

AGRICULTURAL STATEMENT

FOR THE PROPOSED PART CHANGE OF USE TO
ECO RETREAT, WELLNESS AND RE-WILDING CENTRE
AT
BENT HOUSE FARM
LONGTONS LANE
TOSSIDE
NEAR SKIPTON
BD23 4SU

Job No. 6681

Dated 31.01.2023 Version 1.2



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

www.sunderlandpeacock.com

1.0 INTRODUCTION

This Agricultural Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client, Stefni and Leigh Oliver, as part of a planning application for the proposed Eco retreat, Wellness and re-wilding centre at:

Bent House Farm, Longtons Lane, Tosside, BD23 4SU.

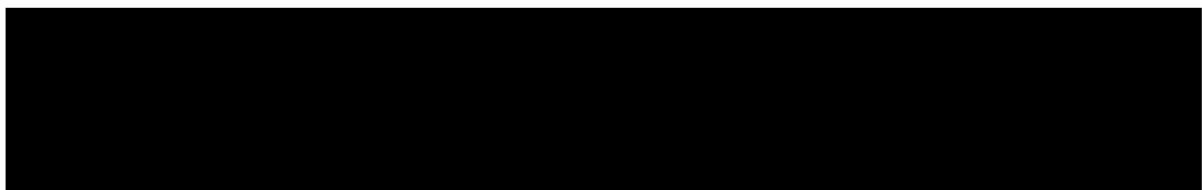
This Agricultural statement is to be used in conjunction with Drwg No. 6618-S02.

2.0 SITE LOCATION AND DESCRIPTION

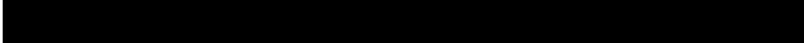
The application site is located at Bent House Farm some 1.2km to the north of the small village of Tosside in the Ribble Valley Borough of Lancashire. Bent House Farm is located some 280m to the east of Longton Lane and the farm is accessed via the access track leading between the lane and farmstead.

The farm comprises of 6 barns with 1 open fronted barn, with the addition of a small pigsty which is attached to one of the barns. There is 9.7 hectares of land with all of that land being used for meadowland.

All barns apart from the disused cowshed are in use. The livestock numbers are as follows:



The final remaining barn referenced as Barn No. 04 on Drwg 6681 - S02. Is used as a



3.0 DETAILS OF THE PROPOSED

The yurt is required to provide accommodation and a secluded rehabilitation area to the client. None of the existing agricultural buildings provide the accommodation needed as all barns other than the proposed change of use of the indoor wellness

area are in Agricultural use. The position of the yurt would also give space and seclusion from the noise and workings of the active farm, whilst being close to the farmstead as recommended within the previous pre-application advise received. The number of the permanent yurts has been reduced from 5no. yurts to 1No. again as requested in pre-planning application (See ref: RV/2021/ENQ/00055).

Adaption of the existing cowshed allows for indoor movement based therapies and activities. This area can also be used for multiple uses between the individual and therapy practitioners if the weather is affecting the ability to perform these practices.

The proposed scheme has been designed to reflect and respect the agriculture use and will not affect the existing appearance or impact adversely in anyway.

Improving the land with the introduction of areas of planting and the re-wilding scheme which will form part of the nature-based therapies and increased insect/nature biodiversity . The minimal visual impact is greatly exceeded by the farms eco-led design with the additional income helping to supplement the running of the farm.



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