



Suite 9  
Grindleton Business Centre  
The Spinney  
Grindleton  
Clitheroe  
Lancashire  
BB7 4DH

Tel: 01200 449700  
www.ghaonline.co.uk  
email: info@ghaonline.co.uk

## **PLANNING STATEMENT AND DESIGN AND ACCESS STATEMENT**

### **TO SUPPORT FIVE PLANNING APPLICATIONS FOR A RANGE OF NEW DAIRY BUILDINGS AND TWO LAGOONS**

**AT**

**DICKINSONS FARM, PENDLETON**

**&**

**WYMONDHUSES FARM, PENDLETON**

**&**

**SPRING HOUSE BARN, PENDLETON.**

**Applicants:** K & A Slinger & Son.  
**Prepared by:** Fiona Patterson BSc Hons MRICS FAAV  
**Date:** February 2022  
**Our Ref:** SLI/1031/3086,3141,3142,3143&3144/FP



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents  
Valuers ■■■ Property Agency ■■■ Property Management



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## 1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 Gary Hoerty Associates has been instructed by K & A Slinger & Son of Dickinsons Farm, Pendleton to submit five planning applications on their behalf for the proposed agricultural development at the three different locations. The development will comprise of a range of new dairy buildings, to include a new parlour, and associated hardstanding at Dickinsons Farm, the construction of a new lagoon at Wymondhouses Farm, Pendleton and the extension of and alteration to an existing lagoon at Spring House Barn.
- 1.2 Our clients rent the three farms on several separate tenancy agreements all of which are long term. Plans showing the extent of the agricultural holding are submitted with this application which extends to approximately 501 acres of which 341 acres is used for cutting and grazing and 160 acres is moorland.
- 1.3 The applicants took on the tenancy at Dickinsons Farm in [REDACTED] and erected the cubicle buildings in 1980. They have been milking at Dickinsons Farm for over 40 years and prior to that milked at Spring House Farm in Pendleton. The family have a vast amount of experience and knowledge in the dairy sector and are very knowledgeable about the process and operations of a dairy farm.
- 1.4 The applicants currently milk [REDACTED] cattle at Dickinsons Farm, they house [REDACTED] calves and [REDACTED] at Spring House Barn and they house [REDACTED] at Wymondhouses Farm. They also have [REDACTED] Mr [REDACTED] Slinger and Mr [REDACTED] Slinger work full time on the farms and they employ two part time workers.
- 1.5 The dairy cows are housed in the existing cubicle shed and milked in the traditional building which has a 8x16 herringbone parlour. It takes the applicants 2 hours to milk [REDACTED] cows, with two people at all times, which is an inefficient use of time and not sustainable.
- 1.6 The silage is accommodated in a silage clamp at Dickinsons Farm and one at Wymondhouses Farm. The existing slurry capacity at each farm is minimal and they therefore do not complying with the Storing Silage, Slurry and Agricultural Fuel Oil (SSAFO) regulations. Additional slurry storage capacity is essential and required urgently in order to comply with government regulations. We set out below details of the slurry produced and what capacity is required and where it is required.
- 1.7 The applicants do not currently want to extend their farming business or increase the amount of cows they milk or the number of stock they accomodate; but they do want to improve the efficiency and sustainability of their farming operations and improve welfare facilities and comply with up to date regulations on how to store slurry.
- 1.8 The applicants realise that in order to continue operating profitably and efficiently, they need to remain up to date with modern farming practices. The

applicants have a long standing milk contract with [REDACTED] that commenced in [REDACTED]

- 1.9 The cows calve between August and October. The applicants operate a closed herd keeping all the replacements and selling approximately [REDACTED] newly calved heifers per year. Beef calves are sold at 5 weeks old.
- 1.10 The applicants [REDACTED] and then finish the lambs and sell them at Gisburn Auction. The majority of lambing takes place outside.
- 1.11 We set out within this Planning Statement details of the proposed development in more detail, the planning history of the site where relevant; review the application site, set out why we believe the application conforms to the relevant national and local planning policies and why the application should therefore be looked upon favourably.



