



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

- 3 FEB 2012

FOR THE
ATTENTION OF

For office use only

Application No:

920120140P

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: First name:
Last name:
Company (optional): DUCHY OF LANCASTER
Unit: House number: House suffix:
House name:
Address 1: 1 LANCASTER PLACE
Address 2: STRAND
Address 3:
Town: LONDON
County:
Country: ENGLAND
Postcode: WC2E 7ED

2. Agent Name and Address

Title: First name:
Last name:
Company (optional): SMITHS GORE
Unit: 14 House number: House suffix:
House name: EASTWAY BUSINESS VILLAGE
Address 1: OLIVERS PLACE
Address 2: FULWOOD
Address 3: PRESTON
Town:
County: LANCASHIRE
Country: ENGLAND
Postcode: PR2 9WT

3. Description of the Proposal

Please describe the proposed development, including any change of use:

ERECTION OF NEW DAILY CUBICLE BUILDING (4 NEW ACCESS TRACK) TO FACILITATE EXPANSION OF MILKING HERD.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

N/A

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

N/A

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: **RADHOLME LAUND FARM**

Address 1: **COW ARK**

Address 2: **CLITHEROE**

Address 3:

Town:

County: **LANCASHIRE**

Postcode (optional): **B87 30f**

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: Northing:

Description:

**SITE OF NEW FARM BUILDING IS
TO THE SOUTH ^{WEST} EAST OF MAIN FARM
STEADING - SEE SITE PLAN**

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

**NB: ONLY VERY BRIEF
TELEPHONE CONVERSATION
WITH RACHEL HORTON ON 20/01/12**

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

N/A.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

**SLURRY TO BE COLLECTED +
STORE IN EXISTING ABOVE
GROUND RING TANK TO EAST
OF NEW BUILDING.**

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

**ADDITIONAL WASTE ARISING
WITH FORM PART OF CURRENT
ON FARM COLLECTION OF
RECYCLABLE MATERIALS.**

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

N/A.

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	N/A	YORKSHIRE BOARDING ABOVE CONCRETE PANELS	☐	☐
Roof	N/A	NATURAL GREY CEMENT FIBRE	☐	☐
Windows	N/A	N/A.	☐	☐
Doors	N/A	BOX PROFILE TIN COATED STEEL DOORS	☐	☐
Boundary treatments (e.g. fences, walls)	N/A	N/A.	☐	☐
Vehicle access and hard-standing	N/A	CRUSHED STONE	☐	☐
Lighting	N/A	ROOF LIATHS AS WELL AS ELECTRIC FLOOD LIGHTS INTERNALLY	☐	☐
Others (please specify)	N/A	CONCRETE FLOOR 9 18' FOOT CONC APRON TO NORTH SIDE	☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

1. DRAWING NO: LG/VV/27*
2. DAA STATEMENT ENCLOSED.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces		N/A	
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

SLURRY TO BE COLLECTED VIA CHANNEL AS PER DRAWING 1 THE VIA PIPE UNDERGROUND TO EXISTING ABOVE GROUND SLURRY

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☒ Soakaway ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

AGRICULTURAL LAND

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site:

AGRICULTURAL LAND

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

NA: ON GOING

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

NA

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing****Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=

Total existing residential units (E+F+G+H)=

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes

☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☒				
Net tradable area:	☒				
A2 Financial and professional services	☒				
A3 Restaurants and cafes	☒				
A4 Drinking establishments	☒				
A5 Hot food takeaways	☒				
B1 (a) Office (other than A2)	☒				
B1 (b) Research and development	☒				
B1 (c) Light industrial	☒				
B2 General industrial	☒				
B8 Storage or distribution	☒				
C1 Hotels and halls of residence	☒				
C2 Residential institutions	☒				
D1 Non-residential institutions	☒				
D2 Assembly and leisure	☒				
OTHER	☒				
Please Specify AGRICULTURE	☐		0	+836m ²	+836m ²
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	6	1	
Proposed employees	6	2	

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
NA - AGRICULTURAL BUILDING				

21. Site Area

Please state the site area in hectares (ha)

