

**HALL BARNS FARM  
STONYHURST  
CLITHEROE  
BB7 9PX**

# PLANNING STATEMENT

March 2019  
On behalf of the Trustees of the Stonyhurst Estate

**Carter Jonas**

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## 1.0 INTRODUCTION

- 1.01. This planning statement has been prepared by Carter Jonas LLP on behalf of the Trustees of the Stonyhurst Estate (the “Applicant”) in support of a planning application for the erection of an agricultural building, silage clamp and slurry lagoon at Hall Barns Farm, Stonyhurst, Clitheroe, BB7 9PX.
- 1.02. A need for the scheme has been identified by the Stonyhurst Estate and farming tenant. The proposals represent a significant investment for improvements and modernisation of the farmstead. In bringing the scheme forward a number of options and layouts have been considered to take into account practical (site specific) and policy considerations.
- 1.03. Set out in the following report, at Section 2 is a description of the site and surroundings, the farmstead and appraisal of the needs for the development to ensure the continued operation of the farm to meet modern animal welfare requirements. The proposals and site selection exercise are explained in section 3, demonstrating how specific constraints limit the options available and how the proposal as submitted is the most practical and least (visually) intrusive scheme, to minimise impact upon the surrounding area. Section 4 comprises a review of local and national policy identifying the relevant constraints and opportunities for the site and environs. A planning appraisal is contained in Section 5 which is informed by a number of technical and environmental reports which are submitted alongside the forms and certificates.
- 1.04. These reports include :
- Location Plan (MPA Architects)
  - Site Layout (MPA Architects)
  - Agricultural Application Form (Carter Jonas)
  - Elevation Drawings (Slyne Consulting Limited)
  - Heritage Statement (FAS Heritage)
  - Landscape and Visual Impact Assessment (Smeeden Foreman)
- 1.05. Section 6 comprises out a summary and concludes with case is set out in support of the proposal confirming that the scheme represents sustainable development and there are no adverse impacts that would significantly and demonstrably outweigh the benefits, and planning permission should be granted without delay.

## 2.0 CONTEXT

### Stonyhurst Estate

- 2.01 Stonyhurst Estate is a large rural landholding of ca 250 ha (630 acres) comprising farmland with associated farmsteads, along with land and buildings comprising the Stonyhurst College campus and formal gardens. Across the Estate are a range of residential and other buildings in groupings or in isolated positions. For the most part the Estate sits within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). As a consequence a Landscape and Visual Impact Assessment has been prepared and submitted.
- 2.02 Forest of Bowland was designated an AONB in 1964 extending across eastern Lancashire and into Yorkshire, and comprises two parts with an outlier comprising the Forest of Pendle. The principal element which includes the Stonyhurst Estate sits to the north of the River Ribble. There are 500 Listed buildings across the AONB and several Scheduled Monuments.
- 2.03 Stonyhurst College, which sits within the Estate, is an independent school (founded in 1593 at St Omer in France and moved to Stonyhurst Hall in 1794), the main college building is late 14th and 15th century in origin. Within the school campus the main Stonyhurst College building and Stonyhurst St Mary's Hall are of national significance and there are around 20 listed buildings (Grade I, Grade II\* and Grade II – please see Appendix 1). Other Listed buildings across the Estate are also Listed, including buildings near the application site at Hall Barns Farm. The formal grounds around the college buildings comprise a Grade II\* Registered Historic Park and Garden. A Heritage Assessment and Report has been prepared and submitted. **Figure 1** below is an extract from the Historic England website and demonstrates the general relationship between the site and these various assets.

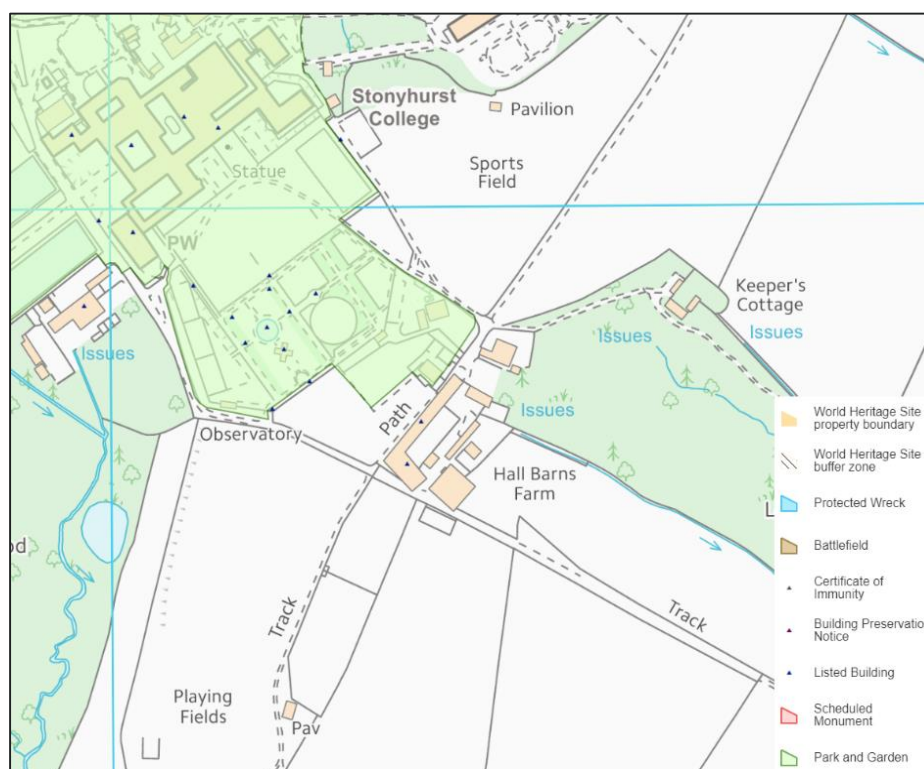


Figure 1: Historic England Map

- 2.04 There are a number of public rights of way which cross the Estate; two of these run adjacent to Hall Barns Farm as demonstrated on Figure 2, an Extract from the Definitive Map. Public footpath No.46 passes the front of Stonyhurst College to the west of the Farm, in a north-south direction linking the B6243 Whalley Road in the south to Woodfields in the north. There are two off shoots from Footpath no.46 with junction directly west of Hall Barns Farm. To the east footpath 63 follows the farms track south of the Hall Barns Farm stead to issue at the (B62343) Whalley Road to the south east. From the same origin point, Footpath No. 74 (a metalled road) journeys west to the south of Stonyhurst College to meet Footpath No 66.