## 2. PLANNING HISTORY

- 2.1 There is no recent planning history at any of the three farms that we are aware of.

## 3. THE APPLICATION SITE

### Dickinsons Farm

- 3.1 The application site is situated immediately to the north west and north east of the existing farmstead at Dickinsons Farm on a relatively level parcel of yard area and agricultural land as illustrated on the location plan (Plan number Sli/1031/3086&3141&3142/01). It is located adjacent to the existing group of farm buildings at Dickinsons Farm and will therefore not be seen in isolation.
- 3.2 The farmyard is well established however it is in need of some modernisation in order to keep up to date with modern day farming practices. The proposed development will provide a range of modern agricultural buildings that will be well designed and ensure the best welfare for the cattle.
- 3.3 The farm is situated within the village of Pendleton to the north of Pendleton Road, opposite Pendleton All Saints Church. The application site is located partly within the Pendleton Conversation Area and although not within the Forest of Bowland Area of Outstanding Natural Beauty, it is on the boundary. Figure 1 below illustrates the boundary of the conversation area in Pendleton.



Figure 1: Pendleton Conversation Area Boundary

- 3.4 The Farmhouse and adjoining barn, which is where the existing milking parlour is located in, is a Grade II Listed Building listing number 1362350. If this planning application is approved, the barn will still remain in agricultural use as livestock housing and no alterations are proposed to the Listed Building as part of this application.

- 3.5 The application site is located adjacent to existing modern agricultural buildings which sit between the application site and the Listed Building. We do not consider the development will have a negative impact upon the Listed Building as there is an existing modern agricultural building approximately 17 metres to the north east that the applicants are proposing to extend together with the erection of two new buildings to the north west.
- 3.6 The application site is within a sensitive location, and we have fully considered the siting of the proposal so as not to negatively effect the area. We have also carefully considered the design and layout so that it remains in keeping with the local setting and landscape.

#### **Spring House Barn**

- 3.7 The application site is located to the north of the existing group of modern and traditional farm buildings at Spring House Barn as illustrated on the location plan submitted with this application (Plan number Sli/1031/3144/03). Part of the application site is an existing clay lined lagoon that requires upgrading and expanding to meet government guidelines.
- 3.8 The application site is on a relatively level parcel of agricultural land. Due to the proposed lagoon being underground and there being an existing lagoon there at present, the visual impact will be minimal.
- 3.9 The application site is accessed off Pendleton Road along a private track leading to the farmstead. There are no residential properties at the site.

#### **Wymondhouses Farm**

- 3.10 The application site is located to the west of the farm buildings and yard area situated on a relatively level parcel of agricultural land as illustrated on the location plan submitted with this application (Plan number Sli/1031/3143/03). Due to the proposed lagoon being underground, the visual impact will be minimal.
- 3.11 The applicants have been considering the location of the proposed lagoon for a long time and they have selected the proposed location because it will enable the farm to operate in a much more efficient way so that slurry does not need to be spread on the land so heavily in the winter months and can be umballed to the majority of the land when the weather is fit to do so and the nutrient value is maximised.
- 3.12 The application site is accessed off Pendleton Road along a long private track leading to two residential properties and our clients farmyard, farm buildings and surrounding land as illustrated on the map submitted with this application. The applicants do not reside in any of the properties at Wymondhouses.
- 3.13 The Farmhouse at Wymondhouses Farm, located to the east of the application site, is a Grade II Listed Building listing number 1072086. The Listed Building is approximately 90m from the application site and separated from it by a range

of modern and traditional agricultural buildings therefore the proposed development will not affect the immediate setting of the Listed Building.

#### **4. THE PROPOSED DEVELOPMENT**

- 4.1 The proposed development as a whole is to provide a new parlour, dairy, additional space for the herd of dairy cows and sufficient slurry capacity to meet government rules under the SSAFO Regulations (Silage, Slurry and Agricultural Fuel Oil).
- 4.2 The proposed development will comprise of a number of individual and distinct elements all of which are capable of independent construction which will be built in phases to create the new development as set out below.

