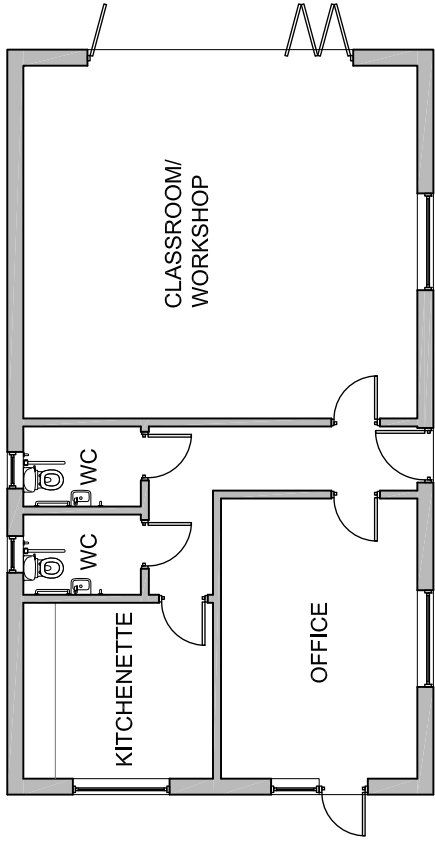


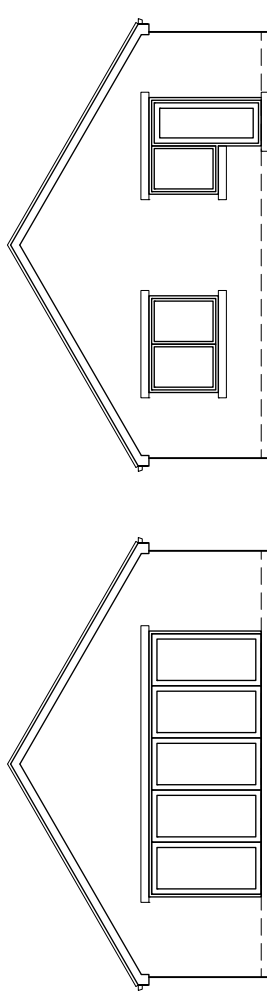
## Location Plan - 1:1250@A4

Rev F - Boundary updated in accordance with revised site plan - 14.03.19

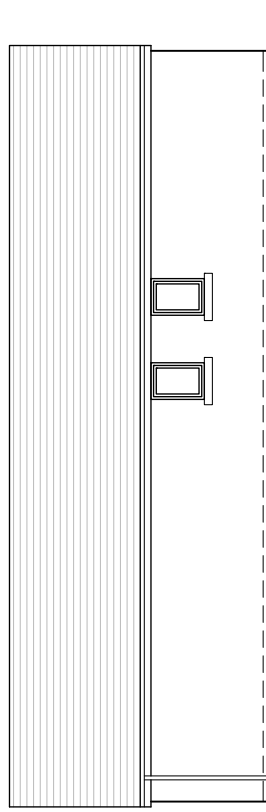
Hillside Farm, Werneth Low Road, Romiley, SK6 4PY  
NOTE: Plan based on Ordnance Survey Information