Figure 1: Definitive Maps – Public Rights of Way

- 2.05 The surrounding landscape and site is located within the Forest of Bowland Area of Outstanding Natural Beauty, consists of deep valleys and peat moorland. The landscape consists of primarily rolling open fields, to the south and south west is the River Ribble and the village of Hurst Green; the nearest settlement. To the east of the site is an area of woodland and the River Hodder. To the north is primarily open fields and approximately 1.3 km is an area of ancient woodland known as Over Hacking Wood and the Hodder River.
- 2.06 Online resources confirm there are no other statutory designations in or within 1km of the site in respect of Special Area of Conservation, Ramsar Sites, SSSI's, Nature Reserves or records of Protected Species. The river Hodder SSSI is 1.3km to the east.

### Hall Barns Farm

- 2.07 Hall Barns Farm is an operational dairy farm extending in all to 64.7 ha (160 acres). As a farming unit it is broadly bounded by the B6243 (Whalley Road) to the south and east, Knowles Brow to the north and the Stonyhurst College campus and sports grounds immediately to the west. Generally the farm is laid out to grass/pasture with the land form falling from the west; down to the B6243 to the east.

- 2.08 Hall Barns Farm is let on a Farm Business Tenancy to John Hough. The business consists of 105 dairy cows, 40 in-calf heifers, 10 bulling heifers and 25 beef rearing calves; all managed from the farmstead.
- 2.09 The main farmstead is located in the western part of the farm unit generally to the front of the Stonyhurst campus which lies to the west. Other immediate surrounding uses include playing pitches to the south west, whilst Loach Field Wood generally provides screening to the north and north east; to the south and east is pasture.
- 2.10 Access is from the north via a road adjacent to St Mary's Hall and does not require agricultural vehicles to use the access roads used for Stonyhurst College and St Mary's Hall. There is also the agricultural track serving the site; a designated public footpath No.63 (see Figure 2).
- 2.11 Buildings within the farmstead comprise a mix of traditional and more modern general purpose sheds, most of which are around 50 years old. Two of the traditional barns are Listed buildings; these are the main barn (barn on north-west side of farmyard, Grade II\*, UID: 1072302) and the attached two storey barn to the south (barn at south-west side of farmyard, Grade II, UID: 1362218). Additionally, within this complex of buildings there is a small yard area where the silage is currently stored. There is a mix of traditional and more modern structures and two dwellings included within the farmstead.
- 2.12 The farm tenants live at Hall Barns Farm and manage the livestock with particular attention with the calving of the suckler cows from the home base. Cattle which range from dry cows to followers are housed within the main buildings at Hall Barns Farm and New Barn which is located 400 m down the track. The traditional buildings have no dedicated modern cattle handling facilities making them difficult to operate. Ancillary structures include an existing silage clamp within the range of buildings and a slurry lagoon located on the opposite side of the track.
- 2.13 Currently the existing buildings are at capacity and their design, configuration and layout limit the efficient management of the stock and also any potential for growth. Given the age of the buildings and deterioration overtime, they are resulting in an unsafe working environment and inappropriate living facilities for the livestock. Additionally, traditional buildings have lower levels of ventilation and therefore limit the number of cattle that can be stored in these buildings.

### **Infrastructure and Utilities**

- 2.14 A search of records demonstrates the existence of services and utility infrastructure around the farm and farmstead. This is indicated on Appendix 3.

### 3.0 NEED AND SCALE OF THE PROPOSALS AND SITE APPRAISAL

- 3.01. To meet the future requirements for the farm unit, the development proposed within this application is for the erection of 1 no. agricultural building, 1 no. silage clamp and 1 no. slurry lagoon set near the existing farm buildings at Hall Barns Farm.
- 3.02. Relocation of the livestock to a new agricultural building will mean a more efficient operating environment and a better level of welfare for the livestock. By bringing the cattle housing and bedding storage from the surrounding ageing structures into a new building, it will enable the cattle to be managed to a much higher standard, reducing the potential for calving fatalities due to the increased sun/shade and ventilation of the structures.
- 3.03. New beef rearing buildings are designed to provide good ventilation and light resulting in lower pneumonia cases caused by poor ventilation in old buildings. They will also enable safe handling of cattle with new cattle handling race and locking yokes. This will be a great improvement for the farmers and vets dealing with the medical treatment of the cattle.
- 3.04. The new silage clamp and enhanced slurry store will provide the necessary expansion and spare capacity to meet modern regulations.
- 3.05. It is proposed that the new agricultural shed will provide an additional 627sq.m of floorspace (6,750 sq.ft); the building itself will measure (W) 19.6m x (D) 32m x (H) 7m. The silage clamp will measure (W) 15m x (D) 20m x (H) 4.2m with a wide access proposed off the existing track. The slurry lagoon will provide some capacity measure (W) 50m x (D) 40m. Due to the topography of the site the height of the retaining bund varies slightly. At its highest point to the bund will measure 5.5m.
- 3.06. The proposed agricultural building and silage clamp will be set directly adjacent (south east) to the existing farmstead. The design and external appearance of the proposed agricultural building is to meet its function as a modern cow shed and silage clamp. It will be a modern, steel framed portal building with tannalised Yorkshire boarding for the walls and cement fibre sheeting for the roof. Within the area adjacent the proposed agricultural building and silage clamp, there will be an area of hardstanding. This will provide access between the structures and management of silage. As well as the hardstanding areas, the proposal will include new fencing and hedging surrounding the development, to ensure field boundaries are retained and mitigates the development into the local landscape.
- 3.07. The proposed slurry lagoon will be located on the opposite side of the farm track. As part of the proposal, new accesses will be taken from the farm track. The proposed slurry lagoon will only be used for the storage of slurry from Hall Barns Farm, Stonyhurst. The transport of slurry and waste to the lagoon, its storage in the lagoon and its subsequent spreading on the fields belonging to Hall Barns Farm, shall all be carried out in compliance with the contents of the Odour Management Plan that was submitted with this application.
- 3.08. As part of this proposal, there will also be new levels of hedge planting. Any existing accesses not being utilised, will be filled in with either hedge or stone walling.

