

9 December 2020

Our Ref: Tay/070/2909/RCB

Planning and Development Control
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir/Madam

Re: Our Client – E Taylor & Sons.

**Proposed agricultural development to include roofing over muck midden building,
concrete yard renewal and farm tracks at Sunderland Hall Farm, Balderstone.**

This letter accompanies a planning application as outlined above which we have submitted online via the Planning Portal on behalf of our above-named client. We have nominated our client to pay the application fee and the service charge. This covering letter is accompanied by the following submission documents; the application form, RVBC's agricultural questionnaire, maps showing the agricultural holding and a full detailed plan of the proposals (Tay/070/2909/01), plus supporting correspondence from DEFRA.

The proposed development comprises the erection of an agricultural steel portal frame building, concreting over an existing area of hardstanding in the farm yard and two new farm tracks through the land.

Building

The proposed building will measure 18.3m (60') x 9.1m (30') and will be clad in concrete panels up to 2m and timber cladding above to the eaves with a grey fibre cement roof. The building will be used to cover an existing muck midden situated within the farmyard adjacent to an existing building. The government has stated that how this item will benefit the environment: *"it will provide new roofing to reduce water pollution by preventing rainfall from getting into...manure storage areas."* It has received endorsement from Natural England.

Concreting

The proposed concreting area as shown on the plan submitted with this application is the upgrading of an existing hardstanding area where the applicants currently gather livestock and machines travel over.

The applicant has applied for a grant under the Countryside Stewardship Mid-Tier Scheme for the proposed concreting and has support from Natural England's Catchment Sensitive Farming Officer, Michael Graham. The government has stated that *"It improves or upgrades existing outdoor (uncovered) yard drainage to reduce foul drainage volumes, runoff and risk of water pollution."*

The proposed new concreting in the farmyard is required for manoeuvrability of farm machinery and handling of livestock.

Track

Proposed is the construction of two agricultural tracks in place of where livestock machines currently travel; it will be 3metres wide to be finished in stone chippings constructed of hardcore underneath, with a geotextile membrane below this. The farm track is required on the applicants holding to enable the applicant to access his fields with tractors and machinery without having to cause ruts when travelling across the fields in bad weather. Livestock will also use this track preventing poaching and better foot health. The proposed track will also prevent the soil/sward from being compacted and waterlogged.

The track will provide access for agricultural machinery to carry out maintenance of the land such as muck spreading, drainage, fencing, hedging and the movement of livestock. The applicant has applied for a grant under the Countryside Stewardship Mid Tier Scheme for a new track and has support from Natural England's Catchment Sensitive Farming Officer, Michael Graham. The government has stated that *"New farm tracks reduce soil compaction and erosion caused by livestock and machinery. They also help reduce channelling of surface runoff and the risk of sediment and other pollutants entering a watercourse."*

Ribble Valley Borough Council's agricultural buildings and roads supplementary planning guidance provides design guidelines for new farm roads in terms of siting and materials. I believe that this new track is compliant to this guidance as the track will not harm any features of interest or have any impact on neighbouring properties. It also will not have a scarring effect on the landscape.

The proposed development has been designed specifically for agricultural purposes; it will be built in materials that are in keeping with the existing farm buildings, it is required to support an existing agricultural business and is necessary for the applicant to improve his farming operations and livestock enterprise. Therefore, it is development that fully accords with both local and national planning policy and the proposed development will not result in any adverse visual or landscape impact.

We trust that the Council has all the information that they require to register and validate the application/s. If, however, any further information is required please you will let us know at your earliest convenience.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'R. Black', is written over a faint, light blue rectangular stamp.

Robert Black
Encl'

CC. E Taylor & Sons, Sunderland Hall Farm