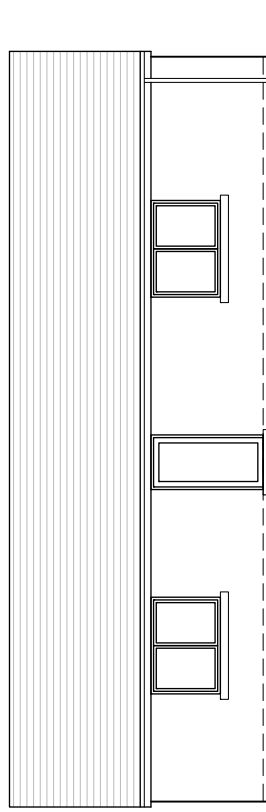
GROUND FLOOR - 1:100



SIDE ELEVATION - 1:100

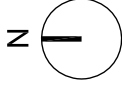


REAR ELEVATION - 1:100

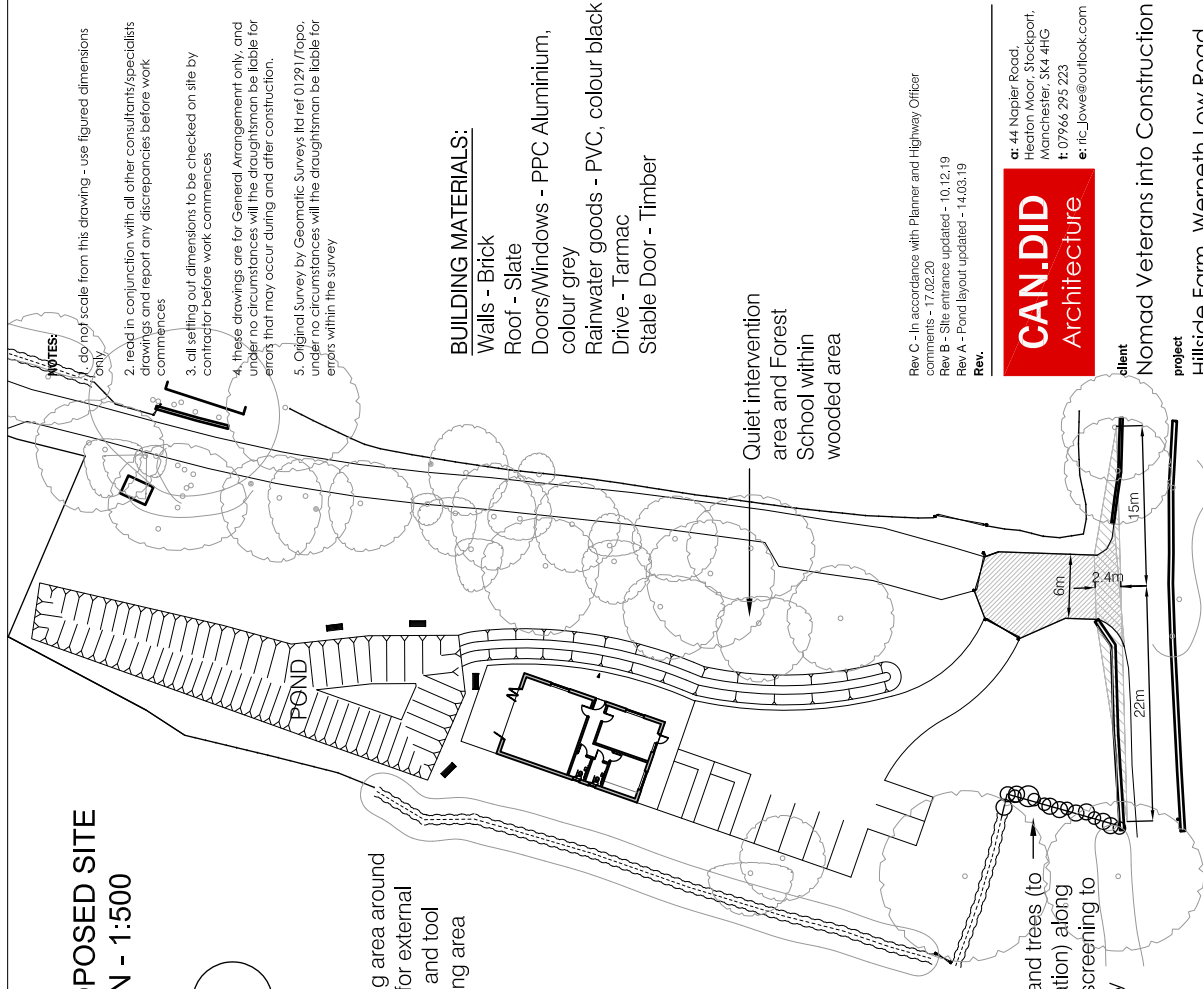


FRONT ELEVATION - 1:100

## PROPOSED SITE PLAN - 1:500



Seating area around  
pond for external  
works and tool  
teaching area



- NOTES:**
- do not scale from this drawing - use figured dimensions only
  - read in conjunction with all other consultants/specialists drawings and report any discrepancies before work commences
  - all setting out dimensions to be checked on site by contractor before work commences
  - these drawings are for General Arrangement only, and under no circumstances will the draughtsman be liable for errors that may occur during and after construction.
  - Original Survey by Geomatic Surveys Ltd ref 0129 / Topo, under no circumstances will the draughtsman be liable for errors within the survey

### BUILDING MATERIALS:

Walls - Brick  
Roof - Slate  
Doors/Windows - PPC Aluminium,  
colour grey  
Rainwater goods - PVC, colour black  
Drive - Tarmac  
Stable Door - Timber

Quiet intervention  
area and Forest  
School within  
wooded area

Rev C - In accordance with Planner and Highway Officer  
comments - 17.02.20  
Rev B - Site entrance updated - 10.12.19  
Rev A - Pond layout updated - 14.03.19  
Rev.