836m² / 0.08 ha

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

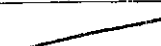
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

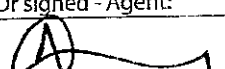
I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):





02/02/12

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

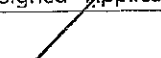
I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

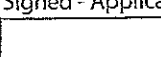
Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served
MR. S. VERITY	RADHOLME LAUND FARM, COW ARK, CLITHEROE, BB7 30F	2/2/12

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

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02/02/12

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



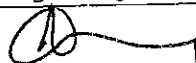
27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

NA

Or signed - Agent:

 . OKSTEE

Date (DD/MM/YYYY):

01/02/2012

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

01772

663120

Country code:

Mobile number (optional):

07768

953332

Country code:

Fax number (optional):

01772

663121

Email address (optional):

david.steff@smithsgore.co.uk

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

DAVID STEFF

Telephone number:

01772 663120

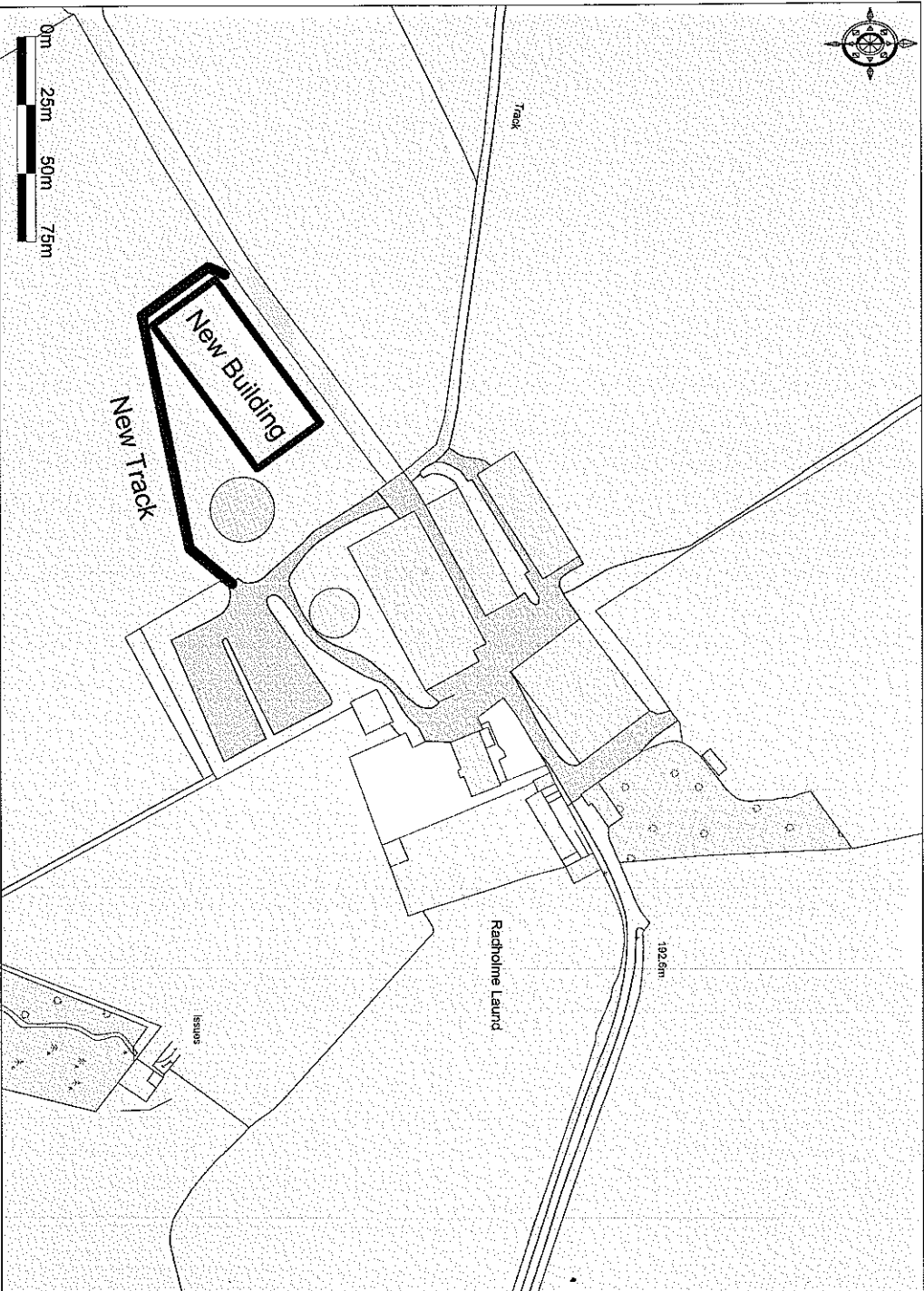
Email address:

