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## **PLANNING STATEMENT AND DESIGN AND ACCESS STATEMENT**

**IN RESPECT OF A SERIES OF PLANNING  
APPLICATIONS FOR THE DEVELOPMENT OF A  
RANGE OF BUILDINGS WHICH WILL  
TOGETHER HOUSE A 120 COW DAIRY UNIT**

**AT**

**DEMENSE FARM,  
SETTLE ROAD, NEWSHOLME,  
GISBURN, BB7 4JF**

**Applicants:** Mr W Oldfield  
**Prepared by:** Fiona Gardner BSc (Hons)  
**Date:** June 2014  
**Our ref:** Old/661/1779/FG



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents  
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## **1. INTRODUCTION AND BACKGROUND INFORMATION**

- 1.1 Gary Hoerty Associates has been instructed by Messrs W and M Oldfield of Painley Farm, Horton Road, Gisburn, Clitheroe, BB7 4JG to submit a number of planning applications on his behalf for the proposed creation of a 120 cow dairy unit at Demense Farm, Newsholme, Gisburn, BB7 4JF.
- 1.2 Our client owns Demense Farm which extends to 178 acres in addition to which rents 200 acres on a long term AHA 1986 tenancy at Painley Farm; all of which is good quality agricultural land. Mr Oldfield resides at Painley Farm. Plans showing the extent of the two farms are attached at Appendix 1. The applicant operates a dairy and sheep enterprise from Demense Farm and Painley Farm. The dairy enterprise currently comprises 140 dairy cows and the sheep enterprise comprises of 500 breeding sheep. Please see the enclosed agricultural questionnaire regarding the methods of farming our client operates and the numbers of livestock he farms. There is an existing range of modern and traditional farm buildings at the farm to house the cattle, sheep, silage, feed and general storage.
- 1.3 The applicants want to upgrade and expand their dairy farming enterprise to enable them to eventually accommodate 240 dairy cows. The applicants are in partnership and realise that in order for them both to make a living out of the farm, they need to remain up to date with modern farming practices and to gradually increase the numbers of livestock kept on the holding to make it remain a profitable enterprise.
- 1.4 Planning permission has been granted (as stated in paragraph 2.1) for a new slurry lagoon which is large enough to cope with the additional quantities of slurry that will be produced as a consequence of the proposed increase in the herd size. The existing lagoon, located to the north east of the proposed buildings, will be filled in when the proposed agricultural buildings are constructed. New slurry handling and storage facilities are currently under construction.
- 1.5 We set out within this supporting 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 why the application should therefore be looked upon favourably.

## **2. PLANNING HISTORY**

- 2.1 3/2013/0821– Planning application for the construction of an earth banded slurry lagoon. The application was approved on 14 November 2013.



### 3. THE APPLICATION SITE

- 3.1 The application site is directly adjacent to an existing cubicle building situated part on a level parcel of agricultural land and part on a slurry/ dirty water lagoon which is no longer in use and will be filled in once the works begin to construct the proposed building.

The application site is located to the north east of the existing group of farm buildings and will be well screened from the road as there is a high hedgerow on the road side which will naturally screen any potential visual impact. The farm is situated off Settle Road and is approximately 2.1 miles from the town of Gisburn.

### 4. THE PROPOSED DEVELOPMENT

- 4.1 The proposed development will comprise of a number of distinct elements all of which are capable of independent construction which when completed will create the following:

#### Phase 1

- 4.2 This will be the first phase of the development measuring 32.104m (105') x 12.244m (40') constructed with a steel portal frame. Phase 1 will provide housing for 40 cows in cubicles including slats. Please see drawing number Old/661/0779/PF/01&01a for the plans, elevations and design of this phase.

#### Phase 2

- 4.3 This will be the second phase of the development measuring 32.104m (105') x 13.527m (44') – the width includes the overhang. Phase 2 will be constructed with a steel frame and will be built as a lean-to extension to the west of phase one. It will provide housing for 40 cows in cubicles including slats. Please see drawing number Old/661/0779/PF/02&02a for the plans, elevations and design of this phase.

