



PLANNING STATEMENT & AGRICULTURAL JUSTIFICATION

26th January 2021

ERECTION OF A MULTI PURPOSE AGRICULTURAL BUILDING AND HARDSTANDING FOR THE STORAGE OF MACHINERY, FEEDSTUFFS AND LIVESTOCK HOUSING.



Lovely Hall Farm, Lovely Hall Lane, Samlesbury, Blackburn, BB1 9EQ

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants.

On behalf of Ingham and Yorke, Huntroyde Estate Office, Burnley, BB12 7QX

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1.0 INSTRUCTIONS

- 1.1 MacMarshalls are instructed on behalf of Ingham and Yorke, the estate managers of Lovely Hall Farm, Lovely Hall Lane, Samlesbury, Blackburn, BB1 9EQ, herein referred to as the 'Applicant', to submit an application for:
 - The erection of a multi purpose agricultural building and hardstanding for the storage of machinery, feedstuffs and livestock.
- 1.2 This planning statement accompanies a submission to Ribble Valley Borough Council for full planning permission for the description of works above.
- 1.3 No pre application advice has been sought.
- 1.4 This report has been prepared on behalf of the applicant by Robert Mackenzie BSc (Hons) MRICS FAAV. Robert is a qualified member of the Royal Institute of Chartered Surveyors (Rural), an RICS registered valuer and a Fellow of the Central Association of Agricultural Valuers. During his time as a Rural Chartered Surveyor (7 years) Robert has submitted a substantial number of rural planning applications to local authorities as well as providing agricultural reports for others. Having grown up on a mixed beef and sheep hill farm, Robert has gained experience in all aspects of agriculture and rural business.
- 1.5 The farm is occupied by Mr David Richardson who runs a successful dairy herd from Lovely Hall Farm, he is now looking to expand further and requires a new agricultural building to allow him the space and flexibility to do so. David occupies the farm under an Agricultural Holding Act (1986) tenancy agreement meaning he enjoys security of tenure. He has occupied the arm with his family since 1992.
- 1.6 The estate has recognised the expansion at Lovely Hall and have agreed to provide a new building for the tenant. A site inspection was carried out in December with the landlord and the tenant to decide the most appropriate location and design of a new building.



2.0 PLANNING HISTORY

2.1 A search of the Ribble Valley BC website has been undertaken and three historic planning applications have been previously approved at Lovely Hall. These include:

3/1999/010N - New Building for straw storage

3/1999/0187 - Agricultural building to house dairy young stock (Lean to on existing building)

3/1992/0680 - Agricultural building to house dairy cows

2.2 The applications above show the expansion of the dairy herd in the late 1990's, more recently, the tenant of Lovely Hall has further increased cattle numbers and is now in need of further accommodation for his livestock.

2.3 The existing buildings on Lovely Hall are all full to capacity and are therefore unable to accommodate the increased numbers. With farming subsidies reducing over the next 6 years farmers are now looking at increasing numbers to maximise profitability from economies of scale.

2.4 No other relevant planning applications have been found on the planning website.

3.0 INTRODUCTION AND BACKGROUND

- 3.1 The tenants and their family have lived at Lovely Hall Farm since 1992, the farm lies in Samlesbury to the North West of Wilpshire and some 4 miles North of Blackburn in a rural area. He occupies the farm under an Agricultural Holding Act Tenancy agreement meaning he enjoys security of tenure. From our site visit it is clear he is passionate about his business and livestock and is keen to expand this in the next year.
- 3.2 The tenant has slowly increased cattle numbers over the past ten years and is at a point now where he requires further accomodation for youngstock and followers.

Current stocking levels

- 3.3 The tenant has 60 cows in full time milk along with a further 60 followers. The system revolves around sexed semen so that he is able to produce his own replacements, some which are kept in the herd and some which are sold off the holding. This is an important money stream to the family as they are able to rear stock for the market which can be sold at a premium.
- 3.4 The Applicant is the freehold owner of Lovely Hall Farm which comprises of a large detached house, a combination of traditional and modern farm buildings, a yard area and agricultural land, the land extends to 64.75 Hectares (160 acres) or thereabouts and all the land is farmed by Mr Richardson. A location plan of the land is shown appended to this application.
- 3.5 The land is classified as being grade 3 on the Agricultural Land Classification maps which designates the land as: Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in grades 1 and 2. The applicant uses 60 acres of the land for forage making and grazing of his livestock, the land will become an important part of the business in due course.
- 3.6 The applicant carries out the majority of the farming work himself with some contractors and casual labour used at busier times of the year.