##### Slurry Storage at Dickinsons Farm

- 4.3 At Dickinsons Farm the existing slurry capacity is insufficient and not compliant. The existing lagoon only has capacity to store approximately 180 cubic metres and the minimum that the farm should have capacity for, to comply with the rules, is 750 cubic metres which equates to 4 months storage.
- 4.4 As part of the proposed development, the existing lagoon will be filled in and the parlour/dairy building, as described below, will be erected in its place. The proposed development includes the underground storage of slurry under the proposed buildings as illustrated on the plans submitted with this application. The underground capacity will hold approximately 770 cubic metres.

##### Parlour/Dairy Building

- 4.5 This will be the first phase of the development measuring 12.192m (40') x 41.148m (135ft). It will be constructed with a steel portal frame (clear span) and comprise of 8/16 herringbone parlour, collecting yard, the dairy, chemical store, office, and cattle handling facilities. The new parlour will offer the following benefits:
- Free up Labour as it takes 2 people approx. 2 hours to milk at present
  - Less management required
  - Improve operators quality of life
  - Collect data and information
  - Lower somatic cell count than using the old parlour
  - Better dairy health
  - Less stress and increased comfort for the cows
- 4.6 To the north east of the proposed building we have applied for a hardstanding area so that the feeder wagon can exit and enter the other buildings described below without having to travel on grass and poach up the entrance to the building.
- 4.7 The proposed building will be a steel portal frame constructed of concrete panels with Yorkshire boarding above and a grey fibre cement roof. The south easterly facing elevation of the dairy will be clad with stone and have a timber sliding door. This elevation can be seen from Pendleton Road and we have therefore designed it so that it appears in keeping with the adjacent Listed

Building. The design will allow ventilation into the building and for it to be weather proof. Please see drawing number Sli/1031/3141/01&02&03 for the plans, elevations and design.

#### Extension to existing cubicle building

- 4.8 This will be the second phase of the development measuring 9.1m (30ft) x 24m (78ft). It will be constructed with a steel portal frame (clear span) and comprise of additional cubicles and feeding space for the cows and a passageway to lead to the parlour.
- 4.9 To the north east of the proposed building we have applied for hardstanding so that the feeder wagon can turn around and manoeuvre and the cows can enter and exit the building without having to travel on grass and poach up the entrance to the building.
- 4.10 The proposed building will be a steel portal frame constructed of concrete panels with Yorkshire boarding above and a grey fibre cement roof. The design will allow ventilation into the building and for it to be weather proof. Please see drawing number Sli/1031/3086/01&02&03 for the plans, elevations and design.

#### Additional Housing and feed passage

- 4.11 This will be the third phase of the development measuring 12.192m (40') x 36.576m (120ft). It will be constructed with a steel portal frame (clear span) and comprise of a number of pens to calve cows, isolate ill cows and house dry cows together with a feed passage.
- 4.12 To the north east of the proposed building we have applied for hardstanding so that the feeder wagon can exit and enter the other buildings without having to travel on grass and poach up the entrance to the building.
- 4.13 The proposed building will be a steel portal frame constructed of concrete panels with Yorkshire boarding above and a grey fibre cement roof. The design will allow ventilation into the building and be weather proof. Please see drawing number Sli/1031/3142/01&02&03 for the plans, elevations and design.

#### Construction of the Agricultural Buildings

- 4.14 The three proposed buildings described above can all be built separately as they each have their own frame. One buildings structure does not rely on any others and they are three separate buildings that do not need to be built together. The level of investment involved in constructing the proposed development is extremely high and therefore the applicants are proposing to phase the development which will spread the costs.
- 4.15 Their aim is to construct the dairy/parlour building first as they have already purchased the parlour. The existing parlour is no longer upto modern standards and the applicants urgently want to upgrade this. The second phase will be to erect the extension to the existing building and then finally the feed

passage/housing area. It is not the applicant's intention to carry out all of the works at the same time they will construct each part in stages.

- 4.16 There will be no increase to the traffic movement to and from Dickinsons Farm as a result of the proposed development as there is no expansion proposed, only improvement to the existing facilities.

