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## PLANNING STATEMENT

**IN RESPECT OF A RESUBMISSION PLANNING  
APPLICATION FOR THE ERECTION OF A  
GENERAL PURPOSE STEEL PORTAL FRAME  
AGRICULTURAL BUILDING FOR LIVESTOCK  
HOUSING AND GENERAL STORAGE ON LAND**

**AT**

**BACK LANE FARM, BACK LANE,  
CHIPPING, PR3 2QA**

**Applicants:** Mrs K Potter  
**Prepared by:** Gary Hoerty BSc Hons MRICS FAAV  
**Date:** November 2016  
**Our ref:** Pot/546/2191/GH



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 Mrs K Potter of Back Lane Farm, Back Lane, Chipping, PR3 2QA to submit a resubmission planning application on her behalf for the proposed erection of a general purpose steel portal frame agricultural building to be used for livestock housing and general storage on land at Back Lane Farm. The application is a resubmission of planning application 3/2016/0783 which was refused following consultation with ADAS. The application was refused notwithstanding the fact that we strongly disagreed with the findings of ADAS and made the case officer aware of what we considered to be significant shortcomings in their report. In light of the ADAS report and the decision in respect of the original application Mrs Potter has requested that we apply for a smaller building.
- 1.2 Our client owns and farms an area extending to approximately 5 acres (2.2 hectares) of agricultural land. Plans showing the extent of the farm are attached at Appendix 1. The applicant will use the building in association with sheep and pig enterprises. The proposed development would involve the demolition of two dilapidated timber buildings.
- 1.3 The proposed building is to enable our client to house pigs and sheep and to provide a general agricultural storage facility.
- 1.4 We set out within this Planning Statement the proposed development in more detail, the planning history of the application site and comment on the planning history of a nearby property; 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 OF THE APPLICATION SITE

- 2.1 There have been two previous planning applications at the site the details of which are set out below.
- 2.2 Planning application 3/2012/0210 was an application for a portal frame agricultural building measuring 18.66m x 9.14m with an eaves height of 2.6m and a ridge height of 4.17m. The application was submitted on 29 February 2012 and valid from 8 March 2012 and it was withdrawn on the 13 August 2012 following a negative response from the county land agent and confirmation from the case officer that it was her intention to refuse the application.
- 2.3 Planning application 3/2016/0793 was an application for a portal frame agricultural building measuring 18.66m x 9.14m with an eaves height of 2.6m and a ridge height of 4.17m. The application was submitted on 16 August 2016 and was refused on 13 October 2016 for the following reasons:

*1. The proposed building has not been adequately demonstrated to be reasonably necessary for the purposes of agriculture and its construction would be contrary to Policy DMG2 of the Ribble Valley Core Strategy. In these circumstances, the building would unnecessarily detract from the appearance of the locality contrary to Policy DMG1 and Key Statement EN2 of the Core Strategy.*

### 3. PLANNING HISTORY OF A MEADOW TOP FARM, BACK LANE, CHIPPING

- 3.1 We provided full details of the planning history of Meadow Top Farm when the last planning application was submitted and we do not repeat all of this below. However, the significant issue in respect of this property is that notwithstanding the fact that there were already buildings at the farm which could be used for agricultural purposes in 2013 permission was granted under application 3/2013/0382/P for a sizeable new agricultural building measuring 13.9m x 12.2m with a ridge height of 4.6m even though as was clearly acknowledged in the delegated decision report the applicant let the land to a third party and was not an active farmer. This building was approved without reference to the County Land Agent a year after we were forced to withdraw our client's original application because the County Land Agent was not satisfied that the building was justified. Quite understandably our client feels very aggrieved about the way in which her genuine application for a farm building has been dealt with by the Council.
- 3.2 To make matters worse under application 2015/0830 permission was granted for the erection of a further large portal frame building at the property for what was described as "*additional storage space for historic military vehicles at the farm*". This implies that the buildings already at the farm were in part at least being used for the storage of military vehicles and it would appear that permission was granted in 1998 for a building for the storage of historic military vehicles. The building that was granted planning permission in 2015 was 18.28 metres long and 12.2 metres wide with a maximum height of 5.3 metres. The extent of modern buildings built and or consented at the site extends to circa 840m<sup>2</sup> on a holding of some 6 hectares or 15 acres, approximately three times the land area of our client's holding. If our client were allowed a similar proportion of buildings per acre to her neighbour then this would equate to a 280m<sup>2</sup> building. The current application proposes a building that extends to 125m<sup>2</sup> and is the minimum required.
- 3.3 The buildings for storing military vehicles have been approved without any justification other than to allow the applicant's neighbour to pursue his expensive hobby while the Council have sought to deprive our client of a necessary agricultural building which is required in association with the use of their land. The building that was approved for Meadow Top Farm in 2014 was for agricultural use, however I suspect that the building is not used for agriculture as it is clear within the delegated report that the applicant undertook no farming operations and let his land to a third party. I suspect that it is full of vintage machinery in contravention to the planning approval that was granted.
- 3.4 It is completely perverse for the Council to prevent our clients from erecting a modest agricultural building when their neighbour has been allowed such extensive development for the storage of a collection of vehicles which could be stored in any location and for which there does not appear to be any justification in planning policy terms for this form of development to have been allowed in the Forest of Bowland AONB.

