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PLANNING STATEMENT

**IN RESPECT OF THREE FULL PLANNING
APPLICATIONS FOR THE ERECTION OF
THREE AGRICULTURAL BUILDINGS ON LAND**

AT

**BUCKLEY FARM, STONEYGATE LANE,
KNOWLE GREEN, PRESTON, PR3 2ZS**

Prepared by: Gary Hoerty Associates
Our Ref: Coa/065/1393/GH
Our Client: Messrs A & P Coates
Date: March 2013



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



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1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 Gary Hoerty Associates has been instructed by Alan and Peter Coates of Old Buckley Farm, Stonegate Lane, Knowle Green, Preston, PR3 2ZS to submit three planning applications on their behalf for the proposed erection of two modern steel portal frame agricultural buildings and a lean-to to accommodate a covered manure store and cattle housing and associated feed passages.
- 1.2 Our clients own Old Buckley Farm the site where the buildings will be sited which extends to approximately 204 acres, Hill Farm, Hurst Green which extends to 60 acres and Lawsonsteads Farm, Whalley which extends to 36 acres. In addition to the owner occupied farms they rent a further ten acres which adjoins the land at Old Buckley with the effect that they are farming approximately 310 acres of good quality agricultural land. Old Buckley Farm provides the base from where they operate their farming business and all of their farm buildings are located here. The applicants operate a beef enterprise and have an extensive range of well maintained modern farm buildings.
- 1.3 Planning permission has recently been granted for residential development of part of Lawsonsteads Farm and the applicants are looking to reinvest part of the proceeds of the sale of this land into their farm business through the expansion of the existing beef enterprise. The proposed development will enable the applicants to expand their farm buildings to accommodate the expanded beef enterprise.
- 1.4 We set out within this Planning Statement the proposed development in more detail, the planning history of the site where relevant; review the application site, set out why we believe the application conforms to the relevant national and local planning policies and therefore why the application should therefore be looked upon favourably.

2. PLANNING HISTORY

- 2.1 The planning history of the farm since our clients purchased it in 2002 is as follows:
- 2.2 Application number 03/007N was a prior notification application for a portal frame storage building, which was approved on 23 May 2003.
- 2.3 Application number 03/006N was a prior notification application for a general purpose implement building, which was approved on 6 January 2004.
- 2.4 Application number 05/094N was a prior notification application for a building for agricultural machinery, hay and storage, which was approved on 22 February 2005.
- 2.5 Application number 06/0374 was a full planning application for two new agricultural buildings a storage building for machinery and a covered midden, which was approved on 14 June 2006.

- 2.6 Application number 07/0356 was an application for a new agricultural cattle building for young stock, which was approved on 29 May 2007.
- 2.7 Application number 3/2008/0961 was an application for an extension to an existing agricultural storage building, which was approved on 8 January 2009.
- 2.8 Application number 3/2011/0962 was a prior notification application for an agricultural storage building, which was approved on 13 December 2011.

3. THE APPLICATION SITE

- 3.1 The site of the proposed buildings comprises a level parcel of agricultural land located to the west of the existing range of farm buildings immediately adjoining an existing concrete yard area which serves as an access route to a number of the existing buildings and will provide the means of access to the proposed buildings. The total area of land that will be developed as a result of the implementation of the proposed development will be 1,127m² (0.13Ha).
- 3.2 Old Buckley Farm is located to the west of Stoneygate Lane and is accessed from Stoneygate Lane via Old Buckley Lane. Old Buckley Lane provides access to four residential properties, one of which is a farmhouse that serves Old Buckley Farm, the other is the former farmhouse in separate ownership and the two other properties are Old Newshams and Newshams Farm. Old Newshams and Newshams Farm are the first properties to be reached and are closest to Stoneygate Lane. The next property is the farmhouse associated with Old Buckley Farm which is occupied by Peter Coates and finally the south-western most property is the former farmhouse for Old Buckley Farm. The proposed buildings will be no closer to any of the non farm dwellings than the existing range of farm buildings most of which house livestock and manure.