### **Spring House Barn**

- 4.17 The proposed development comprises the alteration of and extension to an existing earth lined lagoon to provide sufficient capacity of slurry produced at Spring House Barn in order to comply with the government rules. The new lagoon will measure 18.2m (60') x 18.2 (60'), 3.6m deep and can hold 1,102 cubic metres, allowing for a 300mm freeboard.
- 4.18 Spring House Barn has a range of traditional and modern agricultural buildings where the applicants accommodate approximately [REDACTED] (aged 3-9 months) and [REDACTED] (aged 13-20 months).
- 4.18 Currently, there is an earth banked slurry lagoon that has capacity to store approximately 550 cubic metres which is insufficient and not compliant. The applicants propose to provide 8 months storage in the proposed lagoon in order to comply and due to extreme weather have enough capacity in case of the increase in rainfall levels. 8 months storage equates to 1,102 cubic metres, approximately.
- 4.19 The applicants will be upgrading and extending the existing lagoon which will be underground and concrete lined as illustrated on the plans submitted with this application. The proposed lagoon will not have a negative effect on the visual appearance of the site or the local setting as the topography of the land is relatively flat as illustrated on the site sections submitted with this application.
- 4.20 A stock-proof / security fence will be constructed around the perimeter of the store to exclude public access for safety and security signs will be located on the security fencing. The fence will be 1.8m high constructed of woven galvanised wire as shown in figure 1 below. The gateway will also be fenced in the same style to meet Environment Agency Standards. Tyre ladders will be provided as a means of emergency escape from the lagoon.

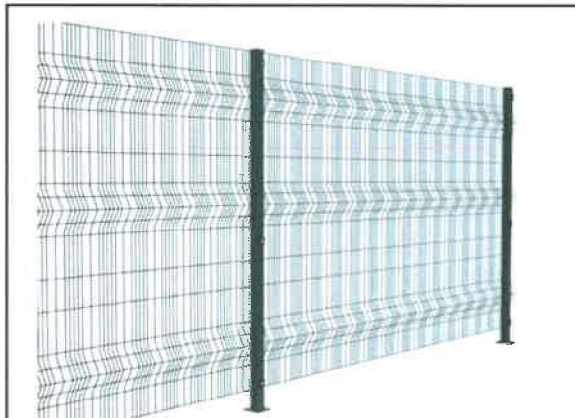


Figure 2: Fencing to be used

- 4.21 No landscaping is proposed as clear access is required to the perimeter of the lagoon at all times and the planting of shrubs and excess vegetation can compromise the structure itself.

#### **Wymondhouses Farm**

- 4.22 The proposed development comprises the creation of a new concrete lined slurry lagoon to provide sufficient capacity for slurry produced at Wymondhouses Farm in order to comply with the government rules. The lagoon will measure 24.376m (80') x 13.7m (45'), 3.6m deep and can hold 1,103 cubic metres, allowing for a 300mm freeboard.
- 4.23 Wymondhouses Farm has a range of traditional and modern agricultural buildings where the applicants accommodate approximately 56 bulling heifers, a silage clamp that produces silage effluent and a dirty yard area. The slurry, effluent and dirty water produced will be stored in the proposed lagoon. The existing reception pit, that will remain, has capacity to hold approximately 134 cubic metres. This will then be pumped into the proposed new lagoon.
- 4.24 The applicants propose to provide 7 months storage in the proposed lagoon in order to comply and due to extreme weather have enough capacity in case of the increase in rainfall levels. 7 months storage equates to 1,103 cubic metres approximately.
- 4.25 The location of the proposed lagoon has been carefully considered to take into account the residential neighbouring properties, the existing reception pit and where the slurry is produced. The closest residential property is approximately 90m away from the application site, there is an existing reception pit that holds slurry and the land where the slurry lagoon will be located has slurry regularly applied to it. We therefore we do not consider the proposed development will have any additional impact on the neighbour in terms of residential amenity.
- 4.26 The fencing will be the same as at Spring House Barn described above and illustrated in figure 2 and there will be no landscaping for the same reason as described above.