#### 4. THE APPLICATION SITE

- 4.1 The application site is a reasonably level parcel of agricultural land located immediately to the north west of the existing farmhouse and associated buildings and in close proximity to the access track that serves the land and existing buildings. The application site is situated on land that is owned by the applicant. Back Lane Farm is situated approximately 1.4 miles from the village of Chipping. Part of the application site is currently occupied by a dilapidated timber agricultural building, which will be demolished if the application is approved.

#### 5. THE PROPOSED DEVELOPMENT

- 5.1 The proposed development will comprise the erection of a steel portal frame building adjoining the existing yard. The dimensions of the proposed building are 13.72m x 9.14m the equivalent of one bay less than the previously applied for building. The location and intended use of the building are exactly the same as in application 3/2016/0793. The proposed building will have concrete panels to a height of 1.2m with Yorkshire boarding above with a dark green box profile clad roof, there will be doors located centrally in either gable for access in and out of the building with agricultural machinery. The building is only 2.6m to the eaves and will have a ridge height of 4.17m.
- 5.2 In addition to the erection of the new building the applicant proposes the demolition of two existing timber agricultural buildings which are shown on the plans that accompany the application; these two buildings have a combined floor area of approximately 60m<sup>2</sup> and the new building will have a floor area of 125m<sup>2</sup>. Therefore the net increase in the floor area of agricultural building will only be 65m<sup>2</sup>.

#### 6. AGRICULTURAL NEED

- 6.1 The building is required for housing sheep at lambing time and for a period immediately after lambing depending upon weather conditions; the building will enable the applicants to house their sheep to avoid damage to the land during wet periods. The building will be used to house rare breed pigs and while ADAS, in respect of application 3/2016/0783, suggested that the pigs could be accommodated in pig arcs in the field, it is not our client's intention to accommodate them in this way because the ground is too wet and **it is not for ADAS to dictate how someone should farm.**
- 6.2 It has been the intention from the outset that the building would have a central passage which is common practice with agricultural buildings and this means that this circulation space is not available for pens or general storage but could be used for the applicant's tractor. As a consequence an area measuring the length of the building by 3m which is 41m<sup>2</sup> should be deducted from the overall size of the building to establish the available area for livestock pens and general storage. The fully usable area of building is therefore only 84m<sup>2</sup>.
- 6.3 If we use the ADAS data which we do not necessarily agree, they have assessed that the sheep enterprise would require approximately 40m<sup>2</sup> (about the average of their two figures), this would use the whole of one side of the

building. The other side which has an area of 41m<sup>2</sup> would be occupied by again using the ADAS figures two sows and progeny sold fat as pork at 150 days old 27m<sup>2</sup> and 10m<sup>2</sup> for a topper and this would then only leave 4m<sup>2</sup> for hay and straw. It is interesting to note that the ADAS report did not reach a clear conclusion because it advised the Council to *“query whether the sows are being used to breed pigs that will be sold as weaners or sold as fat for pork, as the required area alters depending on how long they are being kept”*. The Council did not query this with the applicant but chose instead to refuse the application without allowing any communication with the applicant about the ADAS report. However the ADAS report after making clear that more information is needed did suggest that a building measuring one bay less would be acceptable and therefore the Council's independent advice is that there is an agricultural justification for a building of the size that is now proposed.