Machinery

- 3.7 The applicant has the following machinery:
- ❖ Telehandler
 - ❖ Loader Tractor
 - ❖ 4WD Tractor
 - ❖ Tractor
 - ❖ Mower
 - ❖ Tedder



- ❖ Rake
- ❖ Muck grab
- ❖ Bale grab
- ❖ Tipping trailer
- ❖ Muck spreaders
- ❖ Slurry tanker
- ❖ Roller
- ❖ Cattle trailers
- ❖ Flat bed trailer

- 3.8 This equipment is all used to manage the land and improve the quality of the land, grazing of livestock and spreading of manure are two processes which help to enhance the sward and encourage biodiversity. The building will be used at certain times of the year for the storage of this. The machinery is currently stored around the farm outside, this is not only an eye sore but it should not be left outside as they would deteriorate to the weather or be stolen.
- 3.9 The Applicant wishes to manage the land in a sustainable way and in turn improve the viability of the agricultural business he operates.
- 3.10 The tenants have a 'County Parish Holding Number' (CPH) which enables the Applicant to keep livestock on the land and ensure they comply with relevant livestock movement regulations. Their CPH is 21/040/0005.
- 3.11 The farmland at Lovely Hall Farm is registered to receive subsidy in the form of Basic Payment Scheme, a scheme run by the Rural Land Registry and will be making an application for Basic Payment Scheme monies next year. The scheme is open to landowners with a minimum requirement of 5ha (12.5 Acres) and is applied for annually in May, the payment window is from December - June. Farmers have to adhere to cross compliance rules which dictate how land is farmed.

4.0 THE PROPOSAL & JUSTIFICATION

4.1 The Applicant proposes:

- the erection of a multi purpose agricultural building for the storage of implements, machinery, forage and machinery (195sq m); 19.5% of the allowance of permitted development applications.
- An agricultural yard for the storage of silage bales and machinery.

The agricultural building will be multi purpose and serve the applicant in a number of ways these being:

- ☐ Housing of livestock (Cattle).
- ☐ Storage of fodder and straw produced from the land farmed by the applicant.
- ☐ Storage of machinery and equipment used to farm the holding.

4.2 With the growing pressure of agricultural demand the need exists for a new multi purpose building, the application also seeks a further hardcored yard area which will be used to store silage bales and machinery. The existing hardstanding is behind the cubicle and the applicant now produces significantly more silage than previous and therefore further space is required.

4.3 The breakdown of required building space (167 sq m) is as follows, please note that the cantilever adds a further 27.7sq m however, this will be used to cover the feed barriers which will be at the front of the building, the useable space is therefore 167m²:

- The building will be used for cattle housing in the winter, John Nix (Pocket book) suggests that 4m² per head is required meaning that 40 cattle could be housed in the building during winter.
- In summer, the building will be used to house straw (purchased at harvest) which will mean that the price will be significantly lower, the applicants are conscious about feed costs and minimising these.
- Space is required for tractors, quad bikes and implements used for managing the land.
- A list of the machinery is given above.

4.4 The space required for the machinery, feedstuffs and livestock is 167m². The machinery is being stored on the yard at the Farm at the moment, machinery should not be left outside as they would deteriorate to the weather or be stolen. The machinery being left outside is also an eye sore to the surroundings, the proposed building will ensure that the yard is tidier than present.

4.5 The Applicant wishes to manage the land in a sustainable way and in turn improve the viability of the business he operates. They require a building for his livestock, these livestock will require a suitable agricultural building during:



- i) The winter months and during adverse weather conditions;
- ii) During calving seasons;
- iii) During illness or when receiving treatment.

4.6 The proposed agricultural building is well ventilated and therefore any potential ingress and build-up of ground gas is likely. The Applicant plans to store any manure and / or slurry within the proposed building and therefore there would be no risk of contamination or pollution.