## Background to Proposal

3.09. In preparation for this proposal, there has been substantial research and assessment into the location of the agricultural building, silage clamp and slurry lagoon. As part of this background work, numerous locations and orientations were assessed, with the best location being submitted for consideration. Please see Appendix 2, which sets out the various locations. The appropriate assessments and conclusions for each location is set out in the Table 1 below:

**Table 1: Proposed Layout Commentary**

Proposed Layout	Agricultural Building	Silage Clamp	Slurry Lagoon
A	Not suitable due to the height of the building and negative impact on the heritage assets and landscape. Also located within an area of open space.	The silage clamp needs to be located adjacent to the agricultural building. Also located within an area of open space.	The increased size of the slurry lagoon would result in being built over the foul main. Also located within an area of open space.
B	This location provides suitable space for the required pipe easements, whilst also reducing the impact on heritage assets/landscape and remaining adjacent to the existing farmstead	This location provides suitable space for the required pipe easements, whilst being adjacent to the proposed agricultural building	Whilst located near the existing farmstead, would result in the lagoon being built over a water pipe
C	--	--	This location does not build over any existing pipes, but instead spreads the farmstead over a larger area and considered unsuitable
D	--	--	The final location fits within the constraints of the site, whilst remaining practical to the requirements of the farmstead

## 4.0 PLANNING POLICY

4.01 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The 2004 Planning and Compulsory Purchase Act is clear that the Development Plan is the main consideration in the determination planning applications unless material considerations indicate otherwise.

4.02 Within the Ribble Valley the Development Plan comprise of the

- Core Strategy 2008-2028 A Local Plan for Ribble Valley;

4.03 Accompanying the Core Strategy, the Council has progressed a site allocations document and proposals map. In addition National Planning Policy Framework is a significant material consideration.

### National Planning Policy Framework (2018)

4.04 Originally coming into force on 27 March 2012, the National Planning Policy Framework (Framework) (along with the accompanying Planning Practice Guidance - PPG), were published in a revised form on 24<sup>th</sup> July 2018 and subsequently 19<sup>th</sup> February 2019. 'Annex 1: Implementation of the Framework' sets out the relationship between the Framework (and PPG) to various local planning documents stating that it is a material consideration from the date of publication (paragraph 212).

4.05 The Framework has a remit to promote the following two points:

- A presumption in favour of sustainable development is at the Framework's core, a defining principle which takes precedence over out of date development plan documents; and
- Promote economic growth, social inclusion and environmental sustainability.

4.06 Throughout, the Framework it makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. It indicates that the contents and policies of the Framework should be read as a whole and constitutes the Government's view of what sustainable development means in practice.

4.07 These policies are set out under a number of thematic headings and are summarised below as these are relevant to this application:

4.08 **Section 2** sets out the purpose of the planning system in ***Achieving Sustainable Development***. **Paragraph 7** informs that the (overarching) purpose of the planning system is to contribute to the achievement of sustainable development and that the policies in **Paragraphs 18 to 217** should be taken as a whole, as they constitute the Government's view of what sustainable development means in practice.

- 4.09 **Paragraph 8** sets out the three interdependent and overarching objectives of sustainable development, which should be pursued in mutually supportive ways to secure net gains across each of the objectives:
- **An Economic Objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity;
  - **A Social Objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and
  - **An Environmental Role** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution.
- 4.10 Under the sub heading “The Presumption in favour of Sustainable Development”, **Paragraph 11** suggests that it is highly desirable for local planning authorities to have an up-to-date plan in place as the starting point for decision making and proposals which accord with the development plan should be approved. For plan making, the Framework requires the protection of areas or assets included within Footnote 6, where development should be restricted. These areas of protection include SSSI’s, Green Belt, Area of Outstanding Natural Beauty and a National park or defined as a Heritage Coast.
- 4.11 **Section 4** relates to the **Decision Taking** with **Paragraph 38** stating that planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development.
- 4.12 **Paragraphs 54 to 55** refer to the use of planning conditions and obligations suggesting that such controls could make otherwise unacceptable development acceptable. Such conditions should only be imposed where they are necessary, relevant to planning, and the development, enforceable, precise and reasonable in all other respects.
- 4.13 **Section 6** sets out how the **Building a Strong and Competitive Economy Paragraphs 80 and 81** suggest that the Government is committed to securing economic growth in order to create jobs and prosperity, stating that the planning system should operate to encourage, and not act as an impediment to, sustainable economic growth.
- 4.14 **Paragraphs 83 and 84** support a prosperous rural economy and requires planning policies and decisions to enable the sustainable growth and expansion of all types of business in rural areas through well-designed new buildings. They go further to say the diversification of agricultural and other land-based rural businesses on land that is physically well related to existing settlements should be encouraged.

- 4.21 **Section 15** sets out the position in relation to **Conserving and Enhancing the Natural Environment** in particular the approach to development within designated and protected landscapes. Given the location of the site within the Forest of Bowland AONB. **Paragraph 172** is relevant. This states that great weight is to be given for the conservation and enhancement of landscape and scenic beauty in Areas of Outstanding Natural Beauty. Planning permission should be refused for major development other than in exceptional circumstance and where the development can be demonstrated to be in the public interest. Consideration of such applications should include an assessment of:
- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
  - b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
  - c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
- 4.22 For the purposes of Paragraphs 172; Footnote 55 sets out that the consideration of whether that proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.
- 4.23 *Given the proximity to acknowledged interests such as the Stonyhurst College a grade I Listed building and Scheduled Monument and a (grade II\*) Registered Historic Garden and Park* **Section 16: Conserving and enhancing the historic environment** is also relevant. **Paragraph 185** states that local authorities should set out a positive strategy for the conservation and enjoyment of the historic environment. It suggests that applicants should consider the effects of proposals on historic assets where the level of detail and assessment is proportionate to the asset's importance, and no more than is sufficient to understand the potential impact of the proposal upon their significance.
- 4.24 **Paragraph 192** reasons that when local authorities are determining applications, due weight should be given to proposals making a positive contribution or enhancing the significance of heritage assets and putting them to viable uses.
- 4.25 **Paragraph 193** emphasises the impact of proposed development on the significance of designated heritage assets should be given great weight and conservation of the asset should be sought.
- 4.26 **Paragraph 194** considers that any harm to the significance of a designated heritage asset should require clear and convincing justification and substantial harm to designated assets is exceptional or wholly exceptional in certain cases.

4.27 Paragraph 196 goes further to state that when less than substantial harm to the significance of a designated heritage asset occurs, this harm should be weighed against the public benefits of the proposal including, where appropriate, ensuring its optimum viable use.

### Local Policy

4.28 At the local level the adopted development plan is formed by the Core Strategy 2008-2028 A Local Plan for Ribble Valley. The accompanying site allocations policy document (Housing and Economic DPD) and Proposals Map is well advanced. However for the present policies map (Figure 4) from the previous Districtwide Local Plan and remains the adopted map for Ribble Valley.