4. THE PROPOSED DEVELOPMENT

- 4.1 The proposed development comprises the erection of three buildings, all of which are described in more detail in the Design and Access Statement and are fully illustrated on the plans submitted with each planning application and briefly comprise three agricultural buildings, the first is a portal frame manure storage building which has concrete panel walls to a height of 12 ft with Yorkshire boarding over and is open-fronted,
- 4.2 The second building is a livestock accommodation building providing livestock housing on slats with a below ground slurry store and associated feed passage and access passage, and Building 3 comprises a lean-to to Building 2 to provide a feed passage. Buildings 2 and 3 will be clad partly in concrete panel walls and timber space boarding and the roofs of all the buildings will be natural gray corrugated fibre cement roof sheets. The proposed livestock building will accommodate between 100 - 120 beef cattle, depending on ages

and weight, and the proposed manure store has been sized in order to provide an appropriate level of storage required for the existing livestock enterprises as one of the existing manure stores will be utilised as a feed bunker and there is presently inadequate storage for farmyard manure.

- 4.3 The slurry store that is proposed will provide enough storage for it to only need emptying once a year which will enable all of the slurry to be spread between first and second cut silage and will minimise disturbance to the nearby dwellings because it is during emptying that the slurry store will produce the most odour.

5. PLANNING CONSIDERATIONS

5.1 General

- 5.1.1 Local planning authorities are required to determine planning applications in accordance with the statutory development plan unless material considerations indicate otherwise. The statutory development plan with regard to the application site comprises the Northwest Regional Spatial Strategy, adopted 2008, and the relevant saved policies of the Ribble Valley Districtwide Local Plan (Adopted 1998). However the current local plan is nearly 15 years old and the policies of the Council's Core Strategy Regulation 22 Submission Draft Document, is a material consideration when considering planning applications and there is more up to date national policy which will be relevant when considering applications for development. The relevant national policy is the National Planning Policy Framework (NPPF) which was adopted in March 2012.
- 5.1.2 The application site is located within an area designated as Open Countryside in the approved Local Plan.
- 5.1.3 The relevant saved policies of the Local Plan are Policy G1 which is a general policy that applies to all development proposals; Policy G5 which is a policy dealing with development outside the main settlement boundaries and Policy ENV3 which is a policy dealing with development in the Open Countryside.
- 5.1.4 The relevant key statements and development policies of the Council's Core Strategy Regulation 22 Submission Draft Document are Key Statement EC1 Business and Employment Development; Key Statement DMG1 General Considerations; Key Statement DME2 Landscape and Townscape Protection and Key Statement DMB1 Supporting Business Growth and the Local Economy.
- 5.1.5 The national policy guidance is provided by the National Planning Policy Framework, which was adopted in March 2012.
- 5.1.6 We set out below extracts from the relevant documents and an assessment of the application against all of the appropriate policies and guidance.

5.2 Local Planning Guidance

Ribble Valley Districtwide Local Plan (Adopted 1998)

- 5.2.1 The Ribble Valley District Wide Local Plan was adopted in 1998. The application site as shown on the local plan proposals map is located within an area designated as Open Countryside and we review the acceptability of the proposed development in terms of the relevant saved policies below.

Policy G1

- 5.2.2 Policy G1 sets out general considerations for all development proposals. Without listing each of the criteria against which all development will be assessed we would make the following observations in respect of this proposed development. The proposed development is sympathetic to existing and proposed land uses in terms of its size and density and nature being agricultural development on agricultural land immediately adjoining the existing farmstead.
- 5.2.3 The development will not give rise to a significant increase in traffic generation and there is no requirement for additional car parking. There is already a safe access and no alterations to the access are proposed.
- 5.2.4 The development relates well to existing land uses and brings agricultural development no closer to any nearby dwellings than the existing farmyard.
- 5.2.5 The building materials are similar to those already in use at the farm and are therefore considered to be sympathetic to the character of the area. The development does not require any additional servicing or public utilities. The development will have no impact on important open space or any landscape or wildlife designated areas and there would be no impact on water courses and the development uses the least area of land required to accommodate the required facility.
- 5.2.6 We are satisfied that the proposed development fully complies with the criteria of Policy G1.