## **7. PLANNING POLICY CONSIDERATIONS**

### **7.1 General**

- 7.1.1 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 policies of the adopted Ribble Valley Core Strategy 2008/2028.
- 7.1.2 The application site is located within an area designated as The Forest of Bowland Area of Outstanding Natural Beauty.
- 7.1.3 The relevant policies of the adopted core strategy are DMG1 – General Considerations; DMG2 – Strategic Considerations and Key Statement EN2 – Landscape.

### **7.2 National Planning Guidance**

#### **National Planning Policy Framework (NPPF)**

- 7.2.1 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.
- 7.2.2 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.*

7.2.3 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.

7.2.4 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;*

- 7.2.5 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.

### **7.3 Ribble Valley Core Strategy 2008/2028**

- 7.3.1 We set out below how the proposed development complies with the relevant policies identified in paragraph 7.1.3 above.

#### **DMG1 – General Considerations**

- 7.3.2 Policy DMG1 sets out a range of general considerations that will apply to the determination of any planning application within the Borough, and cover matters of design, access, amenity, environment, infrastructure and other considerations relating to significant environmental and amenity improvements. Without referring to all of the relevant criteria I would make the point that in determining planning application number 3/2015/0830 (Meadow Top Farm) the planning officer dealing with that application assessed a proposal for a building not dissimilar to that which is the subject of this application but larger measuring 18m x 12.2m with a ridge height of 5.3m against Policy DMG1 and concluded that the proposed development was acceptable stating that it would be closely related to the existing buildings at the application site and would be of a scale, size and design to complement the existing built form.

- 7.3.3 Whilst I note that in respect of application number 3/2016/0783 the same planning officer concluded that the proposed building in that application would unnecessarily detract from the appearance of the locality contrary to Policy DMG1 and Key Statement EN2, however this latter decision is completely inconsistent with the decision at the neighbouring property. In our opinion the proposed development complies fully with the requirements of Policy DMG1 for the same reasons that the development at the neighbouring property was also considered to be compliant in that it is of a scale, size and design to complement the existing built form in the locality. It is of a typical style of construction for modern farm buildings and is required for agricultural purposes.

#### **DMG2 – Strategic Considerations**

- 7.3.4 Policy DMG2 relates to strategic considerations and identifies where within the Borough the main areas of development should be and the type of development that is considered acceptable outside the defined settlement areas where it must meet at least one of six criteria set out within the policy. The second criterion is that the development is needed for the purposes of forestry or agriculture which, in this case, it is. We note with interest that DMG2 was not considered a relevant policy in the assessment of application 3/2015/0830 (Meadow Top Farm) and that if it were considered by the planning officer at that time the application should have been refused because it clearly did not satisfy any of the six criteria for which development outside of the defined settlement areas is permissible.

#### **Key Statement EN2 – Landscape**

- 7.3.5 Key Statement EN2 states:



*The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.*

*The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.*

*As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.*

- 7.3.6 In terms of assessing the proposal against this policy very helpfully we have a delegated report on an application for a very similar form of development on the neighbouring property as a reference to enable us to understand how the Council has interpreted this policy in the recent past. The application was 3/2015/0830 (Meadow Top Farm) and it was for a larger and taller steel portal frame building than the one proposed in this application. The fact that the building that was applied for under application 3/2015/0830 did not satisfy the requirements of Policy DMG2 does not impact upon the significance of relevance of the officer's assessment of the development against Policy EN2.
- 7.3.7 In assessing the building proposed under application 3/2015/0830 against Policy EN2 the planning officer made the following statements:

*"The proposed development would be visible in landscape from vehicles travelling along Back Lane, from the rear of properties along Hesketh Lane and from public footpaths close to the site. Nonetheless, the proposed building would be closely related to the existing farm complex and would be seen as part of the existing grouping. The proposed materials would complement the existing building and its size and scale would be commensurate with the existing buildings on the site. It is considered that the proposed building would appear as an agricultural building and would therefore be in keeping with its surrounds. It would not result in any harm to the appearance and character of the AONB nor would it result in any harm to amenities of residents. The use of the building to store military vehicles would be compatible with the existing uses.*

*In conclusion, the proposed development would encroach onto surrounding agricultural land. However, it would be closely related to the existing buildings at the application site and would be of a scale, size and design to complement the existing built form. In order to retain control over the use of the building, should consent be granted a condition would be attached to limit the use of the building only for the storage of vintage military vehicles and should this use cease the land should be returned to its original condition. The proposals would not harm the landscape and scenic beauty of the AONB and it is recommended that the application be approved."*

- 7.3.8 We cannot possibly see how the building approved under application 3/2015/0830 can satisfy the requirements of EN2 and our client's smaller agricultural building not satisfy the requirements.

