



PLANNING STATEMENT & AGRICULTURAL JUSTIFICATION



28th September 2022

ERECTION OF A GOAT SHELTER, EXTENSION OF A AGRICULTURAL BALE STORAGE AREA FOLLOWING THE PIPING OF A SMALL DITCH AND THE IMPORTATION OF APPROXIMATELY 256M3 OF INERT MATERIAL

TOM NOOK FARM, TURTON ROAD, TOTTINGTON, BURY, BL83QG

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants.

On behalf of AC & RJ MACKENZIE AND MR R MACKENZIE

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1.0 INSTRUCTIONS

- 1.1 MacMarshalls are instructed on behalf of AC AND RJ MACKENZIE AND MR R MACKENZIE herein referred to as the 'Applicants', to submit an application for:
- The erection of a goat shelter, creation of an agricultural bale storage area following the piping of a small ditch and the importation of approximately 256m³ of inert material.
 - Positive pre application advice has been received from Bury Mbc and further surveys have been undertaken as requested.
- 1.2 This planning statement accompanies a submission to Bury Council for the proposal above.
- 1.3 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
- 1.4 This report has been prepared by Robert Mackenzie BSc (Hons) MRICS FAAV (The applicant) 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 (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 farm in partnership under the name AC and RJ Mackenzie, the partnership consists of Angus and Rosie along with their son Robert who is now a partner in the business operating from Tom Nook Farm. The applicants purchased the property known as Tom Nook Farm in 1982 as a 6 acre small holding and have over the past 40 years increased the land holding to what it is today which consists of some 100 acres owned and 67 acres rented a total of some 167 acres farmed. It is now a significant farming business rearing cattle, sheep and goats.
- 2.2 This planning statement incorporating a design and access statement accompanies a submission to Bury Council for: The erection of a goat shelter, creation of an agricultural bale storage area following the piping of a small ditch and the importation of approximately 256m³ of inert material.
- 2.3 The Applicants are the freehold owners of the property which is situated to the North East of Bury in the settlement of Tottington in the County of Lancashire. The Application site itself lies within a block of agricultural land owned by the Applicant. Shown on the site plan at Appendix 1. The applicants have over the past few years invested heavily in the farm increasing stocking numbers to ensure the farm is a profitable business selling meat boxes to local people. The farm has invested heavily in machinery and is now practically self-sufficient.
- 2.4 The applicants have continued to grow the farm and have now diversified into boer goats bred for meat production which is also being sold into the meat box market. The goats are extremely good browsers and are used to graze rougher areas of the farm and spend the majority of their time in the area running alongside the yard which runs to Affetside.
- 2.5 The Applicant seeks consent for the new goat shelter and extension of the bale storage yard following the piping and filling of the small ditch.
- 2.6 There is already an existing bale hardstanding on site which has been used for some 15 years to store bales produced from the land, the amount of which has steadily increased over the years. However the applicant is now really struggling for space to store bales on the site mainly due to the access and ditch which means it is difficult to stack bales in a way which utilised the space available. The applicant has been storing up to 300 bales on the hardstanding as can be seen on the aerial above. The applicants produce 550-600 round bales annually which are fed to livestock over winter. This year 250 were sold off the field as there was simply not enough storage space. It's hoped with the support of Bury MBC the existing hardstanding can be extended without extending into the field and impacting the neighbouring properties. Utilising an under productive ditch will mean the hardstanding will be able to accommodate 600 bales at peak.

3.0 THE PROPOSAL & JUSTIFICATION

3.1 The Applicant proposes:

- The erection of a goat shelter, creation of an agricultural bale storage area following the piping of a small ditch and the importation of approximately 256m³ of inert material.

3.2 The Applicant's have over the past 5 years began breeding pure bred Boer Goats which have been run alongside their flock of sheep and herd of cattle. The goats are extremely versatile and have been used to clear rough areas of land to ensure that all the land is useable. The meat has been sold in meat boxes similarly to the beef and lamb and has been extremely popular. The Boer goat is the only goat in the world that is bred for meat. The breed originates from South Africa and is very different in shape to a dairy goat with a more stocky shape with a depth of body, a broad chest and big rump. The main use is to produce meat for an ever increasing demand for goat meat in the UK, either as a pure breed or for crossing with dairy breeds to produce a slightly different tasting meat. The Boer meat is perfect for the health conscious consumer and suitable for diabetics because it is low in cholesterol with little fat. For breeders, the price for the produce has been in the past always better than the price for lamb which makes it a financially viable product.