Policy G5

- 5.2.7 Policy G5 deals with development outside the main settlement boundaries and the village boundaries. It is indicated that planning consent will only be granted for development which is needed for the purposes of agriculture or forestry. Clearly as the development is required for the purpose of agriculture it conforms to the requirements of policy G5.

Policy ENV3

- 5.2.8 Policy ENV3 deals with development in the Open Countryside outside the AONB and those immediately adjacent to it and requires that development is in keeping with the character of the landscape area and reflects local

vernacular, scale, style, features and building materials. We consider that the proposed development does meet these criteria and conforms to the requirements of Policy ENV3.

Core Strategy Regulation 22 Submission Draft Document

- 5.2.9 The Council's Core Strategy document does not contain any policy specific to agricultural development, however there are a number of policies which are relevant in terms of development impact on landscape and economic development and we will comment on these below.

Key Statement EC1 Business and Employment Development.

- 5.2.10 Key Statement EC1 states that *the expansion of existing business will where appropriate be considered favourably*. This development will promote the expansion of the applicant's farming business and therefore should be supported.
- 5.2.11 One of the paragraphs of this key statement states that *developments that contribute to farm diversification/strengthening of the wider rural village economies or that promote town centre vitality and viability will be supported in principle*. The approval of this proposed agricultural development will strengthen the wider rural economy and should therefore be supported by the Council.

Key Statement DMG1 General Considerations.

- 5.2.12 Policy DMG1 relates to all development and we consider that the proposed development conforms to the criteria of this policy that are relevant to it. The development is sympathetic to existing and proposed land uses in terms of its size, intensity and nature, as well as scale, massing, style, features and building materials.
- 5.2.13 There are no adverse traffic and car parking implications and there is a safe access. There are no adverse environmental implications or adverse effect on public rights of way and the siting of the proposed development in close proximity to the existing group of farm buildings means that there will be limited adverse impact on the visual appearance of the surrounding area and on the landscape character.
- 5.2.14 We consider that the proposed development fully complies with the criteria of policy DMG1.

Key Statement DME 2 – Landscape and Townscape protection.

- 5.2.15 This policy states that development proposals will be refused which significantly harm important landscape or landscape features. The proposed development will not harm any important landscape features or landscape and therefore is not contrary to the requirements of Policy DME2.

Key Statement DMB1 – Supporting business growth and the local economy.

- 5.2.16 This policy states that *proposals that are intended to support business growth and local economy will be supported in principle. Development proposals will be determined in accord with the Core Strategy and detailed policies of the LDF as appropriate.* This policy gives general support to the proposed development and we consider that the proposed development is acceptable in terms of this policy.

5.3 National Planning Guidance

National Planning Policy Framework (NPPF)

- 5.3.1 The adoption of the National Planning Policy Framework in March 2012 means that it is now the main national planning policy guidance influencing planning decision making and replaces a substantial number of documents previously in place. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied, it sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.

5.3.2 Paragraphs 11-16

*At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For **plan-making** this means that:*

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
 - *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; or*
 - *specific policies in this Framework indicate development should be restricted.*

*For **decision-taking** this means:*

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out of date, granting permission unless:*

- *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; or*
- *specific policies in this Framework indicate development should be restricted.*

5.3.3 Paragraphs 11 – 16 of the NPPF highlight the presumption in favour of sustainable development confirming that planning law requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF does not change the statutory status of the development plan as the starting point for decision making. It makes clear that proposed development that accords with an up to date local plan should be approved and that proposed development that conflicts should be refused unless other material considerations indicate otherwise. It also highlights the desirability of local planning authorities having an up to date local plan in place. We have demonstrated that the proposed development does accord with the relevant saved policies of the local plan.

5.3.4 Section 3 of the NPPF is titled “Supporting a prosperous rural economy” and paragraph 28 states:

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

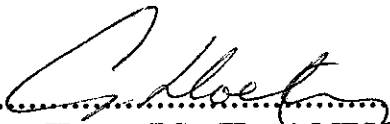
- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*

5.3.5 Paragraph 28 of the NPPF states that all types of business and enterprise in rural areas should be supported and that development of rural business should be promoted. The proposed development would promote the continued growth and development of this successful agricultural business and the NPPF supports the approval of the applications

6 SUMMARY & CONCLUSION

6.1 The proposed development will enable the applicant to expand their existing livestock enterprise and represents a continuation of their investment in the farm which has been regular and significant since their purchase of the farm in 2002.