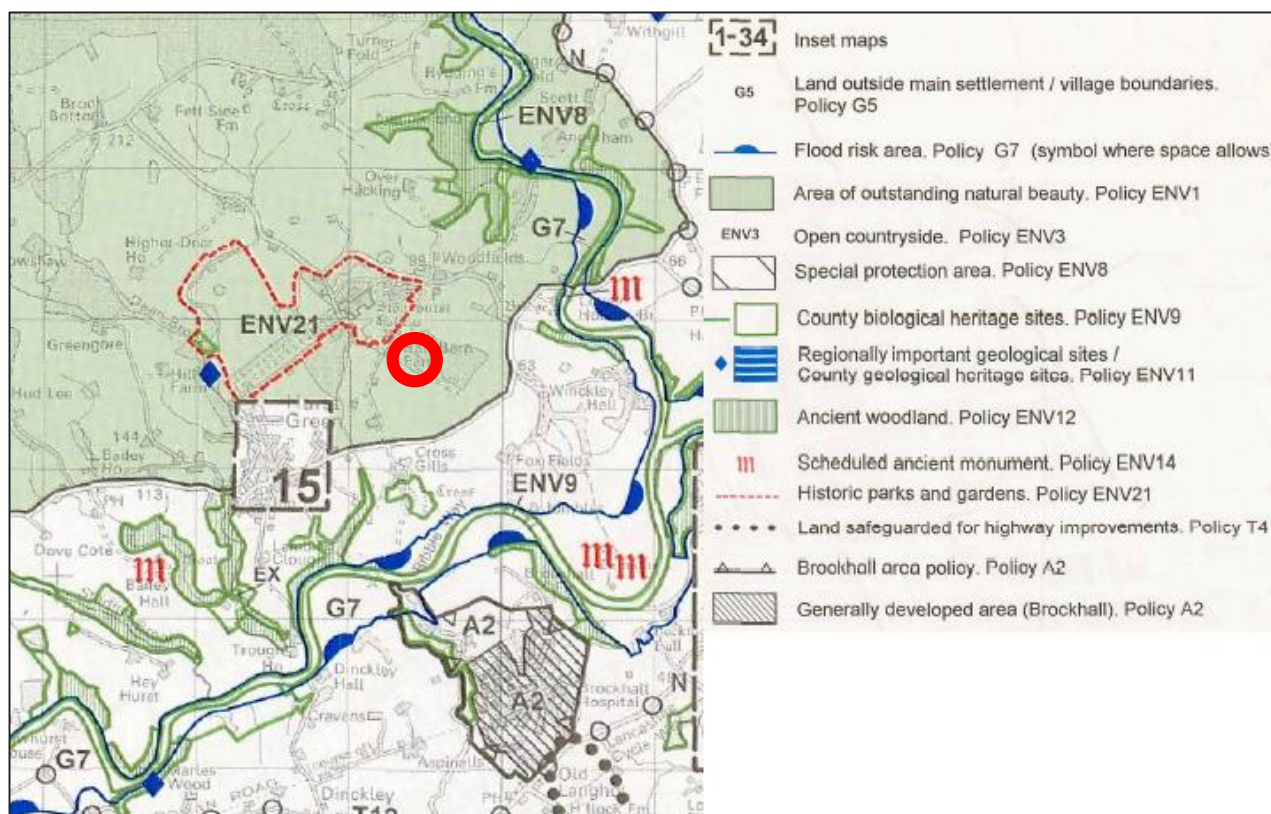


Figure 4: Districtwide Local Plan Maps (adopted)

4.29 Policies labelled in the attached key have been replaced by relevant policies within the Core Strategy. We consider the following policies will be key to the determination of the application:

- Key Statement EN2 – Landscape
  - Any development will need to contribute to the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty. Any development will therefore be expected to be in keeping with the character of the landscape and reflect local distinctiveness through building styles and materials.
- Key Statement EN5 – Heritage Assets

- *There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their setting. This will be achieved by considering how a development proposal will impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- 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 vitality and viability will be supported in principle.*
- Policy DMG1 – General Considerations
  - *All development must be of a high standard design, sympathetic to existing and proposed land uses and use sustainable construction techniques where possible. Development must protect and enhance heritage assets and their setting.*
- Policy DMG2 – Strategic Considerations
  - *Development within open countryside will be required to be in keeping with the character of the landscape and reflect the local distinctiveness. In protecting the AONB the Council will have regard to the economic and social well-being of the area.*
- Policy DME2 – Landscape and Townscape Protection
  - *Development proposals will be refused where significant harm to the landscape is caused. This can be negative impacts on traditional stone walls, ponds, woodlands, copses, hedgerows and other environmental features.*
- Policy DME4 – Protecting Heritage Assets
  - *Any proposals involving the demolition or loss of important historic fabric from listed buildings or harm to or loss of significance to registered parks, gardens will be refused unless it can be demonstrated that exceptional circumstances exist.*
- Policy DMB1 – Supporting Business Growth and the Local Economy
  - *The expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the local landscape. There may be occasions where due to the scale of the proposal relocation to an alternative site is preferable.*
- Policy DMB4 – Open Space Provision
  - *The borough council will refuse development proposals which involve the loss of existing public open space, including private playing fields which are in recreational use.*
  - *Please see Figure 5 below, showing the open space areas in relation to the site.*