7.3.9 We consider that we have demonstrated that the proposed development satisfies the criteria of Policy DMG2 as an acceptable form of development outside of the settlement boundaries and is therefore acceptable in principle and that it also complies with the more detailed requirements of the other relevant policies.

## 8. SUMMARY & CONCLUSION

8.1 The proposed development is the erection of a modern portal frame agricultural building to accommodate livestock, agricultural produce and machinery. Whilst we remain of the opinion that there is a reasonable requirement for a larger building and do not agree with the assessment that was carried out by ADAS in respect of application 3/2016/0783 they concluded that there was a justification for a building measuring one bay less than the one applied for and as that is what is proposed in this resubmission application, the Council should now be able to accept the principle of a building of the size proposed.

8.2 In this Statement we have demonstrated that the proposed building which is necessary for the purposes of agriculture is an accepted form of development outside of the settlement boundary and that based on the approval of similar larger buildings in very close proximity it must also be considered to be compliant with Policy EN2 and the general requirements of Policy DMG1.

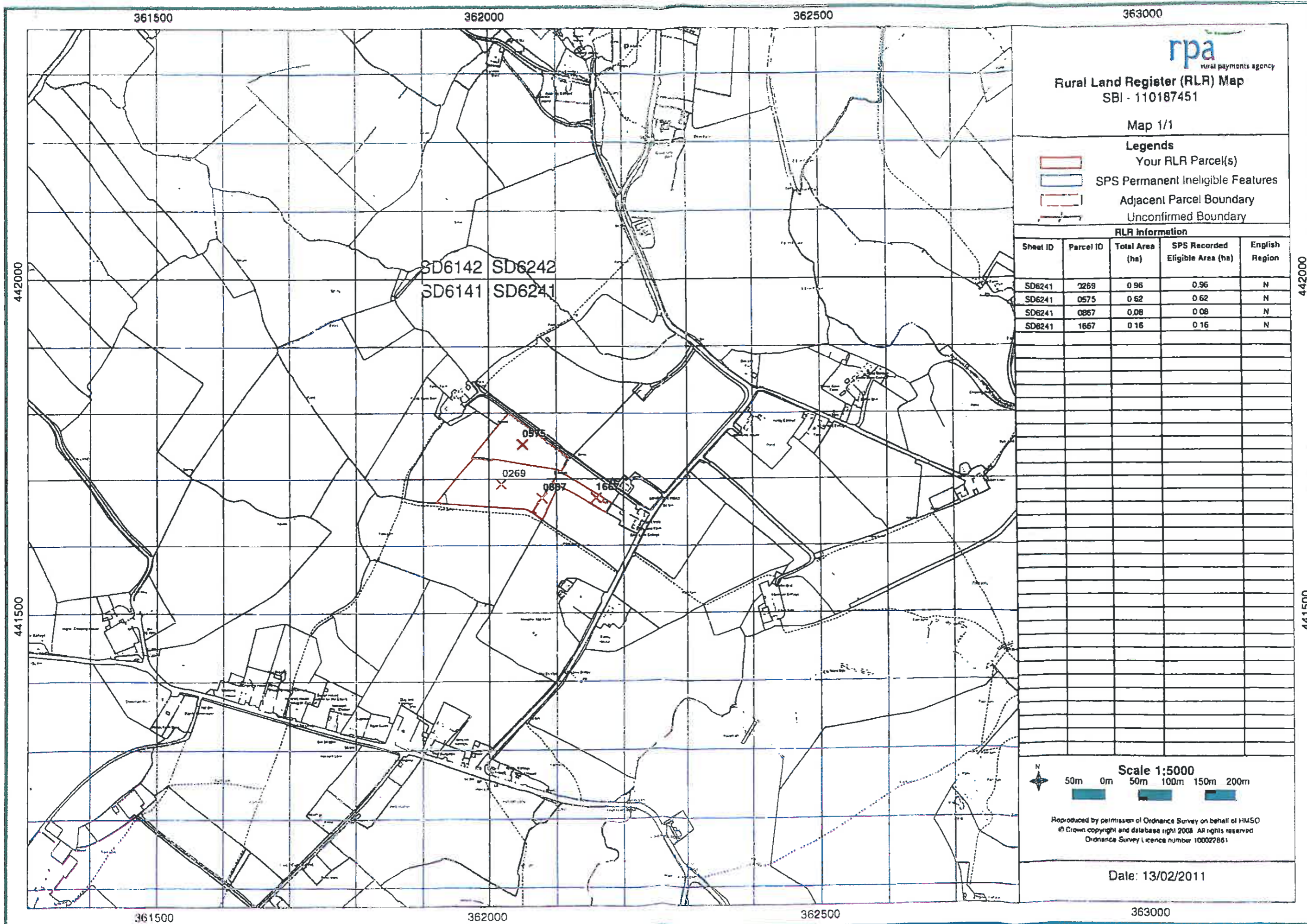
8.3 The proposal represents sustainable development in compliance with NPPF and fully satisfies the requirements of the Council's Core Strategy.

