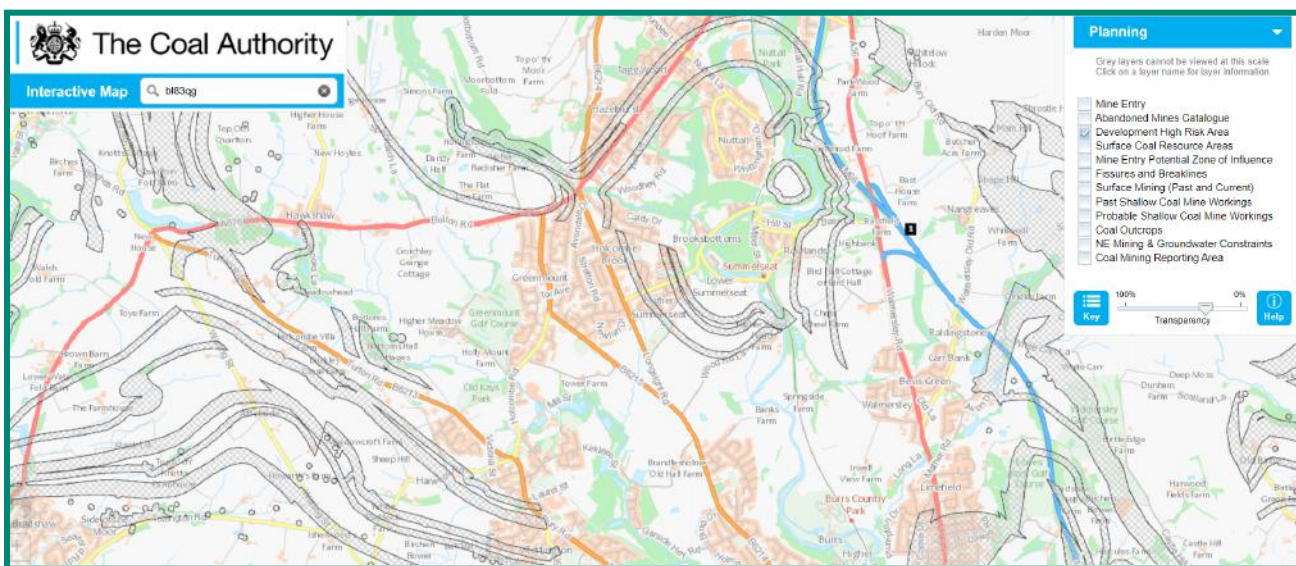
9.0 APPEARANCE

- 9.1 The proposed development will take on a traditional appearance, the building will be clad in green box profile sheeting which will blend in with the surrounding, the building will have a door for access at the front for access as well as a personnel door.

10.0 COAL AND FLOOD RISK

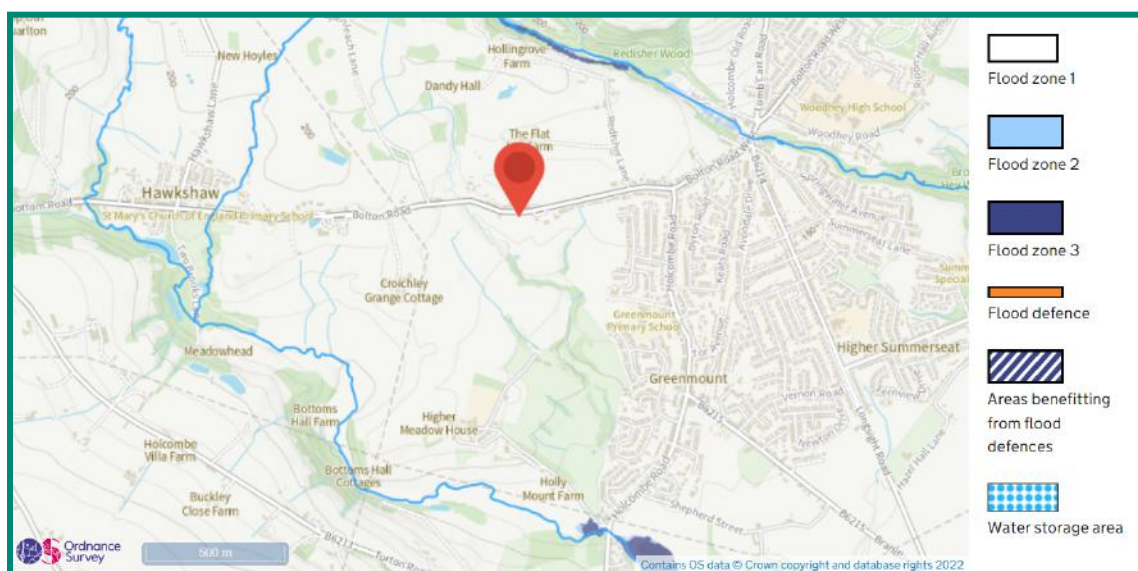
A search of the coal authority interactive map has been carried out and the land is not shown within the high risk development area.