**CAN.DID**  
Architecture

44 Napier Road,  
Heaton Moor, Stockport,  
Manchester, SK4 4HG  
t: 07964 295 223  
e: ritz\_lowe@outlook.com

Client  
Nomad Veterans into Construction

project  
Hillside Farm, Werneth Low Road,  
Romiley, SK6 4PY

drawing

Proposed Plans and Elevations

scale	date	drawn	RL
SHOWN@A3	30.05.18		
drawing no.	revision		
LM000 / 001	C		

do not scale from this drawing

## **HILLSIDE FARM, WERNETH LOW ROAD, ROMILEY, CHESHIRE SK6 4PY**

### **PLANNING SUPPORT DOCUMENT**

#### **Aim**

It is our intention to demonstrate why planning permission to develop the specified building as a Training Hub (office, work & skills centre) for Veterans should be granted.

The following document will highlight the justification for such a development on the proposed site.

#### **Proposed Development**

Retain and complete partially constructed building for use as a training centre/ training hub (office, work & skills centre) for the veteran community. The proposed use will be for the delivery of Project RECCE (Resettlement, Education, Community, Education) a training programme designed to prepare Veterans for their first role in the construction industry. The aim is to assist veterans in transition from service life to civilian life.

#### **Summary**

Nomad Construction Training, is a Community Interest Company (CIC) which has been established for over 2 years as a social enterprise; with profits and assets being used for the public good. Project RECCE (Re-settlement-Education-Community-Construction-Employment) was developed to provide a transitional pathway for veterans, regardless of previous experience, to acquire suitable skills for a career in the civilian construction industry.

Laurence Moore, founder of Nomad and Co-founder of Project RECCE, is a Veteran who has found stability by working positively in the construction industry. Mr Moore has collaborated with Mrs Susan McCormack of MODE Rehabilitation and Mrs Ruth Houlihan of the Detail Group, to develop Project RECCE to become a positive force for the training of other veterans so they too can find stability and employment in the Construction Industry and resettle into our communities.

Project RECCE prepares veterans for a career in the construction industry. Training involves various seminars, motivation speakers (like double amputee Bernie Broad – Invictus Team Captain) Health and Safety & First Aid Training CSCS Cards and CV writing and interview skills. The programme has been able to provide links for veterans to get into employed work in the construction industry with the likes of Balfour Beatty, Wilmott Dixon, SPIRE Construction to name a few. Project RECCE has been sponsored and developed in partnership with **The Royal Foundation** and **The Armed Forces Covenant Fund**.

*“The number of beneficiaries would be greatly increased by the provision of a dedicated training centre and office”.*

In order to provide the required training, The Project RECCE team have sought to find a suitable training centre. There is a limited budget which does restrict options for site suitability. In addition, the needs of the Veterans are paramount; a quiet semi-rural environment is essential, as explained in detail below.

This planning application seeks planning permission to erect and complete a partially built building for use as a Nomad training centre and RECCE Project base. The location at Hillside Farm, SK6 4PY has been chosen for:

- the quiet location in the semi-rural position.
- easily accessible by car, 3 minutes to the bus stop and in close proximity (10 min walk) to Woodley and Romiley rail stations.
- Cycle storage
- the size and shape of the site coupled with the opportunity provide a building that could be used for meaningful training
- the tenancy has been offered on a 5-year agreement, 3 years on a pepper corn rate on the proviso that the surrounding land and proposed pond are kept in good order and maintained to enhance the natural environment.

The site is in the Greater Manchester Green Belt as such the proposal to complete this building is contrary to Green Belt policy. We understand there is a need to establish Very Special Circumstances in order for Stockport Council to be able to find the development to be acceptable. This statement sets out to demonstrate the Very Special Circumstances which can be summarised as:

- The positive work Project Recce undertakes and social good that is undertaken
- Why the Project Recce base must be in a semi-rural and overall quiet location
- That no other suitable space is available in the Stockport and surrounding area – despite extensive search as detailed below
- That the Stockport Council are duty bound under law to assist Veterans in retraining
- That in order for Project Recce to provide the essential training hub it must be provided at the location specified in this planning application at Hillside Farm.

### **Project RECCE Explained**

Project RECCE (Resettlement-Education-Community-Construction-Employment) is a proven training programme designed in collaboration by military veterans and construction industry professionals. It is delivered in partnership with The Royal Foundation and The Armed Forces Covenant Grant Fund.

The core aim is to enable male and female ex-service personnel who have left the military to the course to enter full-time employment within the construction industry. This is in order to support the transition of a hard to reach community and reduce

the construction skills shortage. The government's November 2018 'Strategy for Veterans' states that:

*'Those who have served in the UK Armed Forces, and their families, transition smoothly back into civilian life and contribute fully to a society that understands and values what they have done and what they have to offer'.*

*"RECCE represents a fantastic opportunity to those who want to work in construction" Mick Flemming - Help for Heroes (Supporters of Project RECCE).*

### **Special Circumstances offered by Project RECCE.**

Transition and resettlement from the military into the civilian world is often a complex and unsettling process which many are unprepared for. Along with relocation and financial pressures, the cultural change is mentally demanding which can lead to an individual not knowing how to proceed. Within days an individual can lose their sense of identity and purpose.