david.steff@smithsgore.co.uk

320120140P

Radholme Laund Farm
Proposed New Building & Track

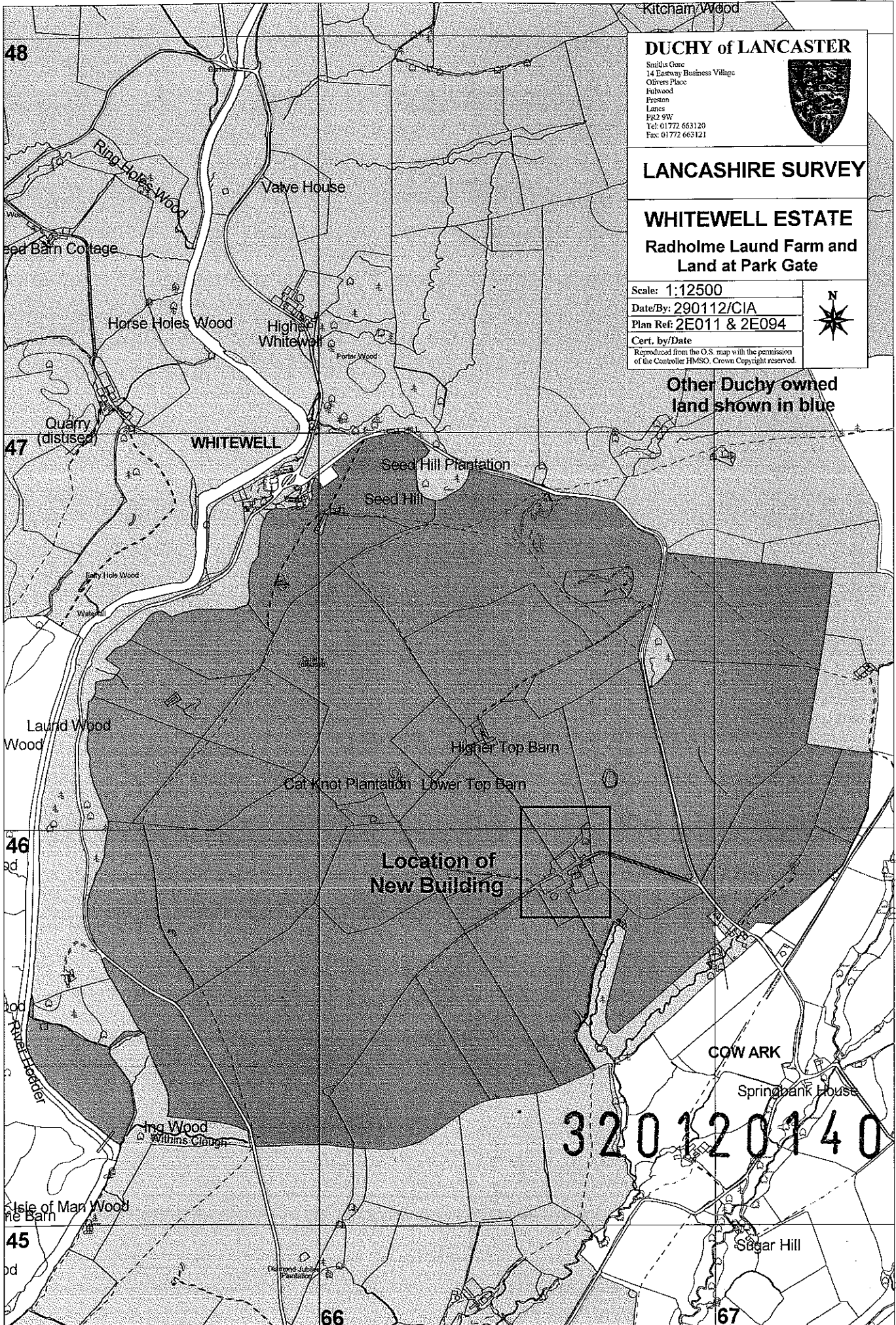

SMITHSCORE



 **Promap**

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The plan is published for convenience only. Although thought to be correct its accuracy cannot be guaranteed and it does not form part of the contract.



Kitcham Wood

DUCHY of LANCASTER

Smiths Gate
14 Darway Business Village
Oliviers Place
Fulwood
Preston
Lancs
PR2 9W
Tel: 01772 663120
Fax: 01772 663121



LANCASHIRE SURVEY

WHITEWELL ESTATE

Radholme Laund Farm and
Land at Park Gate

Scale: 1:12500

Date/By: 290112/CIA

Plan Ref: 2E011 & 2E094

Cert. by/Date

Reproduced from the O.S. map with the permission
of the Controller HMSO. Crown Copyright reserved



Other Duchy owned
land shown in blue

Location of
New Building

COW ARK

Springbank House

320120140P

Sugar Hill

RADHOLME LAUND FARM
PLANNING APPLICATION
DESIGN & ACCESS STATEMENT

320120140P

Based on the Ribble Valley Borough Council Design & Access Statement Proforma

Process – *What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?*

- The proposed building is required following an internal assessment of the operation of the farm business which concluded that cow numbers need to be increased to ensure the long-term financial viability of the business.
- The design of the building mirrors the other farm buildings already on site, located on other farms across the estate and within the local area.
- The scale of the building has been planned as a direct result of the requirement to house the proposed increase in the herd size from 280-350.
- The scale of the building has been calculated to provide the necessary space and facilities to ensure the highest levels of animal husbandry.
- The layout of the building has been developed by the business following many visits to other farms in the local area and by gathering information relating to current industry best practice.
- The materials to be used in the development mirror those used elsewhere on farm buildings on the farm, estate and within the local area, making best use of any modern developments in structural methods and materials.

Use – *What will the extension/development be used for and justify why this is necessary?*