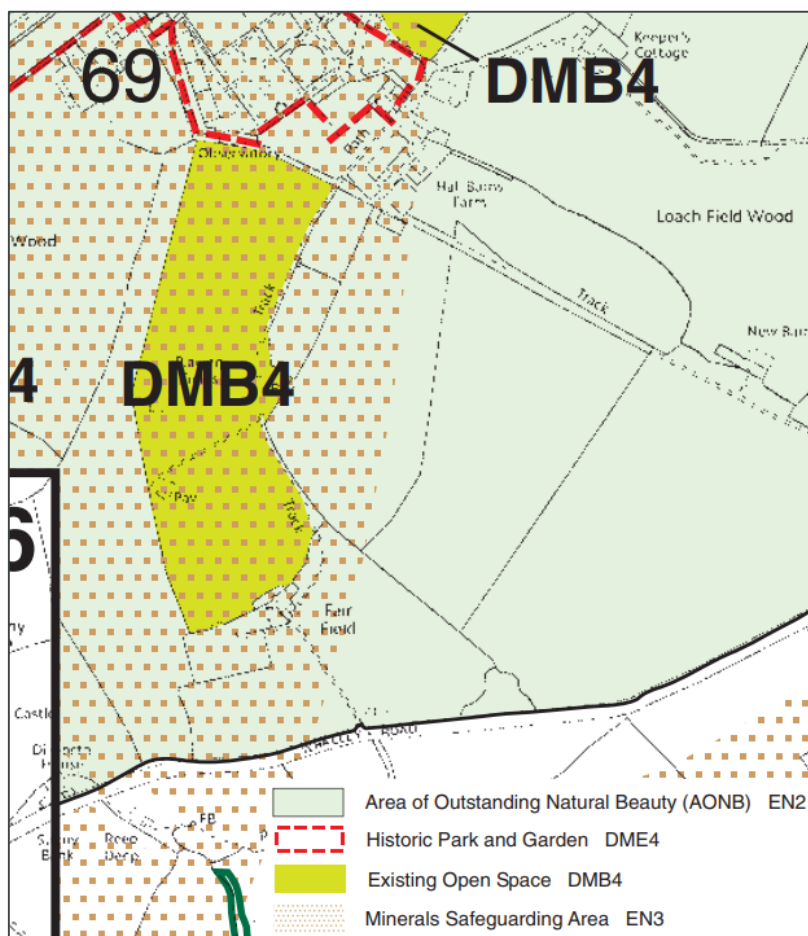


Figure 5 - Ribble Valley Borough Council Regulation 18 - Proposal Map (August 2016)

- Policy DMB5 – Footpaths and Bridleways
  - *The borough council will seek to ensure the retention, maintenance and improvement of by-ways and un-surfaced/unclassified roads as part of the public rights of way network.*

## SPD's and SPG's

### Agricultural Buildings and Road SPG

- 4.30 Adopted in March 1997 the guidance seeks to ensure that new agricultural development can maintain and improve the quality and so that new development is sympathetic to the surrounding environment. Given the age of the document it is considered to carry some, but limited, weight.
- 4.31 Recognising the importance of farming and agriculture Paragraph 1.2 places emphasis on maintaining a healthy farming economy and the essential role it plays in appearance of the countryside. Point 1.3 however accepts that modern farm buildings are often industrial in style and design, potentially appearing intrusive on the landscape but necessary for the efficient running of a farm. It suggest however (paragraph 1.5) states that permission may not be granted where the erection of agricultural buildings by reason of siting, design or external

appearance has a seriously detrimental impact on the visual character of the areas. Impact on any adjacent residential property will also be seen as a material consideration.

4.32 Under Section 3 the Guidance indicates that where proposals are in the AONB they are expected to be consistent with the conservation of the natural beauty of the area and, where possible explore contributing to the natural beauty of the area. In looking at proposals, specific consideration needs to be given to inter alia:

- recognition that siting will be partially controlled by the farm's practical requirements when taking into account the ease of access for machinery, livestock requirements, security and drainage needs. However the location will still need to consider the impact on landscape, the relationship and proximity to existing buildings and features of interest such as ponds, trees, hedges or walls.
- the building or development in terms of scale, design, choice and colour of materials is sympathetic to its surroundings, and preferably in proximity to existing groups of buildings;
- form, design and materials of agricultural buildings must be for agricultural purposes
- Should not have undue adverse impact on the surrounding landscape and incorporate provision for additional planting/mitigations to help minimise impact.
- make efficient use of existing buildings (acknowledging that they are not suitable for modern machinery and housing livestock).

#### **Forest of Bowland AONB Management Plan**

4.33 Management Plans are adopted statutory policy of the local authority and therefore a material planning consideration for the determination of planning applications. Within this Management Plan it identifies a variety of management pressures on its landscape, such as changing demands on agricultural land, telecommunication and energy infrastructure, tourism facilities and the need to develop a sustainable rural economy.

4.34 Fundamental principles underlying planning and development management in AONBs is that any new development within the AONB that has a materially adverse impact can only proceed where it is demonstrated that it satisfies a need and should provide a high standard of design, which is in keeping with local landscape character of the AONB.

## 5.0 ASSESSMENT

- 5.01 Previous sections outline how the proposals have emerged, outlining the appraisal of the site and the mitigation to ensure that site specific considerations and constraints are addressed. This section seeks to consider the extent to which the proposals are consistent with the development plan comprising the Ribble Valley Core Strategy and supplemental guidance, as well as the Framework which is a material consideration.
- 5.02 Given the location of the application site within the AONB, consideration is given to the relevant provisions of the Framework (paragraph 172) followed by an assessment of whether the proposal constitutes sustainable development. In this regard we consider the following are the principal matters:
- Principle of development
  - Heritage Impact
  - Landscape Impact
  - Other Matters

### The Principle of Development

- 5.03 Paragraph 11 of the Framework sets out the presumption in favour of sustainable development. In determining planning applications this means approving development plan accord with an up to date development plan without delay. Where there are no relevant development plan policies (d. i) it suggest that planning permission should be granted unless policies within the Framework that protect areas or assets of particular importance provide a clear reason for refusal or any adverse impacts significantly and demonstrably outweigh the benefits, when assessed against the Framework as a whole (d. ii).
- 5.04 A review of the site recognises that site falls for consideration under a number of aspects of Footnote 7 namely the Forest of Bowland AONB and proximity to clusters of Listed buildings of national importance, (also a Scheduled Monument and a Registered Park and Garden.
- 5.05 Paragraph 172 of the Framework sets out the underlying principle for consideration of this development proposal seeking to give great weight to conserving and enhancing the landscape and scenic beauty of the AONB. As a starting point it suggests that the scale and extent of development should be limited, suggesting that major development should be refused except in exceptional circumstances and where a public interest can be demonstrated.
- 5.06 Consideration of whether a proposal is a major development is considered to be a matter for the discussion maker, bearing in mind the scale of the proposals, the location and prevailing circumstances in particular any significant adverse impact upon the AONB. In isolation the three components are not deemed to constitute major development. However, cumulatively the scheme is considered to be “major development” by virtue of the application area exceeding 0.5 Ha.