A person can one day hold high status and position of authority within a protective and supportive environment and the next be isolated and unemployed. They can lack clear direction as to how best apply their skills and experience and quickly become isolated and disenfranchised.

### **The RECCE Programme- Unique Solution.**

In order to best deliver this hard to reach community into employment, the above special circumstances must be considered. The RECCE programme is designed to assist them along a pathway which improves mental health and wellness, provides vocational training in an appropriate environment and offers suitable, sustainable work opportunities on graduation. The training must be delivered in a sympathetic manner which engages the student cohort and introduces them to the construction environment in a carefully & controlled manner. Throughout the process, specialist clinical oversight is provided to identify and remedy issues as they arise and the findings (prepared by University of Manchester) of the pilot course identified that the first two weeks of the course must be delivered in a rural rather than urban setting.

### **Evidence.**

It has been evidenced and clearly demonstrated that many military personnel are discharged with resultant mental ill-health conditions including anxiety, hyper-vigilance and paranoia. Others will suffer from symptoms associated with post-traumatic stress disorder. These can be treated to a greater or lesser extent within existing military charities such as Combat Stress, Walking with the Wounded, Help for Heroes or within more recent NHS initiatives. However, it is accepted that upon completion of therapy, many residual symptoms remain meaning that an individual must continue to manage those characteristics on an enduring basis. Numerous

studies have been completed which demonstrate the therapeutic benefits to mental health of natural environments. Therefore, in order to have the most positive outcomes, the RECCE Programme training course must be delivered in a setting which does not aggravate those conditions whilst the mentors and specialist clinical team help the students improve their cognitive state to one more likely to support new learning outcomes.

Director of registered mental health charity Mode Rehabilitation, Susan McCormack (Accredited Counsellor and Psychotherapist, MBACP and also a member of the BABCP, RCP UKPTS and BABICM) endorses entirely the requirement to deliver any transitional resilience to civilian life workshop within a rural setting as a vital component of mental health delivery. The mental health benefits for social and therapeutic horticulture, environmental conservation interventions and care farming were similar and include:

- Psychological restoration and increased general mental wellbeing
- Reduction in depression, anxiety and stress related symptoms
- Improved self-esteem, confidence and mood
- Increased attentional capacity and cognition
- Improved happiness, satisfaction and quality of life
- Sense of peace, calm or relaxation
- Feelings of safety and security
- Increased social contact, inclusion and sense of belonging
- Increase in work skills, meaningful activity and personal achievement

*(BRAGG, R., ATKINS, G. 2016. A review of nature-based interventions for mental health care. Natural England Commissioned Reports, Number204.)*

The RECCE Programme content has been developed by veterans and clinical professionals within our course-design team who, having overcome these challenges first hand, offer a solution to their peers. Through strategic relationships with the national veteran charities, Walking With The Wounded and Help For Heroes, we are referred beneficiaries who have been deemed 'work ready'. We then deliver the 'Project RECCE - Resilience to Civilian Life' workshop at the start of the course to ensure the veterans are both site and employment ready. If at any point our students are required to undergo further support, they are referred to the better resourced national charities. To have the greatest chance of success, this part of the course must be delivered in a rural setting.

### **Clinical Design Team.**

Rigorous monitoring and evaluation of the training course has confirmed that a holistic approach to therapy is the cornerstone of ensuring students are 'work ready'. Our delivery partner, Mode Rehabilitation, a registered mental health charity, has taken our core aim and created a bespoke 'Resilience to Civilian Life' workshop. This week-long package has been designed by a team which comprise of an interdisciplinary bank of staff, consisting of a full-time Therapist, who is an Accredited Professional Therapist, Clinical Case manager, Mental Health worker and Board-Certified Psychiatrist.

The workshop is delivered during the first week of the course, allowing students to re-discover their core competencies and transferable skills. With enduring clinical oversight and support for the students, this foundation week ensures that they are ready to learn, become and remain 'work ready' and correctly positioned for a new career within the construction industry and successfully transitioned to be valued members of the community.

## Location

Project RECCE (Resettlement-Education-Community-Employment) is provided by Nomad Construction Training CIC, a Stockport based Community Interest Company with roots and head office in the borough. Project RECCE is part-funded by The Stockport Local Fund whose requirement is for the funding to '*benefit people in Stockport*'. Funding projections for the next 5 years do not support the purchase of a training hub so suitable premises must be found on the rental market or an alternative solution found. In order to operate from Stockport, suitable premises are required which allow for the nature of Project RECCE and the special circumstances highlighted above. The requirements of the premises are:

- Within the borough of Stockport
- Nearest station within 30 minutes travel time and under £7.00 daily from Manchester Piccadilly Station
- Semi-rural
- Office space for 4-6 people
- Classroom space for up-to 20 people
- Welfare facilities
- Storage facilities
- Parking facilities
- Bike Storage
- Low cost rent



*The above map marks the boundary of Stockport*



*The above map shows those Stockport train stations within 30 minutes travel time and less than £7.00 daily from Manchester Picadilly*

In order to identify suitable locations across Stockport we have focused our search on a 1-mile radius of those Stockport train stations on the rural/urban interface; Bramhall, Marple, Romiley, Woodley. We then conducted a search on Right Move as well as contacting the following to inform the search.