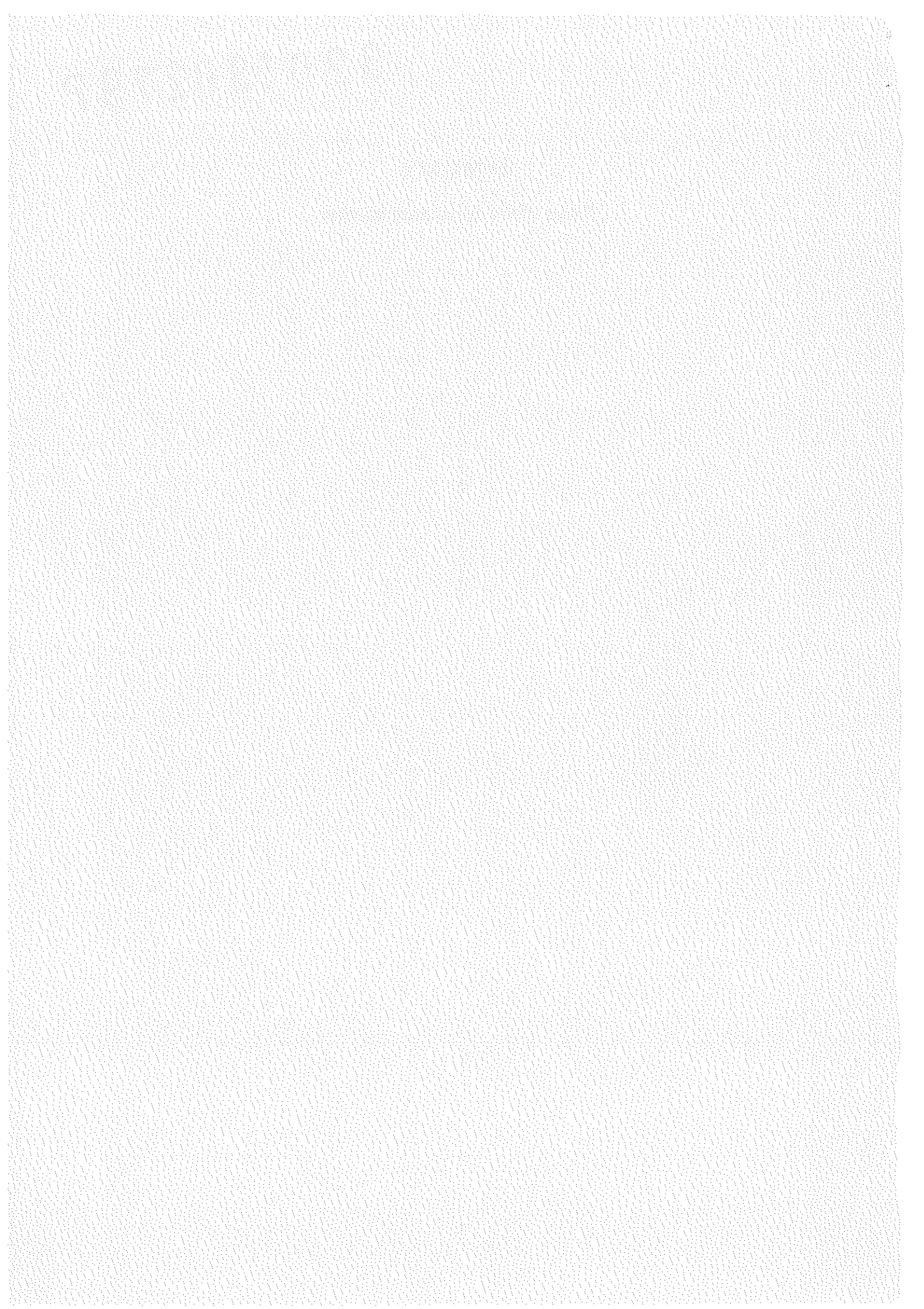
- 6.2 We have demonstrated that the development of the agricultural buildings will conform to the relevant policies of the local plan and the national guidance. The proposed buildings will clearly be part of an existing group of agricultural buildings and will not be seen in isolation.
- 6.3 The proposed development is clearly required for agricultural purposes and its approval should be supported by the Council.