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 it is shown within flood zone 1, a plan of this is shown below:



11.0 SECTION B

11.1 VEHICULAR ACCESS

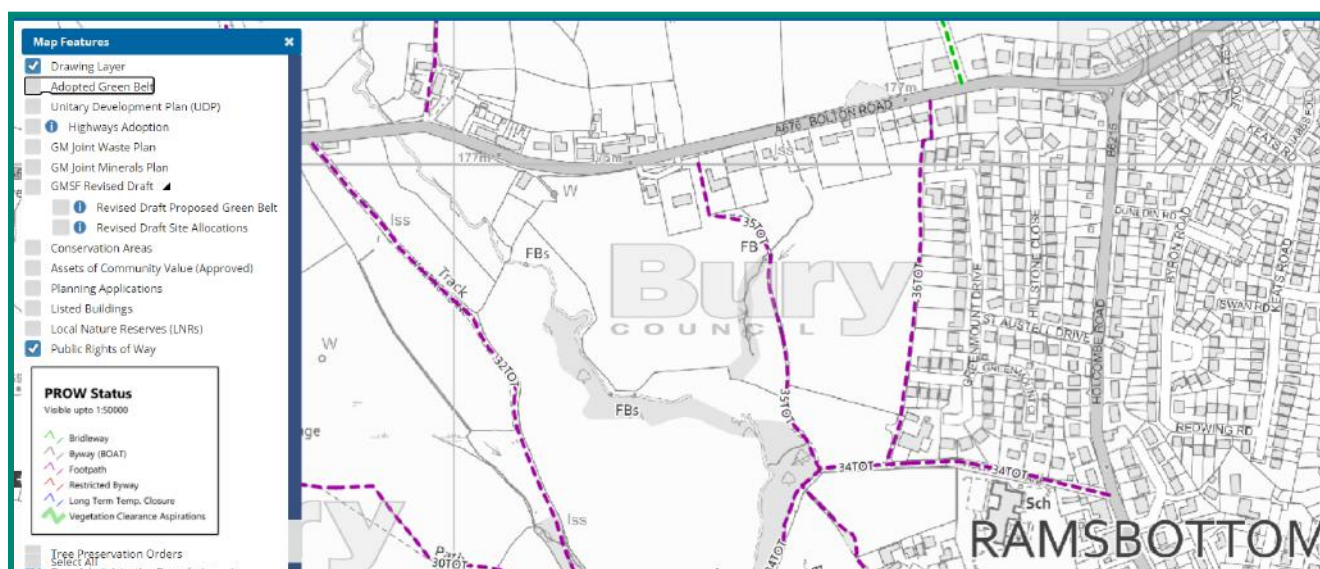
Vehicular access will be via the existing access from Bolton Road, Hawkshaw which has been used for generations to access the land. The proposed development is a private development solely for the Applicant's use. The vehicular movements will be limited to that of the Applicant only, in line with current 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 and therefore will be unaffected by the development. Disabled access is not applicable to this development.

11.3 Public rights of way

A number of public rights of way cross the land however they will be unaffected by the proposals, an extract of the plan is shown below:



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 applicant's agricultural operation needs on his land.
- 12.2 The agricultural building has been designed so that it is sympathetic and respectful of its surroundings and in keeping with other buildings nearby.
- 12.3 The Application satisfies the policy and guidance relevant to determining the application, therefore we respectfully request the LPA approves the application.
- 12.4 Signed:



07.11.2022

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 Duxbury and all the details on the farming system have been supplied by the Applicant and not the Agent.