

FAO Samuel Summers
Development Management
Department for Business, Growth and Infrastructure
Bury Council
3 Knowsley Place
Duke Street
Bury, BL9 0EJ

23rd August 2022

Our Ref: C369-1

Your Ref: 68659

Dear Sam,

Proposed Agricultural Building - Outwood Gate Farm, Ringley Road West, Radcliffe, Manchester, M26 1DL - Prior Notification - GPDO

As per our email correspondence, I have compiled this letter to set out further information in respect of the above application.

The applicant's purchased Outwood Gate Farm circa 6 month ago. They have farmed another rented farm since in or around 1987. The other farm is named Sheephouse Farm, Smithills, Bolton and with additional rented land extends to circa 196 acres. Although the applicant's still farm Sheephouse, the current owners, The Woodland Trust are looking to take land away from the applicant's for new tree plantings and footpaths. As the farm is only rented, it is not as secure as an owned farm. Accordingly, the applicants have been looking for a farm to buy for some time. This is extremely difficult to come by. A lot of potential purchasers looking at Outwood Gate Farm were looking to redevelop the yard and change its use. However, the applicant's are farmers, they have been throughout their working lives. Their intention is to regenerate and modernise the farm at Outwood, future proofing it to ensure it meets modern farming standards. The buildings and yard that currently exist on site are not suitable for modern farming practices so they have to effectively start again with new buildings and larger yard areas. The yard and land will be retained for agricultural use, the development already exists, however it is not suitable for present day farming needs. The farm existed prior to the new houses to the north being built. There was always the possibility that it could be regenerated and improved in line with its existing use.

Huge improvements have already been made to the land, being recently reseeded. Rob Mackenzie has emailed you details of the rural payments agency maps and registrations. Rural grants have been applied for this year to assist in the regeneration of the land. This will be reassessed as the government brings in new schemes that will replace the basic payment scheme. The loss of direct

subsidies place further pressure on farmers to farm in the most efficient effective way for the land types. The applicant's are investing heavily in Outwood as they see their future in it. They have farmed profitably for many years and are therefore in the position to do this. This has taken many years of dedication. Farmers work in all weathers and frequently during unsociable hours. The land is the factory floor, this is not a hobby or sideline for the applicant's, it is their main source of work.

In addition to mowing the land, the applicant's also sow land for grain and straw. They use rotations for best practice. The livestock numbers are currently:

- 2 bulls, 50 breeding cows, 50 calves, 20 heifers, 3 tups, 120 sheep with lambs (lambing rate 1.85)

The proposed building is to be used for machinery and bale storage at the moment, however in the future, as the farm progresses (it will take years to bring it up to the applicant's standard) it will also store grain. The images below of the applicant's tipping trailer that needs to be accommodated in the building and whilst being tipped. A loaded tractor with hay or straw is also 16ft. A further photo is shown below. The agricultural building needs to be tall enough for a load to be back in. That is why the building is proposed at the height.





Height 16 ft x 63 ft x 9 ft



The siting of the proposed building and yard is not isolated, it adjoins the yard and forms part of an area where there are abandoned buildings/structures, without impeding on the land. This building is not for animals or manure/slurry. It is the first of multiple buildings that are required in order to farm Outwood and expand (apart from the farmhouse that is currently in planning to be redeveloped, as it has been unoccupied for a number of years). The building for livestock is being proposed further away from the houses in the future, which is why the current building is being sited in the position shown on the plans. It is also accessible there and provides a large area for turning and manoeuvring large farm machinery and vehicles. The applicants have positioned the building there to give them the best access off of the land. The farmstead is a derelict site, which is not at all appropriate for today's machinery. In addition, the level of the land, due to the slope of the site, suits the new site of the building; it is the lowest level adjoining the yard. The level on the east of the site, moving around the back, is considerably higher than the current site, meaning it is a better position for the building and extension of the yard area. Excavation is better suited for the livestock building, not modern machinery, to be positioned further away from the houses in time.

In conclusion, the size, siting and position of the building has been fully justified in the above statements. This is the first stage of a major overhaul for the farm, with the applicant having long term plans to turn it into a profitable agricultural unit. Evidence of the agricultural use and need has been provided and it fully meets the requirements of the GPDO 2015 (as amended). The order is in place to ensure farms can move forward quickly to ensure they are commercially viable. Accordingly, I respectfully request that the application is approved.

Please let me know if you have any queries. I look forward to hearing from you further.

Yours sincerely,



Sophie Marshall BSc (Hons) PGDipSurv MRTPI MRICS FAAV



RICS Registered Valuer

Director