3.3



- 3.4 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.

Furthermore, the applicant's land is all registered under the Basic Payment Scheme payment from the Rural Payments Agency which farmers claim subsidy from the government.

The applicants have also successfully utilised government led grant schemes, including, the Boundaries and Hedgerow Grant Scheme and the Mid Tier Stewardship scheme to help enhance the land. These schemes are open to farmers and provide capital payment for items such as dry stone walling, hedgerow laying and fencing. 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

The applicants have just this year received a grant for further hedge laying and stone wall replacement, something which they are keen to continue. They have just entered into a Mid Tier stewardship scheme which aims to encourage biodiversity. The mid tier scheme aims to achieve a number of outcomes:

The Countryside Stewardship Mid Tier management options and capital items provide the following benefits.

- *Wildlife and nature – restoring habitats, providing food and nesting places, creating areas for rare flowering plants and managing hedges.*
- *Water/flooding – making water cleaner and reducing the risk of flooding by encouraging changes to farming practice and improving farm infrastructure.*
- *Pollinators – ensuring the right resources for the wild pollinators where they are needed most.*
- *Other priorities – historic environment, landscape character, genetic conservation, educational access and climate change adaptation and mitigation.*

3.5 Diversification

The proposal is to diversify the existing agricultural business as the Basic Payment Scheme is being phased out in 2027 and the farm business needs to provide alternative income. The goats have proven to be a very good way of doing this and the applicants have now increased their numbers to 20 does which will be due to kid in March. The Boer goat are a versatile breed and are able to breed three times in two years meaning that numbers have increased significantly and are likely to double this year to 40 does. The main issue is that the goats are currently living in make shift accommodation as the applicants do not have the shed space available for them. The applicants are also considering a 'glamping site but at present have other projects which are taking a considerable amount of their time.

The government announced in 2020 the phasing out of the Basic Payment Scheme and that payments for farmers will reduce to nothing in 2027. This has now meant that more farmers are looking to diversify their business to ensure it is available. The table below shows the reducing subsidies over the next 8 years which may mean that many farmers will be forced out of agriculture. The calculation is based on an average 150 Hectare farm.

Year	Total	£/Acre	£/HA
2020	£34,200	£92	£228
2021	£31806	£86	£212
2022	£27292	£74	£182
2023	£22706	£61	£151
2024	£18195	£49	£121
2025	£13612	£37	£91
2026	£9097	£25	£61
2027	£4583	£12	£31
2028	£0	£0	£0

There are many ways to try to plug this income gap, including the Countryside Stewardship, diversification and also environmental stewardship schemes. The applicants are already in a countryside stewardship and feel that further diversification is required to try and ensure the business remains viable. While there is time to plan and prepare, it is vital that farm businesses consider the impact of the reduced BPS payment now and begin looking at ways to make extra income.

Farm Business Survey data for England shows that 68% of farms had some sort of diversified activity in 2019/20, up from 65% in 2018/19.

However, this figure drops to below 50% when the letting of buildings for non-agricultural use – the main diversified activity that landowners tend to have – is excluded.

Diversification is not a new trend, but the rural sector has only scratched the surface of possibility when it comes to introducing diversified enterprises.

According to DEFRA, in 2017/2018 two-thirds of all farms had diversified activities, an increase of 2% on the previous year. Total income from diversified activities in 2017/2018 was £680 million and across all farms income from diversified enterprises accounted for 22% of total farm business income.

The most popular farm diversification is letting buildings for non-farming use, with 45% of all farms letting buildings. This includes holiday accommodation, commercial units or office space. However, as consumers have become more demanding so farm diversification activities have become more consumer-focused, sophisticated and varied. The applicants have considered many options but feel at this present time the goat enterprise is one which requires little financial input.