- The building will be used to facilitate the expansion of the milking herd from 280 up to 350 cows and associated young stock. Increased output will improve the general viability of the business.
- The long-term future of the business is dependant on its ability to maintain its financial viability. The land available to the business is able to support a modest increase in herd size which will allow the business to maximise the use of its assets. This will preserve the employment of 6 full-time and 1 part-time workers and the multitude of associated local businesses that the farm business utilises in its day-to-day operations.

Amount – *What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?*

- Size – 55m x 15m building, 3.9m to eaves, 5.9m to ridge.
- Need – the building is required to be this size to provide an additional 123 cubicles, required to facilitate the herd expansion outlined above. The space has been calculated utilising best practice standards for cow welfare.

Layout – *Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?*

- The layout was determined by adherence to industry best practice, optimising cow welfare and husbandry and providing safe and effective working conditions.
- The business visited other buildings recently constructed to evaluate the different types of layouts used.
- The business already uses similar layouts in other buildings on the farm and the proposed layout works well.

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Scale – *Is the scale of the extension/development in keeping with the context of the site and in what way?*

- Yes. The farm already has numerous building, very similar in nature. The proposed building will sit alongside these in the next available space, and will become part of the farm building complex.
- The building needs to be close to the milking parlour and the above ground slurry storage tower, criteria which the proposed location fulfils.

Landscaping – *If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?*

- No specific landscaping is proposed around the building, e.g. trees/shrubs.
- No loss of trees or hedges will occur during the development, other than a 3m section where the new track joins the existing farm track network.
- The building will be located at least 8m from the nearest hedgerow, to ensure that no damage will occur and to preserve the hedgerow.
- The building will be 'cut' into the natural slope of the field to minimise ridge height.