#### Phase 3

- 4.4 This will be the third phase of the development measuring 32.104m (105') x 13.527m (44') – the width includes the overhang. Phase 3 will be constructed with a portal frame and built as a lean to extension to the east of phase one. It will provide housing for 40 cows in cubicles including slats. Please see drawing number Old/661/0779/PF/03&03a for the plans, elevations and design of this phase.

#### Phase 4

- 4.5 This will be the fourth phase of the development measuring 13.716m (45') x 39.308m (128'9") - the width includes the overhang. Phase four will be constructed with a steel portal frame and comprise of two robot milking





machines, the dairy, cattle crush, AI and cattle handling facilities. Please see drawing number Old/661/0779/PF/04/&04a for the plans, elevations and design of this phase.

#### Phase 5

- 4.6 This will be the fifth phase of the development measuring 4.572m (15') x 39.308m (128'9") - the width includes the overhang. Phase five will be constructed with a steel portal frame and comprise of a number of loose boxes for ill cattle and/or calving cows. Please see drawing number Old/661/0779/PF/05/&05a for the plans, elevations and design of this phase.
- 4.7 There will be a 20' (6m) wide concrete passage around the perimeter of the proposed building to allow a feeder wagon to deposit the feed next to the feed barriers and self locking yokes.

### **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. In order for this planning application to be approved it must satisfy as far as possible the guidance contained within the National Planning Policy Framework (NPPF Adopted March 2012); the relevant saved policies of the Ribble Valley District Wide Local Plan (adopted in 1998) and the relevant policies of the Council's Core Strategy 2008/2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft. Given that the local plan was adopted in 1998 and is now 16 years old, certain policies contained within it are now out of date. Although the Council submitted its Core Strategy to the Secretary of State, the Planning Inspectorate suspended the examination pending clarifications of parts of its evidence base. These documents have now been updated and sent to the Inspector. They were also subject to a period of public consultation (from 12 August - 20 September 2013). The Inspectorate found the Council's evidence for housing, employment land, retail land and traveller accommodation to be out of date. Although the Council's core strategy regulation 22 submission draft document has not been adopted, it is a material consideration when considering planning applications and development proposals must conform to the relevant policies of this document.
- 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, Policy ENV2 which deals with development immediately adjacent to the Areas of Outstanding Natural Beauty will be protected and Policy ENV6 which deals with agricultural land.



5.1.3 The Council's Core Strategy Regulation 22 Submission Draft contains a number of key statements and development policies of which the following are relevant to this application; EC1 Business and employment development, DMG1 General considerations, DME2 Landscape and townscape protection and DMB1 Supporting business growth and the local economy.

5.1.4 The national policy guidance is provided by the National Planning Policy Framework, which was adopted in March 2012.

5.1.5 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 the general considerations for all development proposals. It states that:

*"Development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted unless it adversely affects the amenities of the surrounding area."*

5.2.3 The Policy contains a number of criteria which planning applications will be determined against, and we set the criteria out below, together with an explanation as to why we consider the proposed development conforms to each of the criterion.

*(a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.*

5.2.4 It is our view that the level of development that is proposed is appropriate in terms of its size, intensity and nature. The proposed agricultural buildings will by the nature of them be quite large but they are no larger than required and are of a similar design to the other farm buildings in the farm yard. The existing buildings are similar in scale and size to the proposed buildings therefore they are considered to be sympathetic with the existing land use. The visual impact of the combined proposed development would be minimal; therefore we do not propose to provide additional screening to the site.