- 3.6 The applicants breed from their adult does three times every two years with kids imminent due in the next few weeks. The Boer Goats on average breed 1.75 - 2.0 kids per does however this is 5.25 - 6 every 2 years which is far more prolific than sheep making them much more profitable. Unlike sheep, goats are not waterproof and therefore require shelter during bad weather and the winter especially when kidding to ensure survival. Goats also suffer from poor feet and need inside space during wet weather to prevent foot rot. Clearly, the goat meat market is a growing market and goats are fattened and sold locally, the nanny kids (female) will be incorporated into the flock as replacements.
- 3.6 Goats have proven very useful for land management as they keep the grass down and compact the sod. They will be cared for by the applicants but enjoyed by their family to teach the children about responsibility and to learn an alternative skill that they will be able to use into adulthood.
- 3.7 The location of the proposed building has been carefully considered by the applicant, the land runs up the side of the farm to the Pack Horse Public House with a mature hedge on one side, the land is fully fenced with a footpath running up the side. The land is extremely steep and therefore impossible to farm, the goats have grazed this banking for a number of years and have done an excellent job. A temporary shed was erected on the hardstanding this year however was destroyed by heavy winds, therefore something more permanent is required. The main issue is that the hardstanding is already fully occupied being the main bale hardstanding on the farm storing fodder for the winter, therefore we simply cannot locate the shed there. The location has been chosen as it would mean that the hardstanding could be extended making it much safer to access with the tractor and storage of bales but also it will utilise an under productive land. This is becoming an issue as this year a tractor nearly rolled into the ditch, this put the driver at risk as well as causing significant damage to the tractor.

The building itself is small, the details of Proposed Works:

Length - 9.14m

Width - 8.00 m

Height to eaves - 3.90m

Height to ridge - 5.5m

The building steel portal framed, and is pitched and has a stone front and dwarf stone walls so it fits in with the existing stone buildings surrounding the site and the farmhouse itself and will look aesthetically pleasing. The building will be open plan during the summer it will merely provide shelter for the goats and in winter it will be used for kidding. The goats are kidding 3 times in two years so the building will be utilised the whole year round. The building will be able to accommodate 25 does during kidding which will be enough for the proposed enterprise. Green box profile sheeting will be used to mitigate any impact on the surrounding area with the building being open fronted to allow air flow.

The location of the building will allow a 2m gap for the public footpath with secure fencing being erected around the building.

The council have confirmed:

The building would be of a modest scale and typical to that of other agricultural buildings with a steel portal frame and flexible internal space and should a requirement ever exist to remove minerals from underneath this would most likely not affect the shallow foundations of the building. As such, following confirmation of the above points, it is considered that the proposal is unlikely to conflict with Policy 8 of the Minerals Plan (2013).

- 3.8 As part of the works a proportion of the ditch will need to be piped and filled to create the level surface to allow the building to be erected on. A full topographical survey has been undertaken, the applicant intends to pipe the ditch with a 300mm diameter plastic pipe (To match the existing) laid on filter stone, with clean inert material being imported in wagons to level the surface, a headwall will be installed where the works will be finished to allow water to travel into the pipe with a metal grate being installed to stop any stock falling down. The flow of water in the ditch is minimal and only really flows in periods of heavy rainfall.

The pre application advice has stated:

The proposed site is within one of the Areas of Search (Sandstone and Gritstone). As a result, any planning application within an Area of Search would need to comply with Policy 8 of the Minerals Plan (2013). The submission states that inert material would be imported to create the level area to backfill a drainage ditch and to form the base of the proposed building and the hardstanding for the extended storage area.

The application would need to confirm any ground works that would be required as part of any submission. Whilst no survey has been undertaken to ascertain the presence of minerals, the area is located in rolling hillside and as such it may not be viable to carry out extraction even if there were any minerals present. This would also need to be confirmed within any supported planning statement

The groundworks required are minimal, the topsoil will be removed from the banking, the ditch piped and the tested inert material imported and compacted in layers. It is likely that this will happen in early spring when the bales have been used over the winter and the ground will be firmer, the existing hardcore area will allow the material to be tipped with no risk of soil getting onto the road. A digger will then move the material and compact this in layers. The area will then be topped off with terram to prevent weeds and then crushed hardcore before being covered in road scalplings. The driveway is already tarmacked so there is no risk of loose material being transported onto the highway. A table below demonstrates the work proposed.