- Bridgefords Estate Agents, 3 Stockport Rd, Marple, Stockport SK6 6BD – 0161 401 0917
- O'Connor Bowdon, Bank Chambers, 1 Compstall Road, Romiley, Stockport – 0161 808 0010

We met with Helen Walters of Stockport Council to discuss possible options for the premises. We also conducted an independent search of suitable locations which we then compared to our criteria in order to assess suitability – details are attached in the appendices.

Location	Within 30 mins of Mcr Picadilly and less than £7.00	Semi-Rural	Office space for 4-6 people.	Classroom space for up-to 20 people	Welfare facilities	Storage facilities	Parking facilities	Low Cost	Remarks
Office, Bramhall Lane South SK7 2DL	£6.50 RTN	N	Y	Y	Y	Y	Y	£1167 pcm	Town Centre
Office, Sovereign House, Bramhall SK7 1AW	£6.50 RTN	N	Y	N	Y	Y	Y	£595 pcm	Town Centre
Compstall Mill, Andrew Street, Stockport, Cheshire SK6 5HN	£6.50 RTN	Y	Y	N	Y	Y	Y	£795 pcm	Unsuitable classroom environment
Former Job Centre, Stockport Road, Marple SK6 7AA	£6.50 RTN	N	Y	Y	Y	Y	Y	£1083 pcm	Town Centre
<b>STRINES</b>									
Goyt Mill, Upper Hibbert Lane, Stockport, Cheshire, SK6	£6.50 RTN	Y	Y	Y	Y	Y	Y	£1902 pcm	Too Expensive
<b>NEW MILLS</b>									
2nd Floor, 41-43 Market Street, New Mills, SK22	£10.50 RTN	Y	Y	N	Y	Y	Y	£700 pcm	Not within distance/ Too expensive
Former NatWest Bank, Compstall Road, Romiley, Stockport, SK6 4BZ	£6.50 RTN	N	Y	Y	Y	Y	N	£2500 pcm	Town Centre
Maxron House, Romiley, Stockport SK6 3JQ	£6.50 RTN	N	Y	N	N	Y	Y	£217 pcm	Industrial Area
Hillside Farm, Werneth Low Road, Stockport SK6 4PY	£6.50 RTN	Y	Y	Y	Y	Y	Y	Zero Cost*	Rural
Pama House Stockport Road East	£6.50 RTN	N	Y	Y	Y	Y	Y	£750 pcm	Town Centre

Stockport SK6 2AA									
Bredbury Industrial Park, Horsfield Way, Stockport, Cheshire, SK6 2SN	£6.50 RTN	N	Y	Y	Y	Y	Y	£19,63 2 pcm	Industrial Area

It can be seen that several options must be ruled out due to cost or location which leaves the building at Hillside Farm as the most suitable option for development into a vocational work centre for Nomad Construction Training CIC.

***\*The present owners have offered the site and building at nil charge for the first three years making it an attractive proposition for all involved.***

### **Conclusion**

In this case it is considered that the adverse effects of the scheme, the loss of openness of the Green Belt, are significantly and demonstrably outweighed by the significant Social benefits provided by Project RECCE. Project RECCE must be delivered in a quiet location. The analysis above shows there is no other location suitable or available for the intended training hub.

A very similar process was undertaken in the case of a development in the Green Belt in the Siraj Case in Kirklees, West Yorkshire: *R (Siraj) v Kirklees Metropolitan Council [2010] EWCA Civ 128*. That case related to a business in the Green Belt where the proposal was inappropriate and the need for very special circumstances was required and found. The decision notice stated:

*"The applicant has demonstrated the specialist nature of his operation, the operational requirements of customers, the difficulties of remaining in his present location and the lack of other suitable alternative sites all of which are considered to comprise very special circumstances to justify this inappropriate development in the Green Belt. Further the design and materials would not be harmful to the character of the area nor would the use be harmful to road safety."*

The Council granted planning permission but this was challenged by Judicial Review. The case went to the Court of Appeal where it was held that the Council were correct to take the circumstances into account 'Very Special Circumstances' to justify development in the Green Belt. The same would be true of the proposed training base for Project RECCE.