## **5. PLANNING CONSIDERATIONS**

### **5.1 General**

- 5.1.1 Local planning authorities are required to determine planning applications in accordance with the statutory development plan unless material considerations indicate otherwise. In assessing this proposal, consideration has been given to the National Planning Policy Framework (NPPF) 2021 and the Ribble Valley Borough Council (RVBC) Core Strategy 2008-2028 - A Local Plan for Ribble Valley Adopted Version
- 5.1.2 Dickinsons Farm is located on the boundary of the Conservations Area and on the boundary of the Forest of Bowlands Area of Outstanding Natural Beauty (AONB) in the approved Local Plan. Wymondhouses is located within the Forest of Bowlands Area of Outstanding Natural Beauty (AONB) and Spring House Barn is not.
- 5.1.3 The Council's Core Strategy contains a number of key statements and development policies of which the following are relevant to this application; DS2 Sustainable development, EN2 Landscape, EN5 Heritage Assets, EC1 Business and employment development, DMG1 General considerations, DMG2 Strategic Considerations, DME2 Landscape and townscape protection, DME4 Protecting Heritage Assets and DMB1 Supporting business growth and the local economy.
- 5.1.4 The national policy guidance is provided by the National Planning Policy Framework, which was adopted in March 2012 and amended in 2021.
- 5.1.5 We set out below extracts from the relevant documents and an assessment of the application against all of the appropriate policies and guidance.



## **5.2 Local Planning Guidance**

### **5.2.1 Ribble Valley Borough Council Core Strategy 2008-2028**

The Council's Core Strategy document does not contain any policy specific to agricultural development, however there are a number of policies which are relevant in terms of development impact on landscape and economic development and we will comment on these below.

### **5.2.2 Key Statement DS2 – Presumption In Favour of Sustainable Development**

Key Statement DS2 “presumption in favour of sustainable development” identifies that the Council when considering development proposals should take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The policy clearly states that where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision the Council will grant permission unless material considerations indicate otherwise, taking into account whether: any adverse impact of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in that framework indicate that development should be restricted. There are no such adverse impacts and no policies that indicate that the development should be restricted.

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

Key statement EN2 identifies that *“as a principle the Council expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.”* We consider that the proposed development adequately addresses all of these principles, providing a range of agricultural buildings and two lagoons which will be in keeping with the local area as the buildings are of a design similar to other modern agricultural buildings in the immediate area.

### **5.2.4 Key Statement EN5 – Heritage Assets**

Key Statement EN5 states *“There will be a presumption in favour of the conservation and enhancement the significance of heritage assets and their settings”*. We have considered the position of the application sites both at Wymondhouses Farm and Dickinsons Farm due to their proximity to the Listed Buildings and as described above we believe that the proposed development will be sited in a way that will have no negative impact upon the local or immediate setting.

### **5.2.5 Key Statement EC1 - Business and Employment Development**

Key Statement EC1 states that *the expansion of existing business will where appropriate be considered favourably*. This development will not only support the applicant's farming business but enable it to be more efficient and sustainable and therefore should be supported.

#### **5.2.6 Policy DMG1 - General Considerations**

Policy DMG1 relates to all development and we consider that the proposed development conforms to the criteria of this policy that are relevant to it. The development is sympathetic to existing and proposed land uses in terms of its size, intensity and nature, as well as scale, massing, style, features and building materials.

5.2.7 There will be no adverse traffic and car parking implications and there is a safe access. There will be no increase to traffic movement, it will be the same as it is at present. There are no adverse environmental implications or adverse effect on public rights of way and the siting of the proposed development in relation to the existing buildings means that there will be limited adverse impact on the visual appearance of the surrounding area and on the landscape character.

5.2.8 We consider that the proposed development fully complies with the criteria of policy DMG1.

#### **5.2.9 Policy DMG2 – Strategic Considerations**

*2. The development is needed for the purposes of forestry or agriculture.”*

The proposed development complies as the proposed new buildings and lagoons are solely required for agricultural purposes. The proposed agricultural buildings and lagoons are of a design that other farmers in the local area have and will not look out of place.