8.4 The proposal, in our opinion, therefore accords with the development plan and to accord with paragraph 14 of NPPF, should be approved without delay.

Signed..........Date.....7.12.2016.....  
Gary Hoerty BSc (Hons) MRICS FAAV

## **APPENDIX 1**

**A copy of the Rural Land Register map**



rpa  
rural payments agency  
**Rural Land Register (RLR) Map**  
SBI - 110187451

Map 1/1

- Legends**
- Your RLR Parcel(s)
  - SPS Permanent Ineligible Features
  - Adjacent Parcel Boundary
  - Unconfirmed Boundary

**RLR Information**

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SD8241	2269	0.96	0.96	N
SD6241	0575	0.62	0.62	N
SD6241	0867	0.08	0.08	N
SD8241	1667	0.16	0.16	N



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Date: 13/02/2011

Please return this sheet to us if you want to make any changes to the parcels shown on it.

## **APPENDIX 2**

**ADAS report dated 3 October 2016 in respect of APP 3/2016/0783**



ADAS UK Ltd  
4205 Park Approach  
Leeds  
West Yorkshire  
LS15 8GB  
Tel: 0113 2321632

Date: 3<sup>rd</sup> October 2016

Email: Adam.Birkett@ribblevalley.gov.uk

Planning Officer: Adam Birkett

Planning Application Ref: 3/2016/0783

Description of Development: Demolition of an existing timber framed building and erection of a general purpose agricultural building

Site Address: Back Lane Farm, Back Lane, Chipping, PR3 2QA

Dear Adam,

We have reviewed the above planning application that was submitted by Mr Colin Sharpe of Gary Hoerty Associates on behalf of the applicant Mrs K Potter for the demolition of an existing timber framed building and erection of a general purpose agricultural building and erection of a general purpose agricultural building at Back Lane Farm, Back Lane, Chipping, PR3 2QA. This response is based upon the written information received for the planning application and the site photographs provided by Ribble Valley Council. ADAS has not conducted a separate site visit. The applicant's agent in their Supporting Statement explains that the main need for the proposed building is for livestock housing and general storage. The agent has identified that the livestock will consist of 20 Breeding Ewes and 2 Breeding Sows and Progeny.

### **Planning Policy**

#### National Planning Policy Framework (NPPF)

Paragraph 28 of the NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable development. It further states that local plans should promote the development and diversification of agricultural and other land based rural businesses.

#### Ribble Valley Council

#### *Core Strategy (Adopted December 2014)*

**Key Statement EN2: Landscape** – The landscape character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

**Key Statement EC1: Business and Employment Development** – Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre viability will be supported in principle.

**Policy DMG1: General Considerations** – In determining planning applications, all development must:

#### Design

1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building in context toolkit).
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and buildings materials
3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities...

**Policy DMG2: Strategic Considerations** – ...Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting...

In protecting the designated Area of Outstanding Natural Beauty the Council will have regard to the economic and social well being of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area...Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the Council in determining planning applications...

**Policy DME2: Landscape and Townscape Protection** – Development proposals will be refused which significantly harm important landscape or landscape features...

The Council will seek, wherever possible, to enhance the local landscape in line with its key statements and development strategy. In applying this policy reference will be made to a variety of guidance including the Lancashire County Council Landscape Character Assessment, the AONB Landscape Character Assessment 2010 and AONB Management Plan. Also the Council will take into account the potential cumulative impacts of development in areas where development has already taken place.