4.7 The valuation process has considered the relevant planning policy to be applied to determine this application. The layout, design and materials are typical of agricultural buildings in the North of England. The scale is limited to that which is required and no more. The access arrangement will ensure the safety of traffic access and the application site, this will not materially increase traffic movement. The predominant use of surrounding areas is agriculture, this application is for agricultural use and therefore will have no material impact on its surroundings due to its compatibility with surrounding areas.

4.8 Details of Proposed Works:

Length - 18.28m

Width - 10.66 m

Height to eaves - 4.87m

Height to ridge - 6.30m

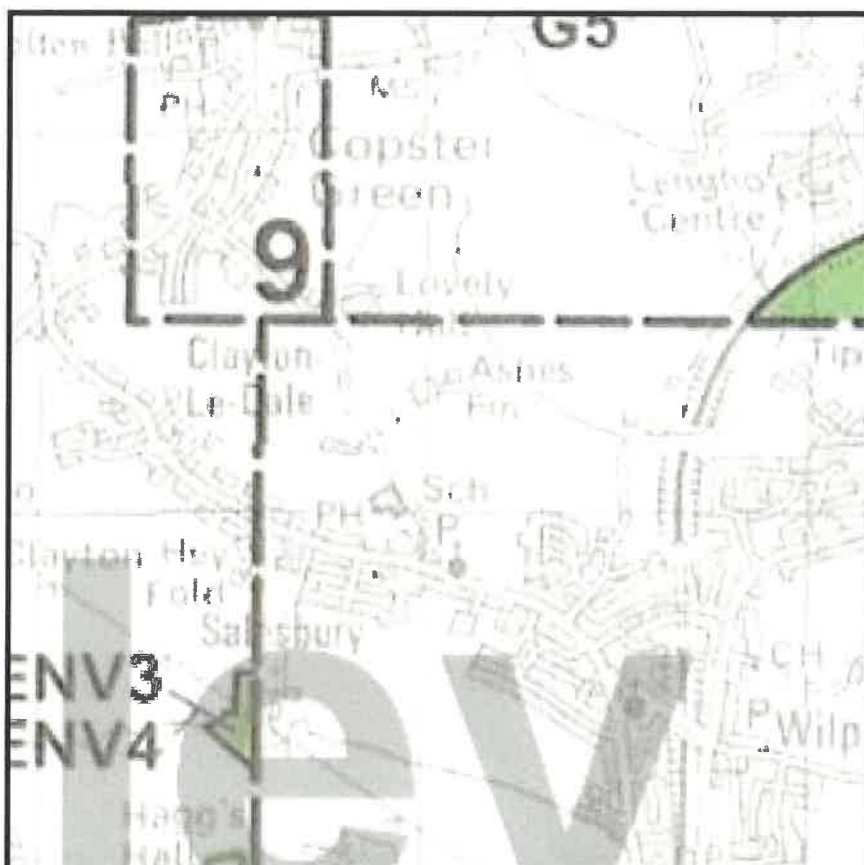
4.9 The plans submitted show the building will be clad in concrete panels, box profile sheeting and will be open fronted for ventilation when used for livestock. The roof will be fibre cement with roof lights to allow some natural light, there is a 1.52m cantilever which will cover the feed passage when the building will be used for housing of cattle.

4.10 The design of the building is similar to existing buildings on site and also others in the locality and throughout Lancashire.

4.11 The location of the building is the most suitable siting to ensure there is little harm to the local area, it follows the existing cubicle houses and will provide much needed further storage on site.

5.0 PLANNING POLICY AND JUSTIFICATION

- 5.1 The site is designated in the open countryside according to Ribble Valley Mbc's proposal map, an extract is included below:



- 5.2 The principle of the development will therefore be determined under Local, Regional and National Green Belt Policy. The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied, setting out the government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so.
- 5.3 **Local Planning Policy Guidance**
- 5.4 The Ribble Valley Core Strategy (2008 - 2028) was adopted on 14th December 2014 and a new local plan is currently being drafted but has not been adopted. Policies from the core strategy have been replaced and therefore any applications submitted will be determined using these policies.
- 5.5 ENV3 (Open Countryside) has been replaced by **EN2 and DME2**



G5 (Outside main settlements) has been replaced by **DS1 and DMG2**.

5.6 Commentary is provided below on each of the relevant policies within the core strategy.

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.