Furthermore mitigation against the adverse impacts of loss of openness can be achieved by additional landscaping which can be agreed and incorporated into training programmes with the Veterans. This could be achieved through submission of further information as part of planning conditions.

We respectfully ask that for the benefit of Project RECCE planning permission is granted for the training centre.

---

*Appended Below Extracts of Site Search Map Imagery*

## Bramhall




**£3,333 pcm**

**Retail property (high street)**  
Unit 28 Bramhall Centre, SK7  
1,207 sq. ft.


The Village Square is a well ESTABLISHED SHOPPING AND BUSINESS CENTRE located in the heart of Bramhall, an affluent suburb of Stockport and South Manchester. A PUBLIC CAR PARK IS AVAILABLE to the rear of the centre and Bramhall train station is less than five minutes walk along Bramhall Lane South.

[See full property details](#)


**Nearby properties matching your criteria**



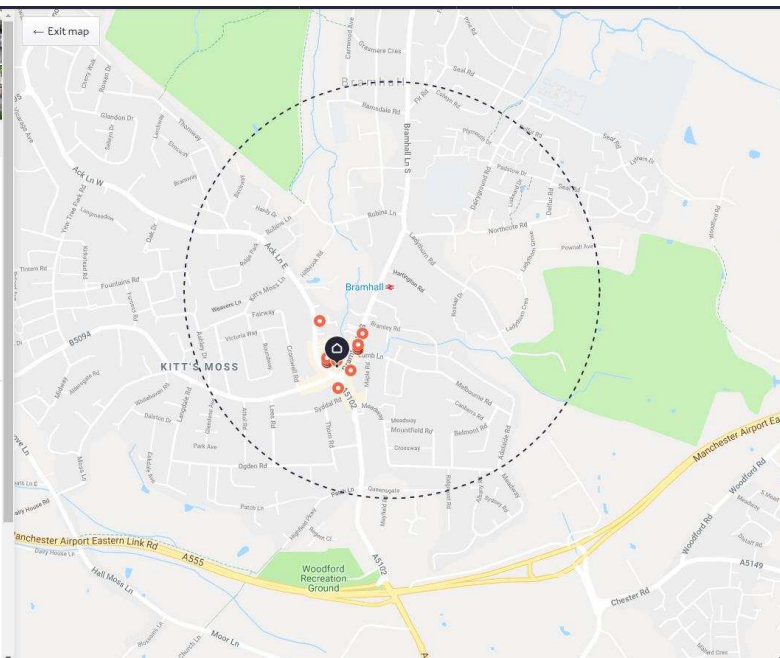
**Office**  
Bramhall Lane South, Stockport  
1,423 sq. ft.  
**£1,167 pcm**



**Commercial property**  
42a Bramhall Lane South, Stockport  
1,009 sq. ft.  
**£750 pcm**




**Retail property (high street)**  
42 Bramhall Lane South, Bramhall S...  
935 sq. ft.  
**£1,250 pcm**



The above image shows those commercial properties available within a one mile radius of Bramhall train station in a list to the left and in a map view to the right

## Marple




**£1,083 pcm**

**Office**  
Stockport Road, SK6  
1,430 sq. ft.


OFFICE SUITETO LET1430 sqft

[See full property details](#)


**5 other properties at the same location**




**Office**  
893-1,430 sq. ft.  
From **£708 pcm**



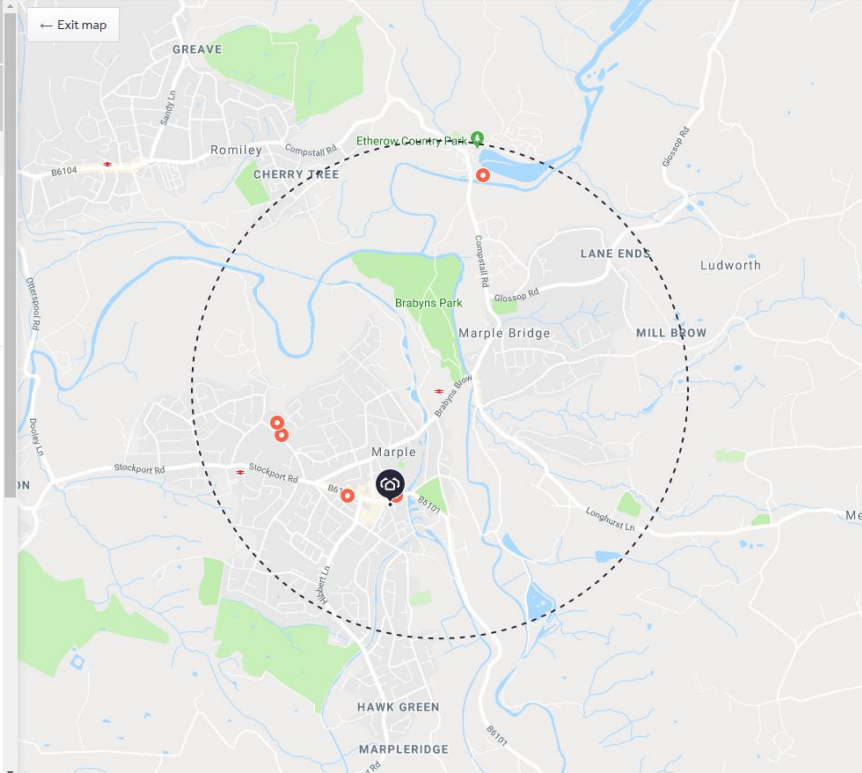
**Office**  
Stockport Road, SK6  
893-1,430 sq. ft.  
**£708 pcm**