**Policy DMB1: Supporting Business Growth and the Local Economy** – Proposals that are intended to support business growth and the 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.

*Agricultural Buildings and Roads Supplementary Planning Guidance (adopted March 1997)*

**Paragraph 1.5** – Permission will not be granted nor prior approval given for the erection of agricultural buildings where by reason of siting, design or external appearance the building would have a seriously detrimental impact on the visual character of the areas. In the case of full applications the impact on any adjacent residential property will also be seen as a material consideration.

**Paragraph 3.1** – Where the proposal is within the AONB it is consistent with the conservation of the natural beauty of the area...

**Paragraph 3.3** – The building or development in terms of scale, design choice and colour of materials is sympathetic to its surroundings...

**Paragraph 3.6** – Maximum use shall have been made of all existing available buildings...

**Paragraph 4.2** – Agricultural buildings must be designed for agricultural purposes and if carefully designed need not harm the appearance of the countryside...

**Agricultural Consultants Appraisal:**

The proposal is to knock down an existing building, which I have measured as 36 m<sup>2</sup> with a new steel framed building measuring just over 170 m<sup>2</sup>. My first thoughts are that the increase in size seems excessive. The applicant states that the building is proposed to house 20 ewes and 2 rare breed sows and their progeny, straw and hay as well as a tractor and topper. (The pigs are currently not on the farm).

The 20 breeding ewes with lambs will require 2ha of land based on the standard stocking rate on lowland grass of 10 ewes and lambs per forage hectare.

**The rare breed pigs are normally well suited to living outdoors, but they do require access to shelter and dry bedding. This could easily be achieved with pig arks. Two sows and progeny will require approx. 0.4 ha of land to forage around. They will potentially need supplementary feeding as they will tend to root up the grass and destroy the cover as they follow their natural foraging instincts. It would not be normal to house rare breed pigs all year round.**

The farm is 2ha in size and the 20 ewes will require all the grass for grazing, which leaves no land available for the pigs to forage on.

As far as the building is concerned the requirements to provide accommodation for sheep is basically over the lambing period, which is about 1 month out of the 12. Based on standard data of 1.48 to 2.32 m<sup>2</sup> for a ewe and lambs the business would require only 30-47 m<sup>2</sup> for the sheep enterprise.

The applicant just states that the building will house two sows and progeny. However the housing requirements of pigs is very much dependant on how long they will be kept. I advise the Council to query whether the sows are being used to breed pigs that will be sold as weaners or sold as fat for pork, as the required area alters depending on how long they are being kept. As shown below:

- Pigs require 3.0-3.5 m<sup>2</sup> per sow so the sows need 6-7 m<sup>2</sup> of housing.
- The progeny aged 6-12 weeks will need 0.2-0.3 m<sup>2</sup> /pig with a litter of 11 pigs, the litters from 2 sows will require 4.4 – 6.6 m<sup>2</sup> of floor.



- Bacon/pork pigs need 0.6-0.9 m<sub>2</sub> per pig. So a litters from 2 sows of 22 pigs will require 13.2 – 19.8 m<sub>2</sub> floor area.

In summary the livestock will require the following floor area in a building if the Pig Ark option is not taken up:

- Ewes and Lambs: 47 m<sub>2</sub> for 1 month only
  - 2 sows + progeny sold at 12 weeks: 14 m<sub>2</sub>
- OR
- 2 sows + progeny sold as fat as Pork at 150 days old: 27 m<sub>2</sub>

Therefore the total livestock need for 1 month of the year is 74m<sub>2</sub> and for most of the year they would only need 27m<sub>2</sub> of floor area. Adding 30% extra for access, the maximum floor area for the building would be 96m<sub>2</sub> for stock for 1 month of the year and 36m<sub>2</sub> for the rest of the year. The standard modern tractor is 2m wide and 5m in length, so allowing for room around it you would require around 35m<sub>2</sub> for a tractor and a topper will require a further 10 m<sub>2</sub>.

Given the pigs are not on the land at present and the sheep will only be housed for 1 month of the year a building of 100m<sub>2</sub> in area will be sufficient for the farm and if pigs are introduced then pig arks will be a better option for rare breed pigs, which are robust and tend to perform better outdoors with arks to provide the shelter.