Appearance – *Specify how the extension/development fits in terms of its appearance and include details of materials to be used.*

- Building appearance will mirror existing group of buildings. Same principle materials to be used i.e. timber Yorkshire boarding, fibre cement roof, steel clad doors, steel framed, concrete wall panels.

Access – *Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles.*

- Building will be accessed from the current farmyard area. The farm is accessed directly from Hall Hill (shown on plan) along an excellent farm track with dual access points where it meets the public highway.
- Building will be accessed by tractors/farm workers via the new short section of track prepared as shown on the plan. This route avoids the otherwise steep incline up the east side of the building which was deemed to be potentially dangerous for vehicles/machinery, especially in poor weather.
- There is no requirement for access by the general public.
- The building will be fully accessible to all types of modern farm machinery, therefore emergency vehicles will have little problem accessing the building if required.

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**ADDITIONAL INFORMATION REQUIRED FOR NEW
AGRICULTURAL BUILDINGS AND FARMHOUSES**



Ribble Valley Borough Council

Application No:

Agricultural /Countryside Planning Application

(Please note if the proposal is for a non-agricultural building questions relating to labour workforce will not be relevant)

Applicant Name DUCHY OF LANCASTER
 Application site RAO HOLME LAUND FARM
 Proposed Development ERECTION OF NEW CAR CUBICLE BUILDING & ACCESS TRACK
 Previous Applications FULL APPLIC (2008) 2 X STATIC CARAVANS
[Ref: 320080907P.]

1. Land – (Total Areas in Hectares)

Owned

• DUCHY = 249.0 HA
 • VFRITY = 40 HA (MITTON)

Rented

• FURTHER 2 HA RENTED BY VFRITY'S

Short-term NIL

Land use: Pasture 190 HA Meadow 101 HA Crop Crop
 Land Quality (DA/SDA/NVZ) ALL LFA OTHER THAN 10 HA = SOA

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows 280

In-calf heifers 60 Bulling heifers 30 Calving
 Young stock 90 Milk Quota

Beef Breeding: Suckler cows

Calving Heifers Calves

Beef Rearing: Store Cattle (ages) 190 TOTAL (100 > 12 months and 90 < 12 months)

Calves Age at purchase Age at sale Bulls
 Sheep: Pedigree/commercial Breeding ewes Lambs Store sheep
 Lambing period Lambing location
 Other

3. Labour & Accommodation

	Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years	Years in business
1	S. VERITY	63	f/t	65	Partner		
2	M. VERITY	34	P/t	65	Partner		
3	K. VERITY	60	f/t	65	Partner		
4	G. COCKS	32	F/t	60	Herdsman		
5	S. KURAKIN	28	F/t	63	Herdsman		
6	A. KARON	31	f/t	55	Herdsman		
7	Misc P. INGHAM	30	P/t	21	Feeding up		

Existing Dwellings FARMHOUSE AT RADHOLME LAUND FARM

Other Properties (incl occupiers) 2 PARK DATE COTTAGES / SEED HILL COTTAGE / 2 CARAVANS
 Previously owned properties NA
 Available properties in locality NA

4. Proposed Development/Applicant(s) Comments

Need

HERD EXPANSION 280 MILKERS to 350 PLANNED THIS YEAR

Siting

NEXT AVAILABLE SPACE IN STEADING
 ADJACENT TO MILKING PARLOUR
 PROXIMITY TO SLURRY TOWER

Design

TRADITIONAL DESIGN - TRADITIONAL MATERIALS
 TO MARRY IN WITH EXISTING FARM BUILDINGS ON SITE

Future Plans

ONLY TO INCREASE MILKING HERD AS STATED ABOVE
 TO IMPROVE VIABILITY OF FARM'S PRINCIPLE ENTERPRISE

5. Financial Details

NOT PROVIDED - INFO CAN BE (ON CONFIDENTIAL BASIS)
 IF NEEDED, BUT NOT CONSIDERED APPROPRIATE
 GIVEN NATURE OF APPLICATION.