#### **5.2.10 Policy DME2 – Landscape and Townscape Protection**

This policy states that development proposals will be refused which significantly harm important landscape or landscape features. The proposed development will not harm any important landscape features or landscape and therefore is in keeping with the requirements of Policy DME2.

#### **5.2.11 Policy DME4 – Protecting Heritage Assets**

We have reviewed the Pendleton Conservation Area Management guidance and the Pendleton Conservation Area Appraisal and do not consider there to be any negative impact to the Conservation Area as a result of the proposed development at Dickinson Farm.

#### **5.2.12 Policy DMB1 – Supporting Business Growth and the Local Economy**

This policy states that *proposals that are intended to support business growth and local economy will be supported in principle. Development proposals will be determined in accord with the Core Strategy and detailed policies of the LDF as appropriate.* This policy gives general support to the proposed development and we consider that the proposed development is acceptable in terms of this policy. The applicants need to improve the efficiency and sustainability of their

business to keep up to date with modern day farming practises and make the farm viable and remain viable and profitable in the future. The applicant has been successful in keeping a milk contract for [REDACTED] and built their herd to a size that is sustainable for their business and now wants continue operating successfully and profitably by modernising the facilities. The applicant has spent a lot of time and money researching into the different types of dairy enterprises and structures involved and now would like to be given the opportunity to take this forward.

### 5.3 National Planning Guidance

#### National Planning Policy Framework (NPPF 2021)

5.3.1 The NPPF 2021 is the main national planning policy guidance influencing planning decision making in England. It states that the main purpose of the planning system in the country is the achievement of sustainable development; and that, for decision taking this means that proposals that accord with an up to date development plan should be approved without delay.

5.3.2 Section 6 of NPPF relates to “Building a strong, competitive economy” and paragraphs 84 and 85 are particularly relevant to this application as they relate to “Supporting a prosperous rural economy”

5.3.3 Paragraph 84 states:

*Planning policies and decisions should enable:*

- a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) *the development and diversification of agricultural and other land-based rural businesses;*
- c) *sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) *the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

5.3.4 The approval of this application will support the establishment of an existing business that requires new buildings, that are well designed and appropriate for their proposed use, in order for the applicants to continue farming and provide the best welfare for their herd of dairy cows.

5.3.5 Paragraph 85 states:

*“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, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”*

5.3.6 The approval of this application will support the development of a sustainable agricultural business which will provide development that is well related to existing agricultural buildings at the three farms.

5.3.7 Paragraph 176 states:

*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.*

Paragraph 177 states:

*When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development<sup>60</sup> other than in exceptional circumstances, and where it can be demonstrated that the development is 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.*

5.3.8 The application site has been carefully considered in relation to the wider area and due to the existing adjacent buildings and the topography of the land where the proposed five developments will be positioned, we consider the buildings and lagoons have been sensitively located to minimise adverse impacts on the AONB.

## **6 SUMMARY & CONCLUSION**

- 6.1 The proposed development will enable the applicant to provide up to date, modern facilities for his existing herd of dairy cows and enable him to maintain his dairy enterprise successfully and in line with government rules. It will also enable him to provide housing facilities which provide the highest level of welfare standards for the dairy cows and have sufficient slurry storage capacity.
- 6.2 We have demonstrated that the development of the dairy unit will conform to the relevant policies of the local plan and the national guidance. The proposed buildings will clearly be part of an existing group of agricultural buildings in the farm yard and will not be seen in isolation. The visual impact on the landscape will be not be affected due to the proximity to other buildings.
- 6.3 The proposed development will require a very significant level of investment by the applicant to implement the proposed agricultural buildings with a new parlour and two new lagoons.
- 6.4 As you will most probably be aware a large proportion of dairy farmers in the past 10-15 years or so have made the decision to cease milk production but our client has decided to invest in his farm and establish a business in the dairy sector at a time when so many dairy farmers are leaving this sector; we therefore believe that our clients should be fully supported by the Council regarding this proposed development to enable hard working farmers to remain in the agricultural industry and invest in equipment to make this possible.

Signed....  .....

Date... 25 february 2022

**Fiona Patterson BSc (Hons) MRICS FAAV**

**For and on behalf of Gary Hoerty Associates**