Looking closely at the plans submitted there are two sheep pens 4.6 x 2.486m each which is 13m<sub>2</sub> for each pen or 26m<sub>2</sub> for the two pens - just about enough for the sheep for a month.

The pig pen detailed is 2.95m x 4.6m = 13.57 m<sub>2</sub> so the business can only be dealing with sows and then selling the progeny at 12 weeks as weaners.

The feed passage down the middle of the building is 3.3m wide which is wide enough for the tractor to be left parked in and still allow the stock access to food as they will not reach out of the pens more than 30cm or so. The feed passage between the pig and sheep pen and between the hay/straw and sheep pen is 2m wide, which is wider than necessary.

The hay storage area is 13m<sub>2</sub> and based on a m<sup>3</sup> being 6 conventional bales and a conventional bale being 0.36m h x 0.46m w x 1.0m l in size there will be 26 bales in the floor area and with a 2.6m height to the eaves this area will hold 7 layers of bales = 182 bales = approx. 4.5 tonne.

My conclusion is that the business probably does not have enough land to have the sheep and pigs outdoors so the pigs when purchased would have to be housed all year. Clarification is required on this from the applicant as to how the pigs are to be managed.

The plan of the building with the storage areas etc. marked on would suggest that a building with one less bay and both doors opening outwards would be sufficient. This means that a building of approx. 14m x 9m or 126 m<sub>2</sub> would be more than adequate to serve their needs.

### **Planning Consultants Appraisal:**

Planning policy does not require the applicants to carry out agricultural need justifications for farm buildings or to provide particular evidence to substantiate the need for the building. However, to be in line with planning policies, Ribble Valley Council would need to be satisfied that the building would be for an agricultural use as other uses would not be afforded the same support in this location in terms of planning policy justification.

The site of the proposed development is located within the open countryside and in an Area of Outstanding Natural Beauty (AONB), therefore consideration should be given to policy that covers development within the open countryside and the AONB. Policies contained within the Core Strategy advise that development should protect, conserve and enhance the natural beauty of the area and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting (EN2, DMG1, DMG2).

Notwithstanding this, the proposed building's appearance may be considered to be agricultural. It is also considered that the proposed materials also appear to be in keeping with its intended use. However, in terms of scale in relation to the existing timber building which is to be replaced, the size of the proposed building is a significant increase. My agricultural consultant colleague, has explained in their agricultural appraisal, that the agricultural needs of the farm unit can be met by a smaller building, which would be sufficient to meet the required needs. Therefore, the Council is advised to request that the applicant should consider reducing the size of the proposed building.

Policy DMG1 of the adopted Core Strategy advises that development proposals should consider density, layout and relationship between buildings and existing amenities. It is therefore important to consider the proposed building's location within proximity of existing residential dwellings and in consideration of the buildings use to house livestock, in particular pigs. It can be seen that there are a number of existing residential dwellings located between distances of approximately 150 to 300 metres to the location of the proposed agricultural building, as well as the existing farm dwelling within the ownership boundary which sits at a distance of approximately 45m to the proposed agricultural building.

The Agricultural Buildings and Roads Supplementary Planning Guidance (SPG) paragraph 3.6 advises that maximum use should be made of all existing available buildings, a review of the provided site photos shows a further building to the rear of the stable block as well as the existing timber building that is proposed to be demolished. The Council should be satisfied that all existing available buildings have been sufficiently used and there are no alternative options available for the proposed uses.

### **Summary:**

The agricultural consultant in their response explains that a smaller sized building would be sufficient to meet the required need of the agricultural unit. The Council need to determine the weight attributed to the above advice and the extent to which the proposed building actually complies with their adopted planning policies regarding such development in rural areas and the AONB. We consider that the need for the agricultural unit can be satisfied by a smaller sized agricultural building.

NB. ADAS would always advise that on receipt of applications for general farm buildings or in this case for applications considering the rearing of pigs, the Council considers whether they would determine the application differently if it was to be used for the intensive rearing of pigs. **We would not suggest that there are any such intentions in this case**, but where locations are potentially sensitive, ADAS would advise considering a planning condition preventing intensive pig keeping in agricultural buildings without a separate approval.

Yours sincerely,

Stephen Watson and Grace Lockley

**Agricultural Consultant and Graduate Planning Consultant**

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