- 5.07 As such it is necessary to consider whether there are exceptional circumstances and a public interest in respect of the three matters set out in paragraph 172.
- 5.08 As a matter of public interest, the maintenance of food security and a strong vibrant productive farming and agricultural sector is self-evident. Likewise there is increasing interest in animal and livestock welfare in terms of space, light and ventilation along the health and safety of farmers and farmworkers. These are reflected in modern standards and regulation as described in Section 4 to conform to national and international standards. . It is not a matter for the planning system to question the veracity of these standards, however, it is a material factor to note that the newest farmbuildings are around 50 years old, with some buildings several hundred years old. It is acknowledged that these buildings are no longer suitable for modern farming activity and machinery, and for the most part “worn out”, outdated and in a poor state of repair. In providing the new building it is considered that the farmstead will be able to satisfy modern agricultural standards and welfare requirements.
- 5.09 Furthermore the need for development, stems from a growing agricultural business which wants to modernise from the current premises and facilities at Hall Barns Farm are outdated and in a poor state of repair, making them not suitable for modern day farming. The modern buildings and larger silage clamp, will allow for any future growth requirements or diversification. The need for the slurry lagoon will ensure that the farmstead will continue to meet the general requirement under SSAFO Regulations (Silage, Slurry and agricultural Fuel Oil Regulations) to have 4 months storage capacity for the storage of slurry.
- 5.10 As set out in the Framework Local Planning Authorities should support the rural economy and decisions should enable the development and diversification of agricultural and other land-based rural businesses. Approving consent for this proposal, will enable this existing farmstead to expand and continue to support the rural economy, whilst ensuring that the welfare of animals is kept a high priority at all times.
- 5.11 For criteria B, the proposal has to consider the cost of and scope for developing outside the designated area. As set out in the background to the proposal, there has been an exploration and assessment of potential locations within the vicinity of the existing farmstead and wider area, including subdivision. This is set out in Section3. However, it is considered that by relocating or opting for a separate location it would spread the operational buildings of the farmstead and result in more severe impacts on the AONB than is currently being proposed, leading to operational and cost inefficiencies (which the scheme is seeking to address) as well as security issues where surveillance of off-site premises becomes difficult. Such matters are recognised in the Council’s agricultural SPG. Therefore the development being considered is the most practical and least intrusive scheme, having regard to the site specific issues.
- 5.12 To consider an area outside the designated area, would require an assessment of land neither within the farm unit nor under the ownership of the Stonyhurst Estate. Additionally this option would remove the farming operations away from the existing farmstead and farming equipment. Whalley Road forms the boundary of the Forest of Bowland AONB, therefore the site (including Stonyhurst College) sits on the edge the protected area,

rather than an untouched valley. We therefore consider it would be unsuitable to locate the development outside of the designated area.

- 5.13 Finally, criteria C requires an assessment of the proposal against any detrimental effect on the environment, landscape and recreational opportunities that would arise if the proposal was approved. With the development being in the AONB, a supporting Landscape and Visual Impact Assessment (LVIA) was prepared by Smeeden Foreman, which provides the main assessment of landscape impacts, it concludes that there will be impact on a number of long ranging views, but the recommended planting and choice of materials is considered to provide a suitable level of mitigation.
- 5.14 Criteria C also requires an assessment of any recreational opportunities that would be negatively affected by development, if it is subject to an approval. The adjacent PROW links into a wider network of footpaths and therefore the impact of development should assess this as a whole. Whilst there will be visual change, with the introduction of new buildings, planting and earth works for the bund to support the lagoon. Users of the footpath will not be affected by uses or movements that are not associated with an agricultural farmstead and therefore we believe there will be minimal impact on walkers passing by.
- 5.15 With the requirement for development clear, it is vital to ensure that the proposal can demonstrate an over-riding need and that it conforms to a high standard of design, to be in keeping with local landscape character and minimise impact on heritage assets. The principle of development is considered to be acceptable, given the requirement for the proposal is a primary consideration when assessed against the impact of development on the historical built form of Stonyhurst College and the surrounding natural environment consisting of the Forest of Bowland AONB.

## **Heritage and Landscape Considerations**

### **Heritage Assets**

- 5.16 In all, there are 20 listed structures including the Park and Gardens within the Stonyhurst College complex as noted in Appendix 1. Hall Barns Farm also Grade II and 2 Grade II\* listed structures. Protecting and enhancing these designated heritage assets has been a key consideration in shaping the proposals.
- 5.17 During the pre-submission phase of this application the project team undertook detailed assessment of potential locations for development. To ensure that the development would minimise the intrusiveness on viewpoints and presence of the designated listed assets.
- 5.18 Currently, the Grade II\* and Grade II listed barns on the farmstead are essential to farming activities, a new larger, fit for purpose building will provide capacity and space for these buildings to be improved, as is the aspiration of the Trustees of the Stonyhurst Estate.
- 5.19 As evidenced in the supporting Heritage Assessment the proposed development would not directly affect any known heritage assets, designated or non-designated. The development has taken all necessary measures to

ensure that there is a minimal impact to the setting of the Listed buildings within the farmstead and those located in the wider at the Stonyhurst College campus.

### **Surrounding Landscape**

- 5.20 Whilst the extent and scale of the proposals are relatively small in comparison to the wider study area, the LVIA considers the land on which the proposals are located contributes to the wider rural setting of the unique features of historical importance found within the landscape. The existing scene is visually attractive and in good condition with few detracting features. This is recognised within local planning policy and reflected within the AONB designation.
- 5.21 Broadly, the proposals for the barn and the silage clamp are expected to be less intrusive than the slurry lagoon as they are seen in context with existing buildings associated with Hall Barns Farm and are screened from view from the highly sensitive receptor at Stonyhurst College.
- 5.22 For the slurry lagoon the overall visual effect is assessed as being major adverse from the majority of viewpoints, as the proposal is situated directly in front of framed views of Stonyhurst College from the south and west. The bund and perimeter fence would introduce features which are not characteristic within the existing scene.
- 5.23 However, as evidenced within this statement and supporting material all necessary measures have been taken to minimise the impact of the proposals. The requirement of these buildings for the continued operational management of the farmstead is a material consideration and should be afforded great weight in the determination of this application.

### **Ecology**

- 5.24 Given the land is used for general grazing, and there are no ecological designations on or near the site, we consider the proposals to have no detrimental effects on the Environment.

### **Other Considerations**

- 5.25 In addition to the above the Core Strategy and agricultural SPD set out a number of considerations relevant to the determination of this proposal.

### **Residential Amenity**

- 5.26 Although there are three dwellings within Hall Barns Farm, these are associated with agricultural workers of the farm and as such, the proposals would have no negative impact on the amenity of residents of the three dwellings. The nearest residential dwelling is approximately 400m south east of the current site. This dwelling is partially encircled by Loach Field Wood, providing a physical barrier and screen in the form of dense woodland against noise and sight issues, the steep gradient of the land also assists in mitigation. While the new building may be visible from this dwelling, the distance between would result in no significant impact in respect of

overshadowing, loss of daylight or outlook, and will in turn shield the proposed and existing livestock buildings from view.