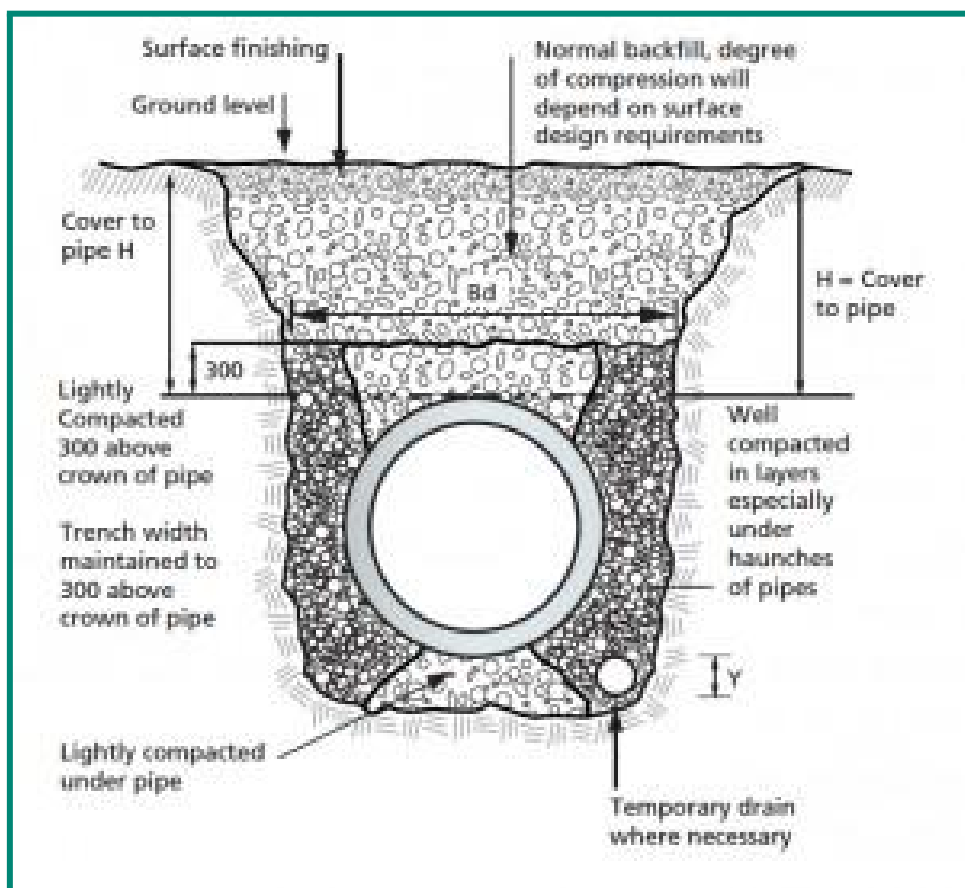
	Terram over the clay which will prevent weed growth.
	Intsalation of hardcore (crushed brick) and compaction of the same, the geotex is then used to bind the layers together.



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.

A diagram showing the proposed works and a headwall are shown below:





- 3.9 The topographical survey is attached showing the proposed ditch will be filled, it indicated some 256m³ of space to be filled when the width of the pipe and the clean stone are taken from this the area is 200m³. The applicant intends to fill the area with clean inert clay which will be brought in on individual 20t wagons from local contractors.

One cubic meter of fire clay converted to tonne (Metric) equals to 1.30 t. How many Metric tonnes of fire clay are in 1 cubic meter? The answer is: The change of 1 m³ (cubic meter) unit of fire clay measure equals = to 1.30 t (tonne (Metric)) as the equivalent measure for the same fire clay type.

Therefore some 150t are required to fill the area, a minimal amount of loads which is expected to be 8, therefore no traffic issues will become apparent as this can be brought in within the same day. The level area will then be used for extended bale storage as the applicants are farming 50 acres more than previously and were forced to sell 250 bales of the field this year as they simply did not have storage capacity for them. The extended hardstanding will mean more can be stored meaning less will have to be bought in during the winter. The photos below show the goats grazing on the banking this year, gates

are being used to prevent the goats damaging the bales in storage, the new building will negate the need for this.