5.7 The land is not designated within the AONB, the surrounding area is predominantly rural with sparse farms. The design of the building is similar to those already on site and also in the surrounding area and throughout Lancashire. The location has been chosen to continue the existing buildings in a straight line which will have less impact on the surrounding area.

5.8 **DME2 states:**

Development proposals will be refused which significantly harm important landscape or landscape features including:

- 1. Traditional stone walls.*
- 2. Ponds.*
- 3. Characteristic herb rich meadows and pastures.*
- 4. Woodlands.*
- 5. Copses.*
- 6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).*
- 7. Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.*
- 8. Upland landscapes and associated habitats such as blanket bog.*
- 9. Botanically rich roadside verges (that are worthy of protection).*

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 the aonb management plan. also the council will take into account the potential cumulative impacts of development in areas where development has already taken place.

By proactively considering these important features through the development management process the council will deliver the core strategy vision and support the delivery of sustainable development.

- 5.9 The application is for the erection of an agricultural building and a small agricultural yard, this use will not damage or harm any of the landscape or features save as the loss of a small area of pastureland to provide the hardcored area for the yard and the building.
- 5.10 We feel that DS1 is not a policy appropriate for the proposal.
- 5.11 Policy **DNG2** states:

Development should be in accordance with the core strategy development strategy and should support the spatial vision.

1. Development proposals in the principal settlements of clitheroe, longridge and whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

- 1. The development should be essential to the local economy or social well being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.**
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. the development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. the development is compatible with the enterprise zone designation.*

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. where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

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 avoiding where possible habitat fragmentation. where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. 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 core strategy adoption version 90 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.

- 5.12 The proposal for a new multi purpose building and yard are a use permitted within open countryside/greenbelt areas. Careful consideration has been given to ensure the proposal is policy compliant and fit for purpose.
- 5.13 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) compliments this requirement. The revised NPPF was updated on 19 February 2019 and sets out the Government's planning policies for England and how these are expected to be applied, alongside other national planning policies. Paragraph 213 of Annex 1 (Implementation) of the NPPF advises to the effect that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the NPPF policies, the greater the weight they may be given.

At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF establishes that for decision taking this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: -
 - i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;
 - ii). 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. The development is within the designated Green Belt as such the presumption in favour of sustainable development applies.

- 5.14 Paragraph 145 of the NPPF states that:

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) **buildings for agriculture and forestry;**

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites);

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

5.15 In paragraph 146 it states that other forms of development are also not inappropriate in the Green Belt as long as they preserve its openness and do not conflict with the purposes of including land within it. They include engineering operations and material changes in the use of land.

5.16 The proposal is for an agricultural building and yard and is therefore a permitted use within the green belt/open countryside.

5.17 The application therefore conforms to both local and national planning policy in terms of its siting, design, scale and appearance.



6.0 ECOLOGY

- 6.1 No building, trees or hedges are being removed as part of the proposal therefore there are no ecology concerns that require consideration.

7.0 SOCIAL

- 7.1 The proposed development will have a positive impact upon the continued management of the land as it will allow the Applicant to fully utilise their agricultural operation. It will also mean that they will be able to tend to their flock's needs better.
- 7.2 The building will allow the applicant to house their livestock, feedstuffs and machinery, which means that management of the land will be far more simplified in the future. It will also mean that the machinery will be dry stored and not left to deteriorate to the weather.

8.0 ECONOMIC

- 8.1 The proposed development will have a positive impact upon the local economy, the applicant hopes that with the addition of the new building, he can increase his production and produce more livestock which can be sold on at local markets.
- 8.2 The applicant also wishes to utilise rural grants available, all which are aimed to drive a 'Prosperous Rural Economy'.

9.0 LANDSCAPING

- 9.1 The site has been used for agricultural uses for generations and will continue to be used for the same use. There is no landscaping proposed for the building as it is more an extension of the existing buildings, there is significant landscaping in the form of mature trees and hedgerows which surround the site and will suffice in terms of landscaping.

10.0 APPEARANCE

- 10.1 The proposed development will take on a traditional appearance, the building will be clad in box profile sheeting and concrete panelling, the building will be open fronted and have a cantilever on the front.
- 10.2 The design is similar to that of other buildings on the site and also within the locality.