- 5.27 Stonyhurst College which offers boarding accommodation for students of all age groups. There are also other residential properties within the campus; some of which are members of staff and members of public. It is considered that due to the proposal being within the same use and same scale of development as existing, there will be no overbearing impact on these wider residential uses.
- 5.28 In respect of noise, odours and general disturbance, this is an active dairy farm and whilst the proposed building would bring the built development slightly closer to the dwelling to the south, with a separation distance of 350m it is not considered that the building would cause any greater impact in comparison to the existing activities at the farm. It is considered that there is sufficient distance between the proposed site and the nearest dwelling and as such there will be no residential amenity impact.

#### **Flood Risk and Drainage**

- 5.29 The site lies in flood zone 1 and as such, is considered to be at low risk from fluvial and pluvial sources of flooding.
- 5.30 Consultation with the Environment Agency confirms the size and layout of the proposed slurry lagoon is acceptable subject to design conditions, and the provisions of separate surface water and slurry systems and will be controlled through conditions.
- 5.31 A landscape buffering is proposed to the south and east of the proposed building and silage clamp, this is to promote biological diversity and create a buffer for existing dwellings within the farmstead.

#### **Contamination**

- 5.32 The site has been agricultural grazing land for a substantial amount of time and contamination is not considered an issue in the determination of these proposals.
- 5.33 The proposed slurry lagoon will meet all the relevant standards for filtration and safety as set out within the SSFAO. From a drainage standpoint, the placement of a new slurry lagoon downhill of the silage clamp and agricultural building will nullify the need for pumps. Nullifying the need for pumps will eradicate the potential for a pump failure, which can lead to the spread of waste and increased risk of contamination.

#### **Design**

- 5.34 The proposed building would be closely related to the existing built form and would be seen within the context of the farm complex as a whole. The proposed structure would be in-keeping with the surrounding buildings in

terms of its size, scale and design and would serve a functional purpose reasonably necessary for the purposes of agriculture.

- 5.35 The materials proposed are typical of this type of development and reflect the materials already at site. As such, it would not have any detrimental impact on the appearance of the surrounding landscape and would accord with Key Statement EN2 and Policies DME2 and DMG1 of the Ribble Valley Core Strategy.
- 5.36 The design and external appearance of the proposed agricultural building is to meet its function as a modern cow shed and silage clamp. It will be a modern, steel framed portal building with tantalised Yorkshire boarding for the walls and cement fibre sheeting for the roof. The silage clamp will be a concrete storage structure and meets the environmental protection requirements in its construction. Within the area adjacent the proposed agricultural building and silage clamp, there will be an area of hardstanding. The proposed slurry lagoon will be a grass bund, topped with security fencing and screening hedging surrounding the lagoon.

### Highways

- 5.37 The proposed access will be from an existing farm track that facilitates access to the current buildings at Hall Barns Farm. This track is un-adopted, given it is only used for farm operations, the proposal will have a negligible effect on the level of vehicle movements expected on the track.
- 5.38 The track is also a public footpath, the proposals will improve accessibility as slurry waste and piping will not be criss-crossing the site as is the case now. All farming waste will be gravity fed into the new slurry lagoon, consolidating activities to one side of the track.

## 6.0 CONCLUSIONS

- 6.01 A full planning application is submitted on behalf of Trustees of the Stonyhurst Estate for the erection of 1 no. agricultural building, 1 no. silage clamp and 1 no. slurry lagoon at Hall Barns Farm, Stonyhurst.
- 6.02 In preparing the proposals the subject of this application there has been a collaborative approach from the farming tenant, the Estate and the design team. This approach ensures that the scale and extent of development is appropriately weighed against the effect of the development upon acknowledged interests such as the Forest of Bowland AONB and the Stonyhurst College complex and other buildings which include a substantial number of assets of national importance, comprising Grade I Listed buildings, a Scheduled Monument and a Grade II\* Registered Park and Garden; alongside site specific constraints and operational needs of Listed build. Therefore we consider that the proposed development is the most appropriate scheme to be determined. In support of the application sufficient information has been submitted to the council for the consideration of the matters regarding the AONB area, heritage and landscape.
- 6.03 Local and especially National planning guidance clearly promotes food security and sustainable agriculture in particular aiding the efficiency and diversification of the farmstead. Consistent with this the proposed development is essential in modernising Hall Barns Farm and bringing current facilities up to standard. It would have the added benefit of supporting a local agricultural business and enabling the farmers to operate in a more efficient and safe manner.
- 6.04 Animal welfare is a key consideration and forms one of the needs for the development. The existing buildings at Hall Barns Farm are not fit for purpose, causing hazardous and unsafe working conditions for the tenant farmers. The new agricultural building offers a vast improvement over the current accommodation for cattle which is not fit for modern day farming.
- 6.05 The proposal intends to consolidate farming activities from structures at New Barn and Hall Barns Farm into one location. As with all farms, there is always a risk of theft from agricultural buildings. With these proposals, farm machinery and cattle are to be moved into one location reducing the risk of theft helping to secure the premises and improve the livelihood of the tenant farmers.
- 6.06 The principle of development within the Forest of Bowland AONB is considered to meet the criteria as set out within Paragraph 172 and the proposal represents an appropriate form of development given its design, size and location. It would not result in visual detriment to the existing farmstead or the surrounding area and has no significant detrimental impact on nearby residential amenity. The proposal is also considered to be a sustainable form of development, by contributing to the local economy, supporting the rural community benefits and providing social benefits; whilst not introducing any new environmental impacts.

- 6.07 Material and proposed mitigation put forward in the supporting Heritage Assessment and LVIA, state that there is minimal impact on these elements. In support of this we consider that the design of the proposal adds to the mitigation of the development, due to it being simple in design and matching that of existing modern agricultural buildings, being steel-framed, built in timber boarding and concrete panels. The layout of the proposals is compact, making the most efficient use of land whilst providing accessibility to all new and existing constructions. It will therefore not introduce a new design, scale of form that is not in keeping with the wider area.
- 6.08 The proposals will enable the public footpath to be improved, effluent and pipe systems will not be sprawled across the path as is the case with the current farming operations. A new gravity fed slurry lagoon will improve safety and accessibility for users of the footpath and improve security for farm workers equipment.
- 6.09 On the basis that the principles of this proposal, as well as the particular matters of detail, have been satisfied in the submission, it is clear that planning permission should be granted as;
- 6.10 the proposal encourage the diversification and improvement of an existing agricultural farmstead supporting the rural economy;
- no negative ecological or heritage impacts will result from development of the site;
  - the proposal will not have an adverse impact on the surrounding area; and
  - the proposal will not give rise to concerns over residential amenity.
- 6.11 It is considered that the proposals are consistent with the provisions of the Framework and the development plan, and that permission should be granted without delay. .