- (b) *The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.*
- 5.2.5 The proposed development will not increase the traffic on Roman road; a milk tanker already visits the site on a daily basis and its frequency of visits will be unaltered and the amount of staff entering the farm will not increase as a result of this development. The introduction of robotic milking machines will be labour saving.
- (c) *Developments should make adequate arrangements for car parking (see Policy T7).*
- 5.2.6 The proposed development would not require additional car parking as there is hard standing currently in place for vehicles in the farm yard.
- (d) *A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
- 5.2.7 The proposed development will make use of the existing access into the site. This access is considered to be adequate and safe.
- (e) *The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.*
- 5.2.8 The proposed building will be designed similarly to the existing buildings in place on the farm yard. There are other agricultural buildings in the local area that are of similar design to that proposed by our clients; therefore we believe the visual appearance in the area would not be affected.
- (f) *Developments should provide adequate arrangements for servicing and public utilities.*
- 5.2.9 The proposed development will make use of the existing services and public utilities on the site.
- (g) *Developments should provide adequate daylighting and privacy.*
- 5.2.10 We consider that the requirements of this paragraph are met within the design.
- (h) *Materials used should be sympathetic to the character of the area.*
- 5.2.11 The proposed development will use similar materials as the existing buildings in the farm yard therefore being sympathetic to the character of the area.
- (i) *Developments should not result in the loss of important open space including public and private playing fields.*



5.2.12 There will be no loss of any important open space as a consequence of this development.

*(j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other site of nature conservation importance.*

5.2.13 There will be no damage to any SSSIs, County Heritage Sites or any other areas of nature conservation importance as a consequence of this development.

*(k) Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.*

5.2.14 There will be no damage to any watercourses as a consequence of this proposed development.

*(l) Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements.*

5.2.15 The proposed development will see an additional modest sized agricultural building at Demense Farm and will in part cover the site of a redundant lagoon and in part agricultural land. The layout and use of land has been carefully considered and designed in such a way as to make the most efficient use of the space available. The proposed development will not prejudice any future developments. The development is sited immediately adjacent to the existing buildings.

*(m) Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply which will not derogate existing users.*

5.2.16 The proposed development will make use of the existing water supply used by the existing buildings.

#### **Policy G5**

5.2.17 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 ENV2**

5.2.18 Policy ENV2 deals with development immediately adjacent to the Areas of Outstanding Natural Beauty and the most important considerations in the assessment of any development proposal will be the protection, conservation and compatibility with policies to enhance the natural beauty of the adjacent





Forest of Bowland AONB. Regard will also be had to the economic and social well being of the area. We consider that the proposed development conforms to the requirements of Policy ENV1.

#### **5.2.19 Ribble Valley Council's Core Strategy Regulation 22 Submission Draft**

5.2.20 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.**

5.2.21 Key Statement EC1 states that *the expansion of existing business will where appropriate be considered favourably*. This development will support the applicant's farming business and therefore should be supported.

5.2.22 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.**

5.2.23 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.

5.2.24 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 relation to the existing buildings means that there will be limited adverse impact on the visual appearance of the surrounding area and on the landscape character.

5.2.25 We consider that the proposed development fully complies with the criteria of policy DMG1.

#### **Key Statement DME 2 – Landscape and Townscape protection.**

5.2.26 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.**

5.2.27 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 allow for the applicants to increase the size of their dairy enterprise by 100 milking cattle and the NPPF supports the development and growth of agricultural businesses.

## 6 SUMMARY & CONCLUSION

6.1 The proposed development will enable the applicants to expand their dairy enterprise by increasing their herd from 140 to 240 milking cows, providing them with a more sustainable enterprise and enabling them to exploit efficiencies of scale. It will also enable them to upgrade the housing facilities for the dairy cows to provide the highest level of welfare standards.



- 6.2 We have demonstrated that the development of the agricultural building 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 in the farm yard and will not be seen in isolation. The visual impact on the landscape and to passing traffic along Settle Road will be minimal due to the existing hedgerow in place naturally screening the development.
- 6.3 The proposed development will require a very significant level of investment by the applicants to increase their herd size and implement the proposed agricultural buildings with robots. The significant level of investment has resulted in a proposal to phase the expansion to spread the costs.
- 6.4 As you will most probably be aware a large proportion of dairy farmers in the past 10 years or so made the decision to cease milk production but our clients have decided to invest in their farm and remain in the dairy sector at a time when so many dairy farmers are leaving this sector; we therefore believe that our clients should be fully supported by the Council regarding this proposed development to enable hard working farmers to remain in the industry and invest in equipment to make this possible.