**Office**  
Stockport Road, SK6  
1,172 sq. ft.  
**£917 pcm**

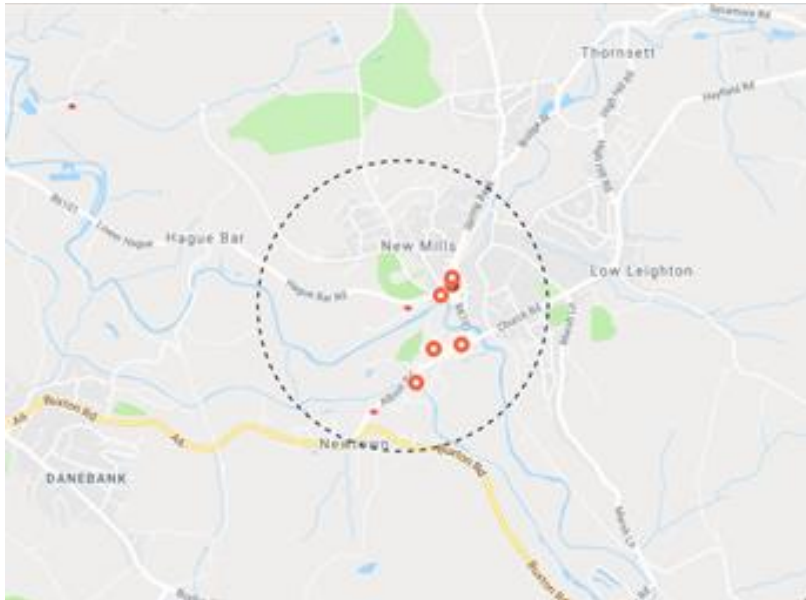


**Office**  
Stockport Road, SK6  
893 sq. ft.  
**£708 pcm**



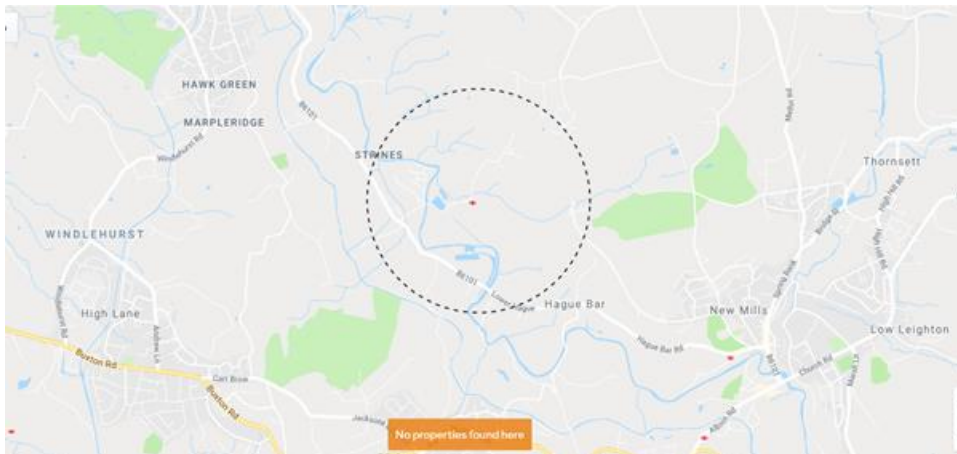
The above image shows those commercial properties available within a one mile radius of Marple train station in a list to the left and in a map view to the right

## *New Mills*




*The above map shows the search radius for New Mills although this location has been discounted due to distance and cost from Manchester Piccadilly train station*

## *Strines*



*The above map shows the search radius for Strines although there are no available properties in this vicinity. The nearest suitable location is Goyt Mill, Marple*

## *Romiley*




**£217 pcm** From

**Office**  
Maxron House, Green Lane, Stockport, Cheshire, SK6  
120-270 sq. ft.

To Let: 120 Sq.ft & 150 Sq.ft First floor offices capable of being taken separately or combined to provide a suite of 270 Sq.ft. 1 x car parking space per office situated at Maxron House private and secure on site car park. Low cost office with all inclusive rent, No VAT, Nil payable Business Rates