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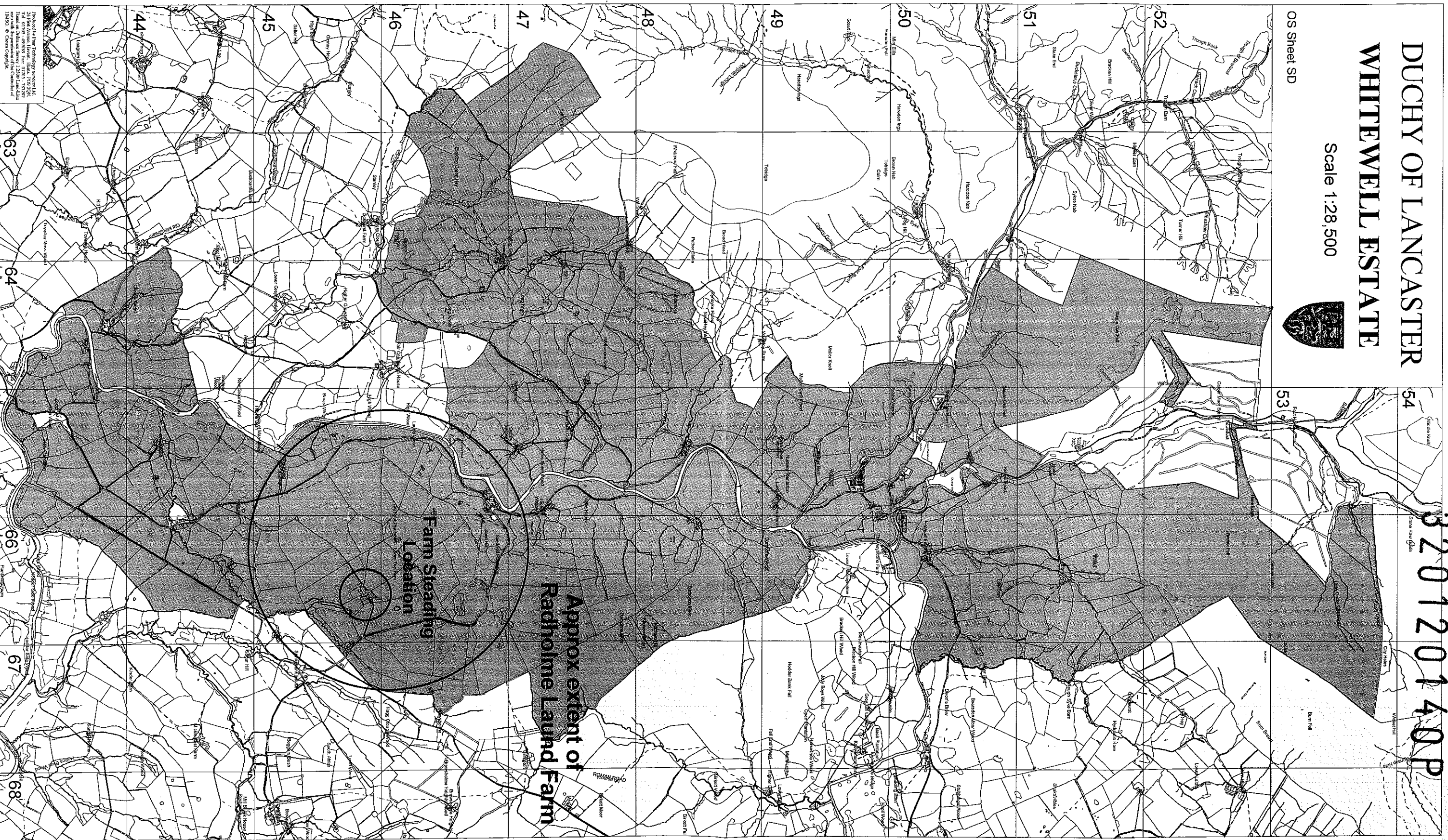
7. Farm Buildings

(Please give details of existing farm buildings and their uses)

SEE PLAN ATTACHED.