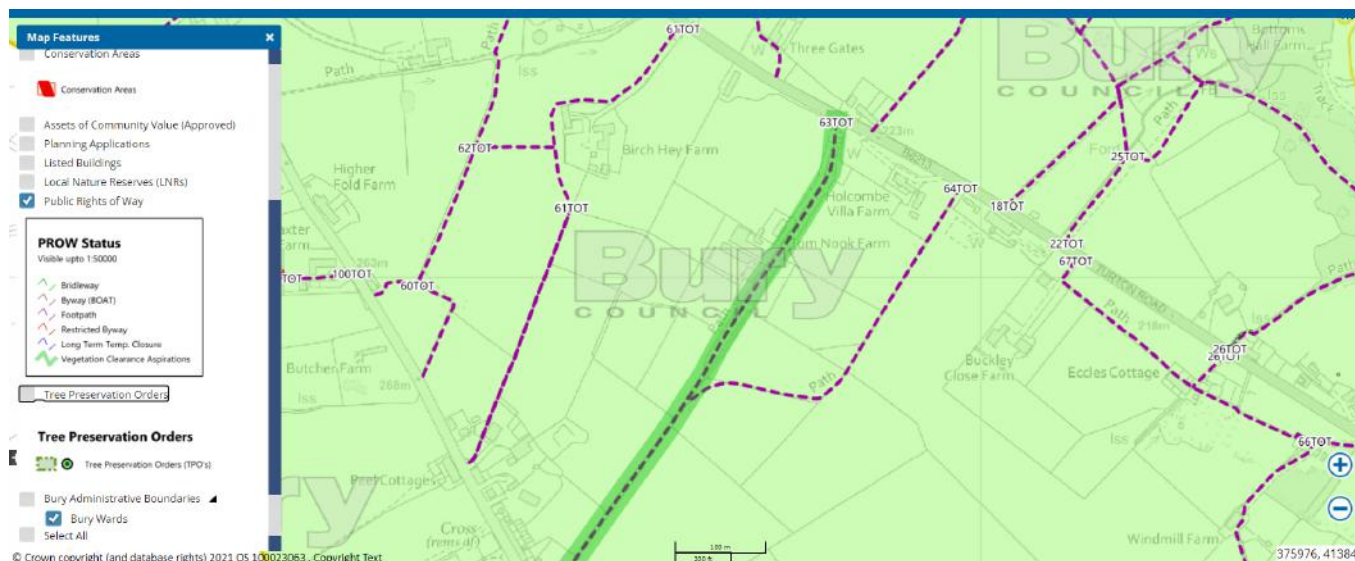


3.10 The main driver for the new building is for animal welfare in terms of the ‘Five freedoms’ is considered. The five freedoms as provided by the Farm Animal Welfare Council (FAWC) comprise:

- **Freedom from hunger and thirst** (Access to fresh water and a diet to maintain full health and vigour)
- **Freedom from Discomfort** (By providing an appropriate environment including shelter and a comfortable resting area).
- **Freedom from pain, injury or disease** (By providing prevention of rapid diagnostic and treatment)
- **Freedom to express normal behaviour** (By providing sufficient space, proper facilities and company of the animals own kind).
- **Freedom from fear and distress** (By ensuring conditions and treatment which avoid mental suffering).

4.0 PLANNING POLICY AND JUSTIFICATION

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



4.2 Furthermore, the site is also located within the councils 'Vegetation Clearance aspirations' the path to the Pack Horse Affetside is well walked and goats have been grazed on this land for over 5 years now carrying out maintenance that the council are unable to do. The allowance of the building will mean that this clearance by the goats can continue and ensure people are able to continue walking the path without overgrown brambles etc.

4.3 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:

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

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);

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.

4.5 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**;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside;
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

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 **Local Policy**

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 site benefits from existing landscaping in the form of a mature hedge which will soften the appearance of the building, 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 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. The ditch will be piped with a 300mm pipe bedded in stone which will filter any water from the ground. The area is not within a flood zone nor will it increase the risk of flooding elsewhere.
- 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 is 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 a 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 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 however the land is unfarmable at the moment until the land is levelled out with the importation of 8 wagons of inert material. The site will then form a larger hardstanding area for the storage of bales.