Signed.....*F. Gardner*.....Date...19/6/2014.....  
Fiona Gardner BSc (Hons)





## **APPENDIX 1**

### **RLR Maps**



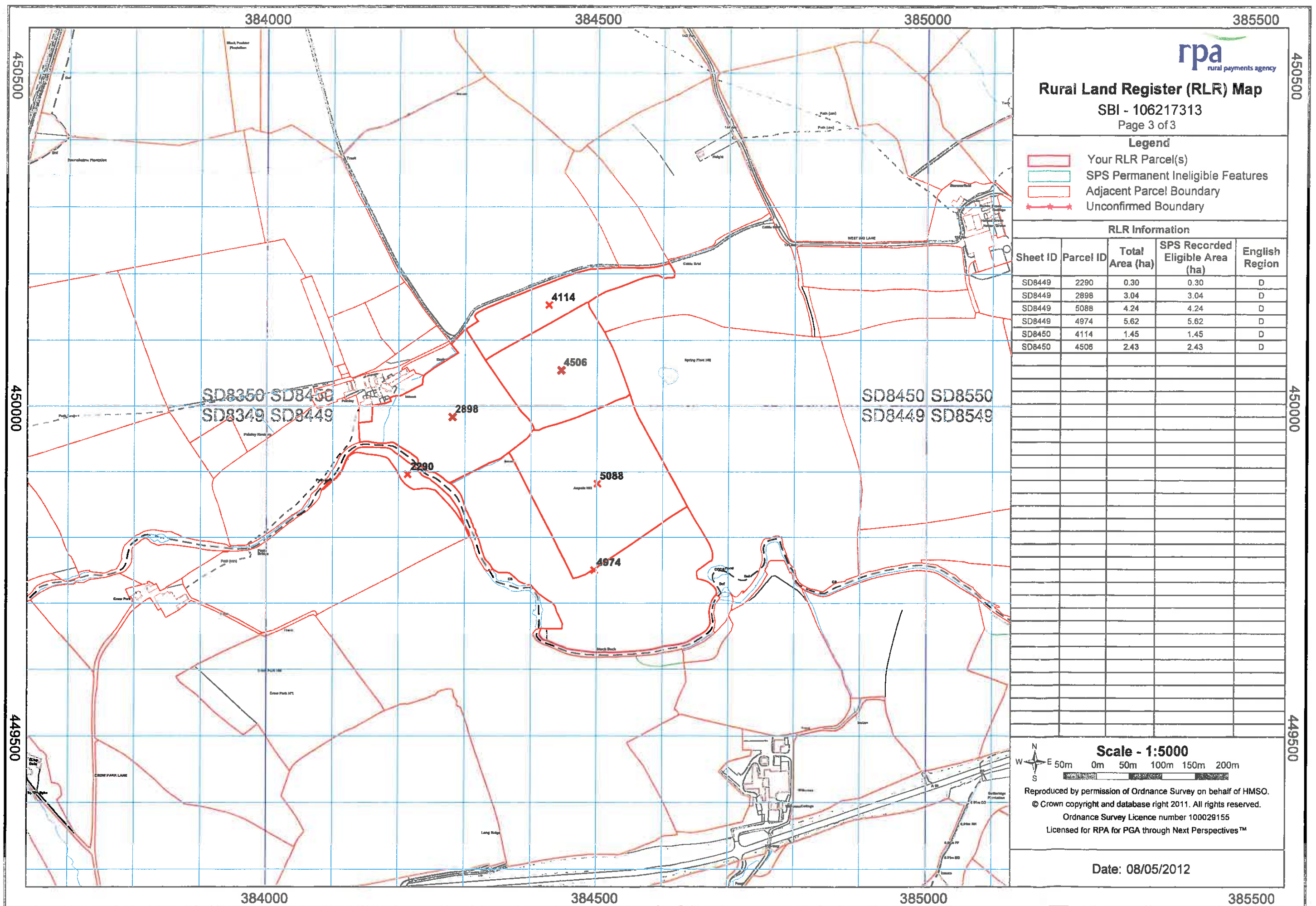








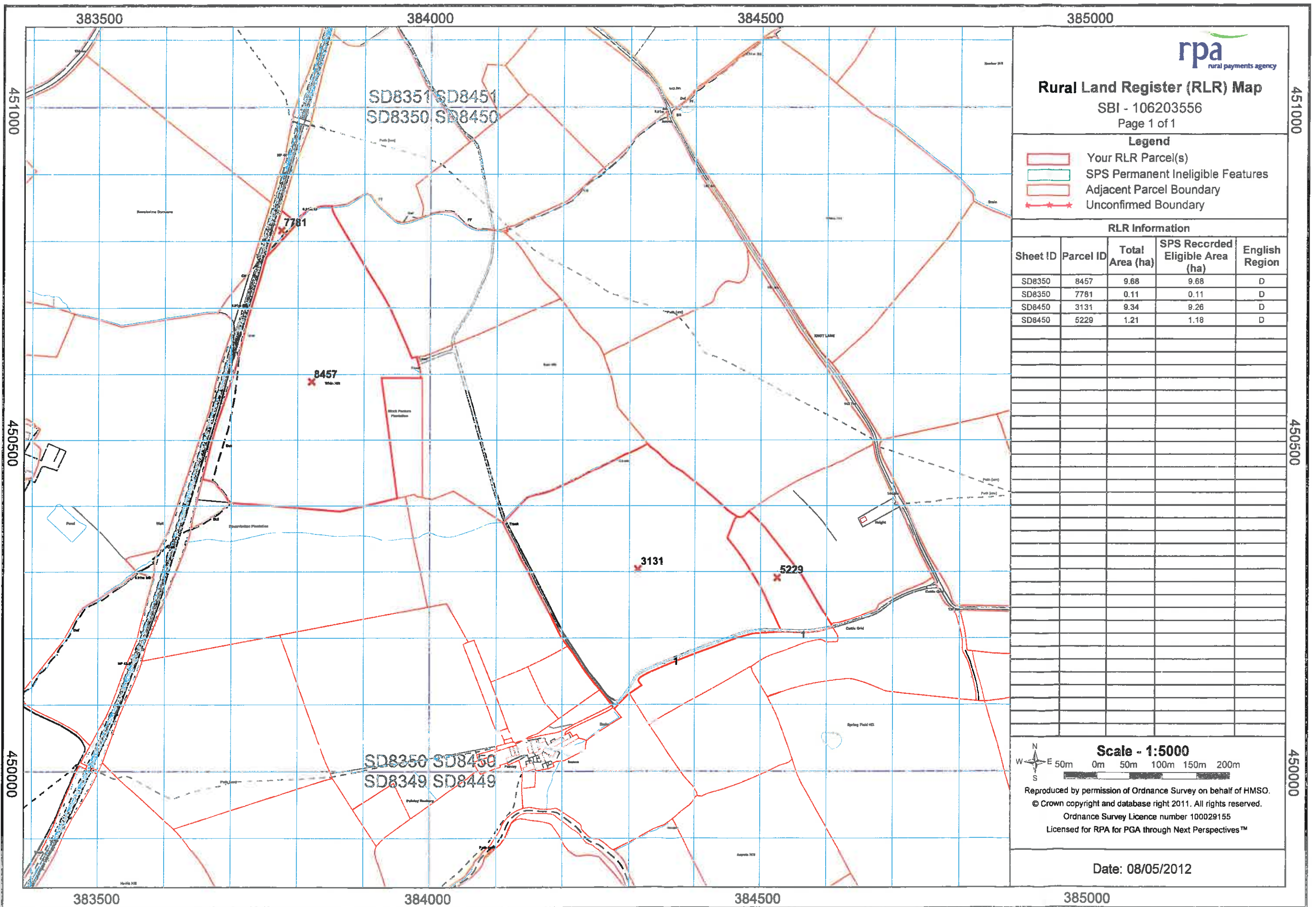




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