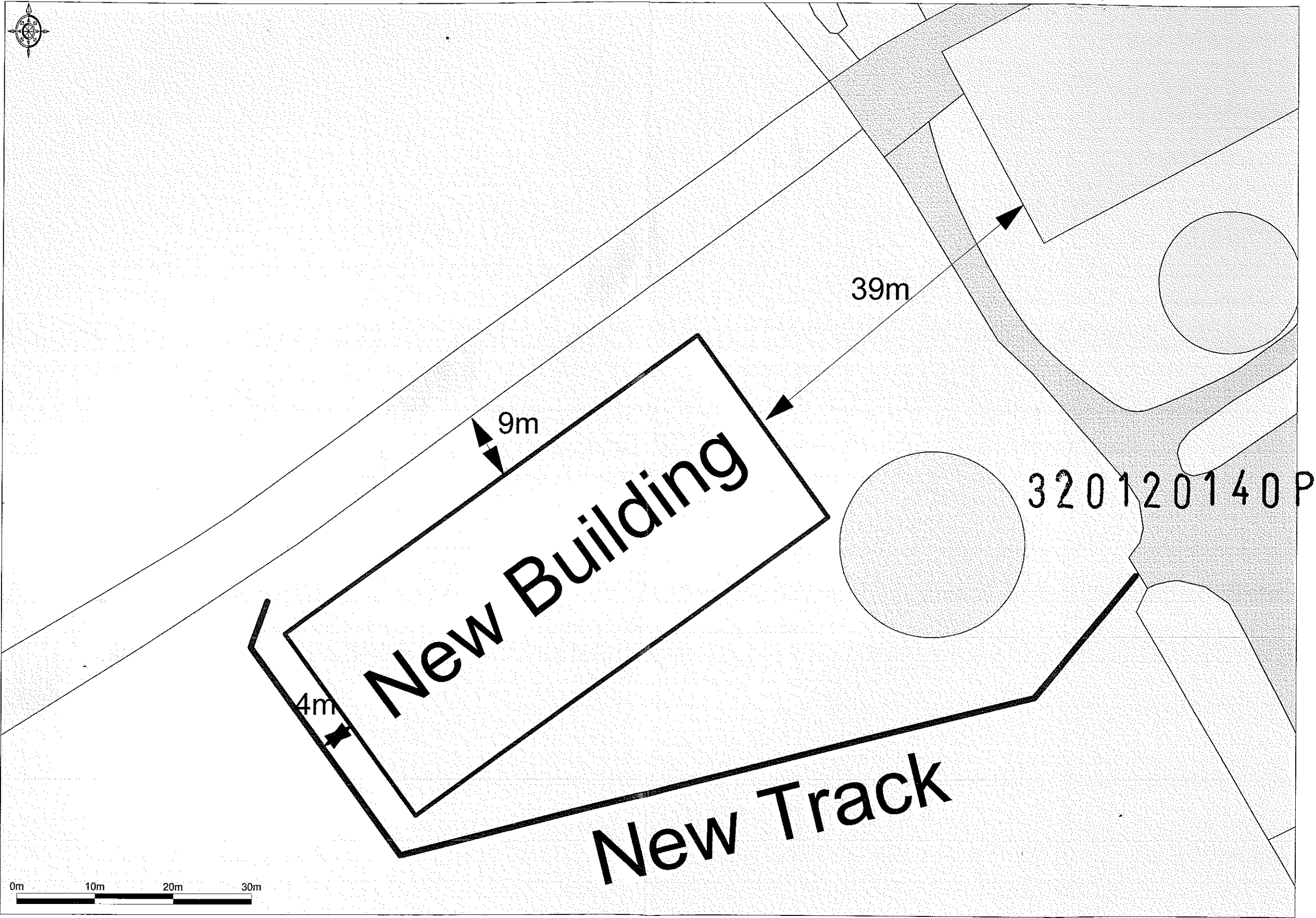
320120140P
Stone Hill Garden

Scale 1:28,500



Radholme Laund Farm
Proposed New Building & Track

SG
SMITHSGORE



Promap®

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