**Carter Jonas**

**March 2019**

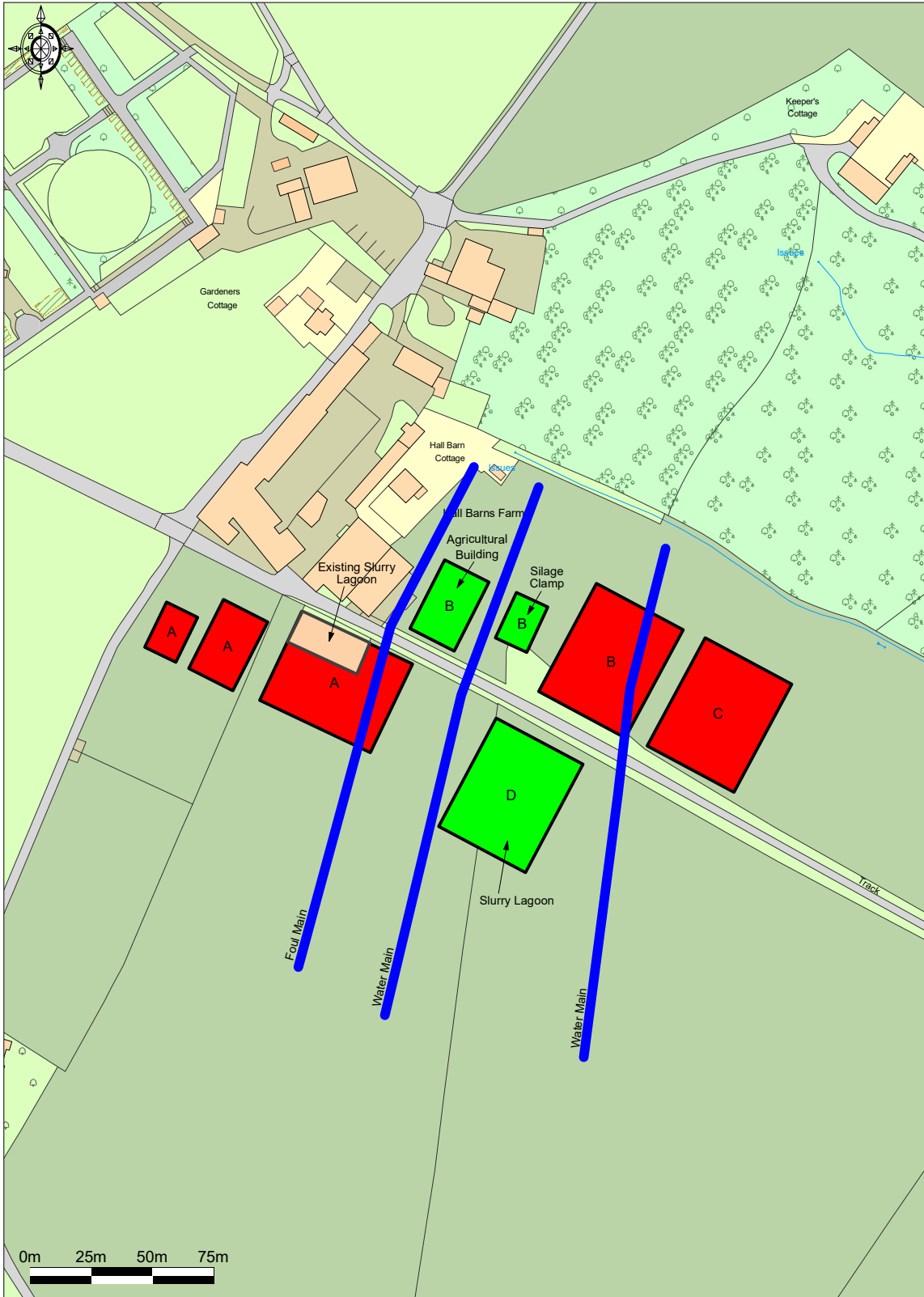
**APPENDIX 1: TABLE OF DESIGNATED HERITAGE ASSETS**

<b>Property</b>	<b>List UID</b>	<b>Listing Status</b>
Stonyhurst College, Old Quadrangle	1419714	Grade I
Stonyhurst College, Church Of St Peter (RC)	1419718	Grade I
The Garden Pavilions And Connecting Wall	1146979	Grade I
Stonyhurst College, South Front, Boys' Chapel And Shirk	1419717	Grade II*
Stonyhurst College	1000953	Grade II* Park And Garden
Gate Piers 50 Metres South Of Observatory	1072301	Grade II
The Mill	1072304	Grade II
Former Font 450 Metres North-East Of Observatory Pond	1362217	Grade II
Gate Piers Opposite South Front 40 Metres North Of Observatory Pond	1072339	Grade II
Garden Steps Walls And Piers 12 Metres North-East Of Observatory Pond	1362216	Grade II
Retaining Wall And Statues And Observatory Pond	1072340	Grade II
Garden Steps Walls And Piers 12 Metres South-West Of Observatory Pond	1072300	Grade II
Statue Of St Jerome 250 Metres North-West Of Observatory Pond	1308710	Grade II
Stonyhurst College, Old Infirmary And Attached Passage	1419719	Grade II

<b>Wall And Gateway Door Beginning 20 Metres South-East Of Church Of St Peter And Running 130 Metres South-East Of Church Of St Peter</b>	1072337	Grade II
<b>2 Gate Piers And Wall From South-West Corner Of Infirmary Running South-East Returning North-East In Front Of Church Of St Peter And Containing 2 Gatepiers</b>	1308732	Grade II
<b>The Observatory 100 Metres South-East Of Pond</b>	1308739	Grade II
<b>Stonyhurst College, Shireburn Quadrangle, Ambulacrum And Former Laboratories</b>	1419721	Grade II
<b>Wall On North-East Side Of Playing Field Returning 70 Metres On South-East Side And Including A Pair Of Gate Piers</b>	1072338	Grade II
<b>Statue Of St Mary Magdalene 250 Metres North Of Observatory Pond</b>	1072341	Grade II

## APPENDIX 2: PROPOSED LAYOUT OPTIONS

Proposed Layout Options



**PROPOSED LOCATIONS  
ARE APPROXIMATE AND  
NOT TO SCALE**

**Carter Jonas**

## APPENDIX 3: UTILITY AND INFRASTRUCTURE SURVEY

