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**Email:** [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

**Planning Officer:** Robert Major

**Planning Application Ref:** 3/2019/0515

**Description of Development:** Application for outline permission for one new farm worker's dwelling with all matters reserved.

**Site Address:** Little Town Farm, Chipping Road, Thornley, Preston, PR3 2TB

Dear Robert,

### **Introduction**

The planning application has been submitted by Mr Michael Forshaw of M & E Forshaw of Little Town Farm for outline permission for a new farm workers dwelling located on an existing farmstead. ADAS have not undertaken a site visit.

### **Agricultural Consultants Assessment**

It is considered that the application for outline planning application for a second dwelling for a farm worker is supported by the evidence provided. The size of the dwelling isn't specified but indicates a 3 bedroom house which would be appropriate I understand.

Shower and changing facilities downstairs are often seen as a further indication of its intended use by a stock person. A dairy herd this size would need a covering worker to be available for the regular all-year round calving. The house appears to be within the curtilage of the steading, so they are not building to sell it off at a profit. It is considered that there is a sufficient agricultural need for the dwelling.

### **Planning Appraisal and Policy Context**

This planning appraisal has been undertaken to assess the site located at Little Town Farm, Chipping Road, Thornley, Preston, PR3 2TB, for outline permission for an agricultural workers dwelling located on an existing farmstead.

The site falls within the administrative boundary of Ribble Valley Borough Council and this appraisal has taken into consideration the national and local planning policies listed within the following table:

National Planning Policy	Description
<b>National Planning Policy Framework (NPPF) (February 2019)</b>	
<b>Paragraph 38</b>	Paragraph 38 of the NPPF states that local planning authorities should approach decisions in a positive and creative way.
<b>Paragraph 79</b>	<p>Paragraph 79 states that:</p> <p><i>“Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:</i></p> <p style="margin-left: 40px;">a) <i>There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;”</i></p>
<b>Paragraph 80</b>	<p>Paragraph 80 states that:</p> <p><i>“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its own strengths, counter any weakness and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”</i></p>
<b>Paragraph 83</b>	<p>Paragraph 83 states that:</p> <p><i>“Planning policies and decisions should enable:</i></p> <p style="margin-left: 40px;">a) <i>The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;</i></p> <p style="margin-left: 40px;">b) <i>The development and diversification of agricultural and other land-based rural businesses’;</i>”</p>
<b>Paragraph 84</b>	<p>Paragraph 84 states that:</p> <p><i>“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements.”</i></p>

Local Planning Policy	Description
<b>Core Strategy 2008 – 2028 A Local Plan for Ribble Valley Adoption Version</b>	
<p><b>Policy DMH3: dwellings in the open countryside and AONB</b></p>	<p>Policy DMH3 states that:</p> <p><i>“Within areas defined as open countryside or AONB on the proposals map, residential development will be limited to:</i></p> <ol style="list-style-type: none"> <li><i>1. Development essential for the purposes of agriculture or residential development which meets an identified local need. In assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.</i></li> <li><i>2. The appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.</i></li> <li><i>3. the rebuilding or replacement of existing dwellings subject to the following criteria:</i> <ul style="list-style-type: none"> <li><i>• The residential use of the property should not have been abandoned.</i></li> <li><i>• There being no adverse impact on the landscape in relation to the new dwelling.</i></li> <li><i>• The need to extend an existing curtilage.</i></li> </ul> </li> </ol> <p><i>The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused on the basis of unsustainability.</i></p> <p><i>The protection of the open countryside and designated landscape areas from sporadic or visually harmful development is seen as a high priority by the Council and is necessary to deliver both sustainable patterns of development and the overarching core strategy vision.”</i></p>

This assessment has been completed using the information that was sent to the Council by the applicant and their agent. This includes an application form, location plan, and planning statement. Further to this, a mandatory addition information form was also submitted with the application. As mentioned above within the agricultural consultant’s assessment, it is considered that the application has provided a sufficient evidence base to demonstrate support for this application.

There is an emphasis within the NPPF, particularly within both paragraphs 83 and 84, to support a strong rural economy if there is a present suitable need. As stated above, it is considered that in the information submitted in this application that this need has been demonstrated. Therefore, it is considered that this application accords with this element of the NPPF (Paragraphs 83 and 84).

Also, paragraph 80 of the NPPF states that planning decisions should help create the conditions to allow businesses to grow and expand. It is considered that this is a necessary and sustainable expansion of a business, and therefore also is supported by this policy.

In addition to this, Paragraph 79 states that the development of isolated homes in the countryside should be avoided, unless, as section a) states, there is an essential need for a rural worker. It is considered that that the case for this essential need has been demonstrated within the application, therefore it can be considered that this proposal is in accordance with paragraph 79 of the NPPF.

Policy DMH3 of the Ribble Valley Adopted Core Strategy is in relation to dwelling in the open countryside. It mirrors the position of the NPPF in paragraph 79, limiting developments of this type in this location to a specific purpose, described in this policy as an essential worker for the purpose of agriculture. As previously stated, it is considered that this essential need is demonstrated within this application.

Overall, it is therefore considered that this outline application is supported by the relevant local and national planning policy.

## **Conclusion**

To conclude, following an agricultural consultants assessment it is considered that there is evidence of a demonstrable need for a development of this type. As a result of this presented need, it is considered that this application is in accordance and supported by the relevant local and national planning policy. It is considered that the described development in this outline application is not excessive or considered for a use other than the one described in this application.

Overall, it is considered that the development should be supported.

Ian Snowden & James Atkinson  
**Senior Business Consultant & Graduate Planning Consultant**