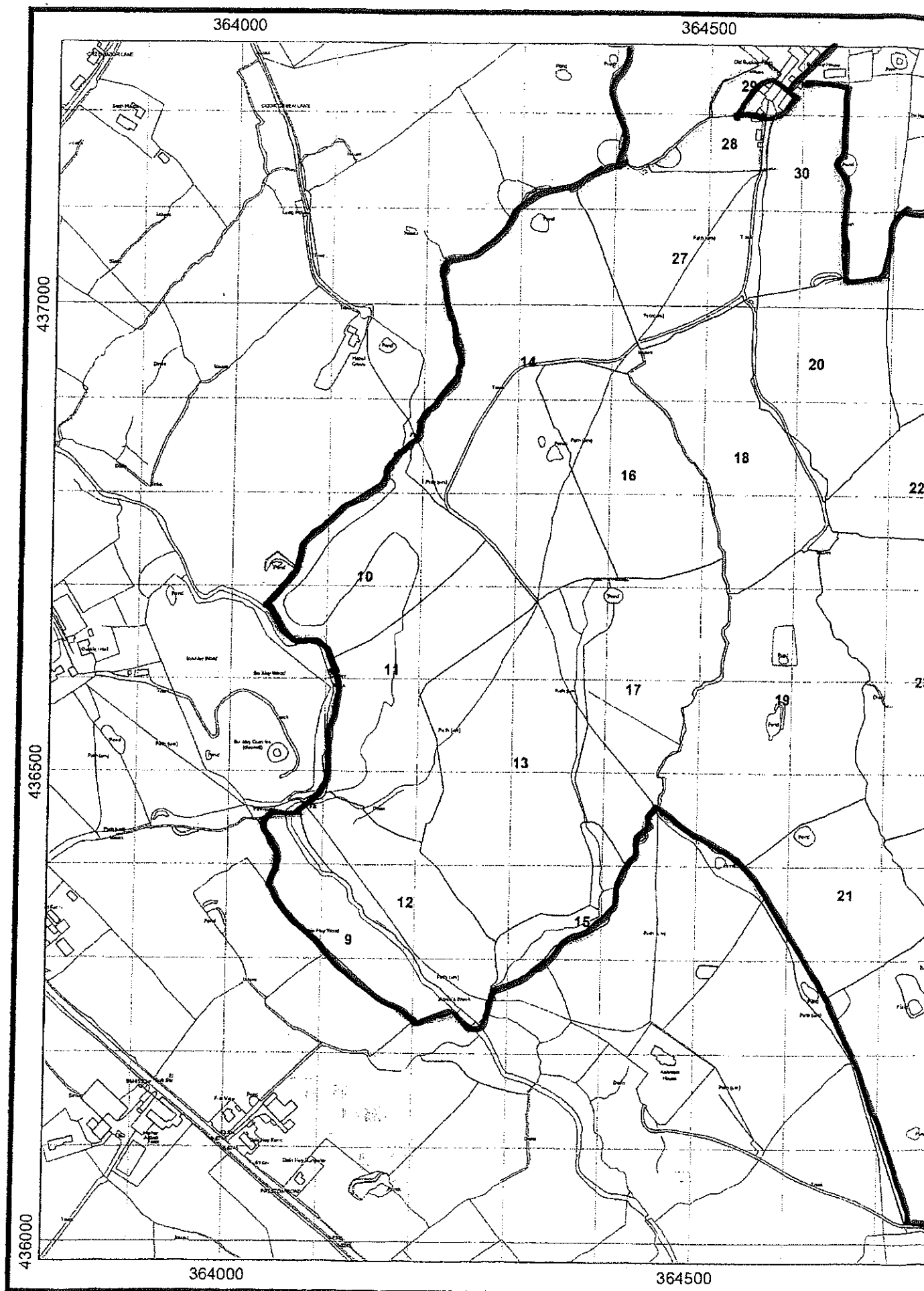
Signed..........Date.....12.3.2013.....
Gary Hoerty BSc (Hons) MRICS FAAV

