

Proposed New Livestock Building, New Workshop building and Associated Operational Development

Fober Farm
Newton Road
Newton-in-Bowland
BB7 3ED

Supporting Statement

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Site Description

Fober Farm is in a rural location approximately 0.6 of a mile to the south west of the village of Newton-in-Bowland. There is an existing access to the farm from Newton Road.

2. Proposed Development

It is proposed to construct:-

- a new agricultural livestock building with a concrete apron on the north west elevation; and
- a new farm workshop to be attached to the rear (south west) of the new livestock building to be used for the repair and maintenance of farm vehicles and equipment; and
- a new track to the south east to serve both buildings.

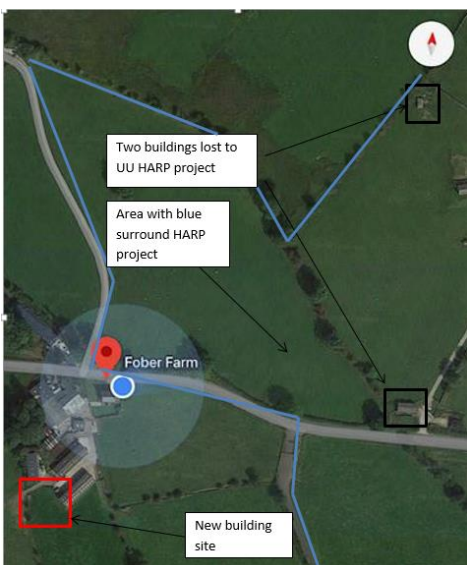
3. Planning History

3/2009/1067: Proposed agricultural livestock building. Prior Approval Not Required 11/01/10.

4. Need for the Development

The applicants, RH and DE Parker, run the family owned farm at which the family has lived for approximately 100 years. They farm 350 acres (142 hectares) of land and have approximately 550 head of sheep and 850 lambs; and 100 cattle and calves.

The applicants are soon to lose 2 agricultural buildings and some land due to an upcoming United Utilities HARP project and therefore need to increase the housing for livestock and machinery on the farm. The two buildings to be lost are labelled 8 and 9 on the attached 'additional information required for agricultural applications'. The combined internal floor area of these two buildings is 103.72m².



During lambing season, March to May each year, four of the fields in which the HARP project will have an impact on are used as nursery fields and lambing fields. This will have a great impact during these busy months as these fields have the ewes and lambs rotated heavily from the time the lambs are born until they are approximately 3 weeks old, when they are strong and fit enough to be moved to land away from the farm.

Using these fields close to the farm ensures the applicants can maintain the health and well-being of the lambs and ewes under a close watch and retrieve any issues that may arise for example; loss of lambs feeding, ewes being subject to twin lamb disease, mis-mothering, scour etc. It is of great importance during lambing time that the ewes and lambs are under close watch so that the applicants can attend to them.

The only solution around the loss of the nursery fields is to erect a building to house the ewes and lambs for longer, the applicants keep a record of the ewes and lambs that enter each field every year; from this they rotate on average 197 sheep and lambs on the HARP proposed site.

According to DEFRA's code of recommendations for the welfare of livestock, they recommend an area of 2.0 – 2.2m² for lowland ewes and lambs (of which most are) and 1.2 – 1.4m² for ewes in lamb. This means that an area of 413.7m² is needed for 197 ewes and lambs. Due to lambing typically lasting around a 6 to 8 week period it is predicted that the number of ewes and lambs needed to be housed at one given time, before rotation to the land away from the farm, is around 86 ewes and lambs.

The new livestock building proposed for Fober farm is to be 19.8m x 18.3m which equates to an area of 362.34m² to be used for housing livestock and storage of machinery. In addition to housing ewes and newly born lambs, the new livestock building will house cattle and calves. It will have a concrete apron to the north-west.

Other requirements from the design of the proposed new livestock building is enough internal floorspace for a feed area and feed passage and to maintain high standards of animal welfare and the health and well-being of livestock.

The new farm workshop is to be 9.1m x 9.1m and will be used by the applicants for the maintenance of farm vehicles and equipment.

The new hardcore access track will create a 'circuit' for users from the existing yard area, through the new livestock shed and round to the other existing yard area. It will reduce soil compaction and erosion caused by livestock.

Local Policy

The relevant local planning policy can be found within the Ribble Valley Borough Council Core Strategy 2008-2028: A Local Plan for Ribble Valley that was adopted in December 2014.

Policy	Policy Aims
Key Statement DS2: Presumption in Favour of Sustainable Development	The Council will take a positive approach that reflects the presumption in favour of sustainable development in the National

	Planning Policy Framework.
Policy EN2: Landscape	Requires development to be in keeping with the character of the landscape area and reflecting local distinctiveness, vernacular style, scale, style, features and building materials.
Policy EN4: Biodiversity and Geodiversity	Seeks to conserve and enhance the area's biodiversity and geodiversity.
Policy DMG1 – General Considerations	Development must be sympathetic to existing and proposed land uses in terms of size, intensity and nature as well as scale, massing, style, features and building materials.
Policy DMG2 – Strategic Considerations	Seeks to support that outside defined settlement areas the development is for the purposes of agriculture and/or is for a small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.

National Policy

The development is for a new farm (livestock) building, concrete apron, a new workshop building and a new track. The NPPF advises: -

‘Supporting a prosperous rural economy

84. 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;’*

5. Assessment of the Application

The Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise. The Ribble Valley Core Strategy 2008-2028: A Local Plan for Ribble Valley is, therefore, the starting point for consideration of this application.

Fober Farm is sited within the Forest of Bowland Area of Outstanding Natural Beauty in a rural location in open countryside.

The new development will be constructed to the south and south west of the existing farm buildings, they will be physically well related to the existing farm buildings and due to the topography of the site, which is 914mm lower than the existing building (reference 3/2009/1067 constructed in 2010), will be the same height. The proposed development will be screened from public viewpoints from Newton Road by the existing buildings and by a band of trees sited to the north west of the farm. Both buildings will be constructed of materials that match the existing farm buildings.

It is considered that the proposed development is in accordance with Policy EN2 of the adopted Core Strategy, which requires development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials. This proposal is small in scale and the site would not be visible in long distance views given the topography, existing natural screening and choice of materials for the new buildings and new track.

The design of development meets the requirements of DMG1 and will be used in relation to an existing farming operation and so would be fully compliant with the aims of Policy DMG2.

Residential Amenity

There are no other residential properties that would be unacceptably impacted upon by the development.

Highway Issues

Access to the site is off Newton Road. There is ample space within the site for the parking and manoeuvring of vehicles associated with the development.

Biodiversity

The proposal will not require the removal of any existing trees. Any existing wildlife, bird or other species will be unaffected by the proposal, the applicant is however, keen to incorporate a biodiversity net gain through the siting of bat and bird boxes on the new buildings and proposes to site bat boxes on the north west and south east elevation of the new livestock building.

6. Conclusion

The proposed development will provide a new livestock building that the farm will need when they no longer have use of the buildings and land being taken for the United Utilities HARP project and a new workshop to enable them to maintain their farm vehicles and equipment. The development will have a minimal impact on the character of the area. The number of vehicle movements that are likely with such a development will be minimal and no alterations are needed to existing access arrangements.

The proposal will therefore represent a valuable sustainable development project to allow the farming operations to continue efficiently and the Council is requested to support the application.