[See full property details](#)

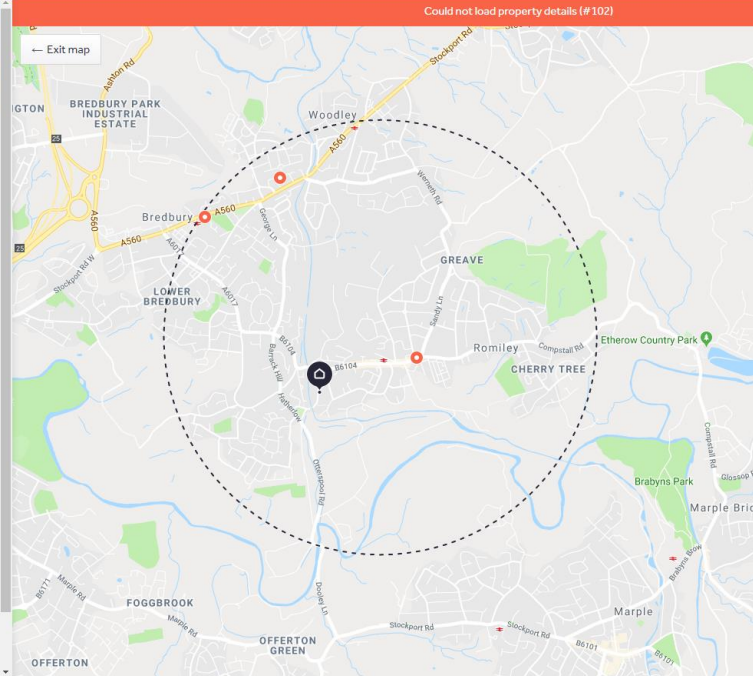
**There aren't any matching properties nearby**  
But here are some a little further away that fit your criteria...



**Retail property (high street)**  
Former NatWest Bank, Compstall R...  
2,525 sq. ft.


**£2,500 pcm**

Could not load property details (#102)



*The above image shows those commercial properties available within a one mile radius of Romiley train station in a list to the left and in a map view to the right*

## Bredbury




**£19,632 pcm**

**Light industrial**  
Bredbury Industrial Park, Horsfield Way, Stockport, Cheshire, SK4  
35,694 sq. ft.

To Let Modern Detached Warehouse / Industrial Unit 35,694 sq ft (3,316.05 sq m) The unit comprises a modern detached industrial/warehouse unit benefitting from the following specification:-


[See full property details](#)

**There aren't any matching properties nearby**  
But here are some a little further away that fit your criteria...




**Retail property (high street)**  
Woodley Precinct, Stockport  
1,578 sq. ft.

**£1,333 pcm**

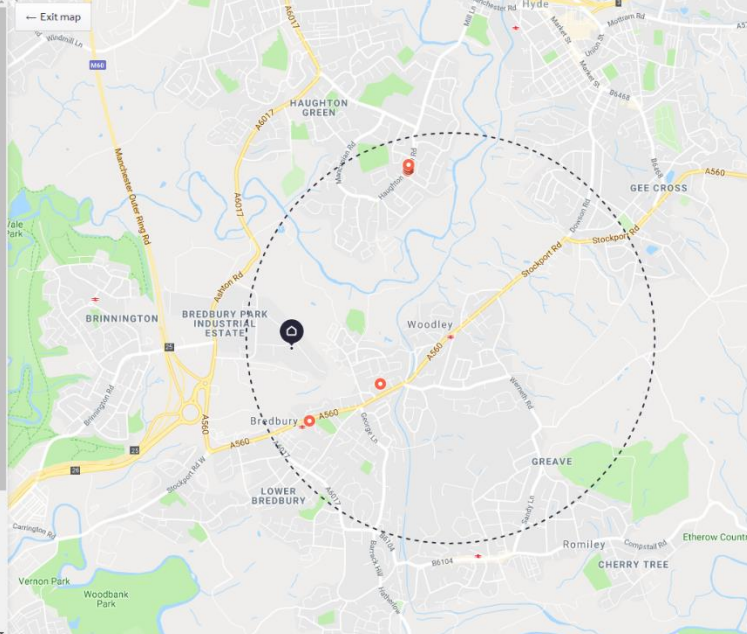


**Retail property (high street)**  
Haughton Green Road, Denton  
596 sq. ft.

**£583 pcm**



**Office**  
Pama House Stockport Road East S...  
231-382 sq. ft.



*The above image shows those commercial properties available within a one mile radius of Woodley train station in a list to the left and in a map view to the right*