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APPENDIX 1

Plans of the applicants holding

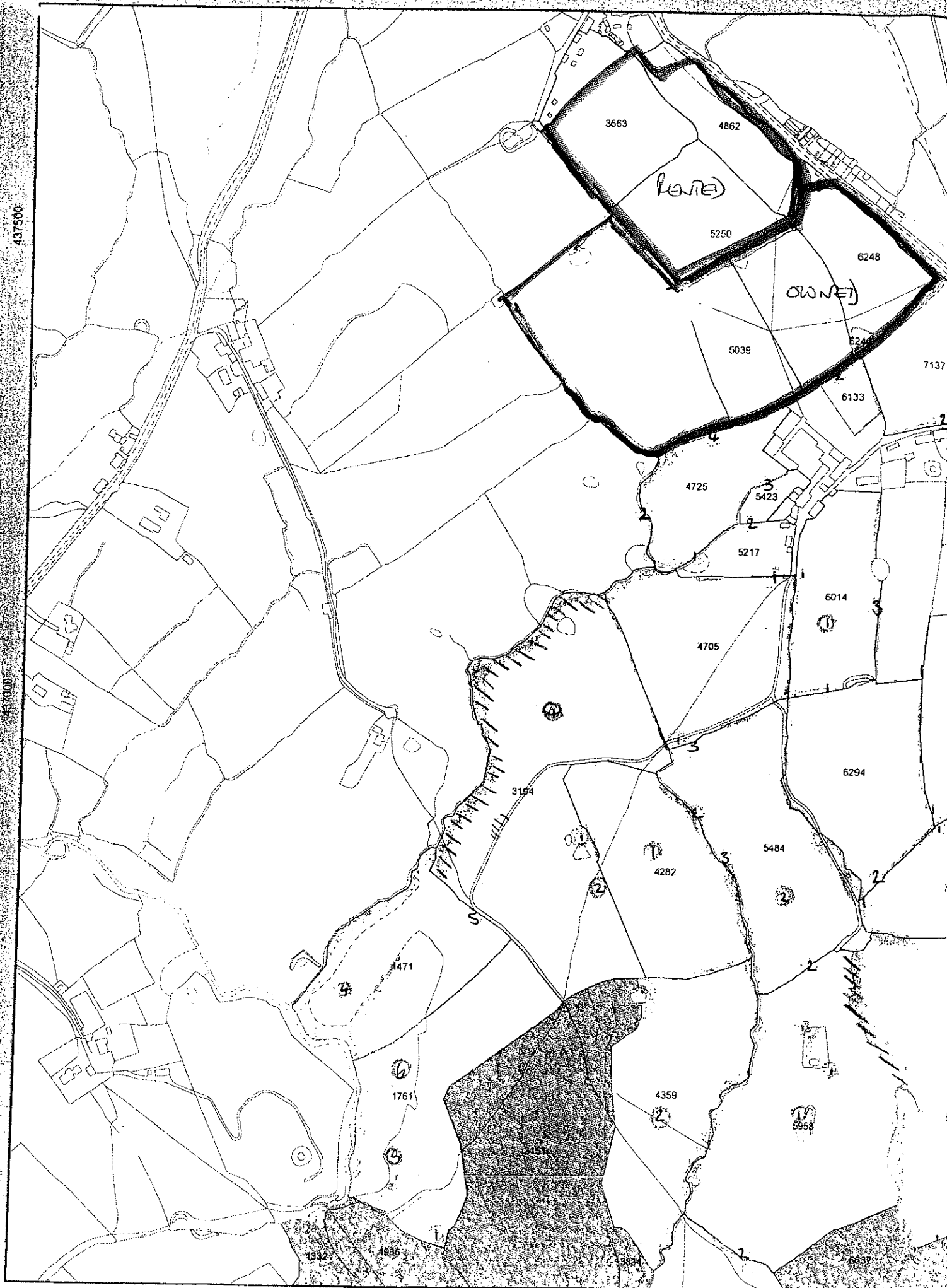




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