11.0 SECTION B

11.1 VEHICULAR ACCESS

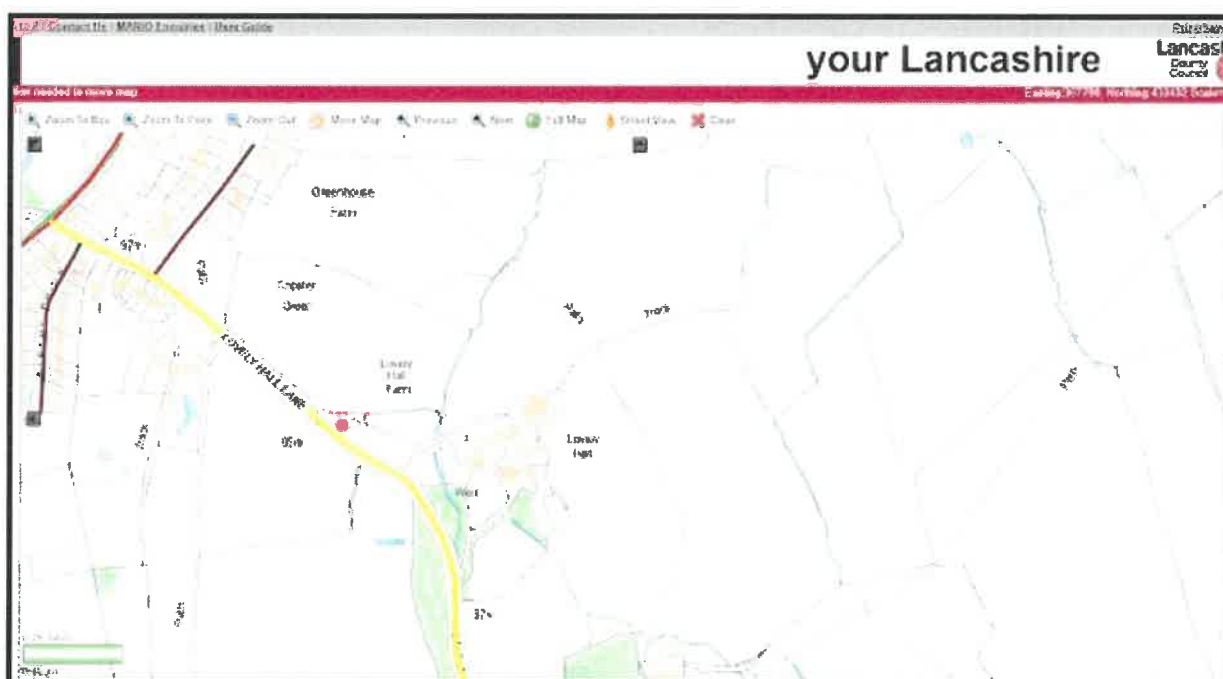
Vehicular access will be via the existing access from Lovely Hall Road, which has been used for generations to access the farm. The proposed development is a private development solely for the Applicant's use. The vehicular movements will be limited to that of the Applicant only, in line with current vehicular movements in order to farm the land.

11.2 PEDESTRIAN ACCESS

Pedestrian access will be as per 10.1 above. No public rights of way pass through the site and therefore will be unaffected by the development. Disabled access is not applicable to this development.

11.3 Public rights of way

The plan below shows the public rights of way which pass nearby, none of which are affected by the proposal and therefore should cause no issue.





12.0 CONCLUSION

- 12.1 It has been demonstrated within this supporting statement that a need exists for a new agricultural building to fulfil the applicants agricultural operation need at Lovely Hall Farm.
- 12.2 The agricultural building has been designed so that it is sympathetic and respectful of its surroundings and in keeping with other buildings nearby.
- 12.3 A much needed yard is also applied for to create more hardstanding space for bales and machinery.
- 12.4 The Application satisfies the policy and guidance relevant to determining the application, therefore we respectfully request the LPA approves the application.
- 12.5 Signed:

27/01/2021

Produced & signed by: Robert Mackenzie BSc (Hons) MRICS FAAV

Checked and overseen by Sophie Marshall BSc (Hons) PGDipSurv MRICS MRTPI FAAV

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NB: This report has been prepared on behalf of Mr Richardson (The Tenant) and Ingham and Yorke (The Landlords) all the details on the farming system have been supplied by the Applicant and not the Agent.