5.0 ECOLOGY

- 5.1 No buildings, trees or hedges are being removed as part of the proposal therefore there are no ecology concerns.
- 5.2 The pre application advice has confirmed that: *the proposal relates to an existing drainage ditch that seems to exhibit riparian grasses and which may provide habitat. It would be helpful to consider providing ecological information to demonstrate the lack of potential impacts.*
- 5.3 A full ecology survey has been undertaken and has concluded:

Himalayan balsam, a Schedule 9 invasive species of the Wildlife and Countryside Act (1981, as amended) is present as a frequent occurring species. The works, which may involve re-profiling the ditch using machinery may therefore present a risk to causing further spread of Himalayan balsam through plant fragments and seeds becoming embedded in machinery tyres. Himalayan balsam flowers and sets seed between June and October, with disturbance to explosive seeds being a high risk for causing further spread of this species. The drainage ditch works should therefore take place outside of the months of June and October. Works planned for winter will be ideal as this season shall also avoid other ecological constraints such as breeding birds, which nest from March to August, inclusive.

The bramble scrub provides suitable habitat for nesting birds. Where works are planned in the breeding bird season and before June due to Himalayan balsam seed dispersal risk, a nesting bird check will be required 24hrs in advance of any vegetation removal. It is important to note that should an active nest be located, works will be delayed for up to 28days or longer, subject to all fledglings having vacated a nest. Where no active nests are located the works can progress, although stands of Himalayan balsam will first require removal through the method of hand pulling. The roots of Himalayan balsam are very shallow and can easily be pulled from the soil. The pulled plant fragments should then be stockpiled at the top of the embankment to allow to dry and rot down. Providing there is no evidence of Himalayan balsam seeds, the plant can be buried.

The works are proposed in the early spring (March) to ensure no spread of balsom, the site has been cleared by the goats which are a useful tool in the management of the species. Bird nesting surveys will be undertaken prior to any works.

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. The growth of the 'meat box' scheme will allow more goat meat to be sold and distributed to local people.
- 6.2 The building will allow the applicant to house their goats and ensure the welfare of them is the best which can be achieved.

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 within the building.
- 8.2 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, the existing hedge/tree line will produce further screening for the building.

9.0 APPEARANCE

- 9.1 The proposed development will take on a traditional appearance, using stone cladding not only practical and security reasons, but also aesthetics. The building will be clad in box profile cladding and will blend in with the surrounding, the building will only have one access point to allow flexibility with the doors being used for day to day access.

10.0 SECTION B

- 10.1 **VEHICULAR ACCESS** Vehicular access will be via the existing access from the highway, which has been used for generations to access the farm. 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.

The track is tarmac and therefore there is no risk of loose material getting onto the highway.

- 10.2 **PEDESTRIAN ACCESS** Pedestrian access will be as per 10.1 above. A public right of way passes close to the site, however, there will be no disruption to this. The plan below shows this, the applicant will erect herras fencing along the edge of the footpath(see photos below). This will ensure that those using the public footpath will be safe during construction. The applicants will be project managing the works and will ensure that the safety of the public is their main concern.
- 3.5 The applicants will herras fence along the length of the boundary to ensure that walkers do not pass onto the construction site by accident. They will also erect clear signage on either end of the footpath to let walkers know that construction work is taking place.
- 3.6 The existing hardstanding will be used for delivery of goods which is far enough away from the path for the operation of hiabs etc. This will ensure that members of the public will not come into contact with heavy machinery,
- 3.7 Photograph of proposed fencing:





- 3.8 The Herras fencing will be secured with rubber feet which will be angled into the building site to prevent them becoming a trip hazard. The herras fencing is clipped using locking clips to prevent people being able to twist them off and enter the site.

11.0 CONCLUSION

- 11.1 It has been demonstrated within this supporting statement that a need exists for the erection of a goat shelter, creation of an agricultural bale storage area following the piping of a small ditch and the importation of approximately 256m³ of inert material. The location is central to the operation and will mean that the existing hardstanding can be extended to accommodate more bales now more land is being farmed by the applicants,
- 11.2 The agricultural building has been designed so that it is sympathetic and respectful of its surroundings and in keeping with the existing buildings.
- 11.3 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.
- 11.4 The Application satisfies the policy and guidance relevant to determining the application, therefore we respectfully request the LPA approves the application.
- 11.5 Signed:



28.09.2022

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