

# **Livestock Gathering & Handling Building**

## **SUPPORTING STATEMENT**

ON BEHALF OF  
MJ ALPE & SONS  
NEW LAUND FARM  
LITTLE BOWLAND ROAD  
WHITEWELL  
CLITHEROE  
BB7 3BN

# 1. Application Site

- 1.1. New Laund Farm is located off the Little Bowland Road, west of the hamlet of Whitewell. The farm lies within the Forest of Bowland AONB.
- 1.2. The application site for the proposed development lies within the existing farmyard of New Laund Farm which currently comprises a mixture of traditional and modern agricultural buildings all of which are utilised for agriculture.

# 2. Planning History

- 3/1999/015N – Timber Framed Sheep Building – Approved, no conditions
- 3/2007/0553 – Prior notification of steel framed agricultural building – Prior Approval not required
- 3/2018/0703 – Structural repairs to listed farmhouse – Approved with conditions
- 3/2024/0555 – Prior notification of covered livestock gathering / handling building – Permission required.

# 3. Proposed Development

- 3.1. The proposed development includes the construction of a steel portal framed agricultural building and the re-concreting of an area of existing farmyard.

## 3.2. Agricultural Building

- 3.2.1. The proposed development is located entirely within the existing farmyard of New Laund Farm with the proposed building being located approximately 40m to the northwest of New Laund Farmhouse and the proposed area of concreting being located at the west entrance to the yard.
- 3.2.2. The proposed building will be 13.46m wide and 13.46m long with an eaves height of 4.56m and will have a roof pitch of 15 degrees.
- 3.2.3. The proposed building will be of steel portal framed construction with a poured concrete floor being finished with fibre cement roof sheet with

transparent rooflights. Cladding will comprise vertical tanalised timber space boarding atop precast concrete panels. The front north elevation will be utilised as the primary access point of the building and will be enclosed by three steel sheeted gates.

### **3.3. Concreting**

3.3.1. The proposed area of concreting will be an area of reinforced concrete poured to a depth of at least 150mm, the area will be 'brush float' finished to match surrounding areas of concrete and to provide gripped surface for both livestock and vehicular traffic.

3.3.2. The area of proposed concreting will be reinforced and poured atop a layer of compacted hardcore of at least 150mm deep and will be designed to withstand the traffic expected to pass over it.

## **4. Need for Development**

### **4.1. Agricultural Building**

4.1.1. The proposed building is required for the gathering and handling of livestock. The existing livestock gathering yards at New Laund Farm are currently uncovered and unenclosed.

4.1.2. The proposed building will allow for the enclosure and covering of the stock gathering and handling facilities, the covering of which will reduce diffuse water pollution by preventing rainfall onto dirty yard areas when handling livestock.

4.1.3. The proposed building will allow for the proper separation of clean and dirty water. Clean roof water runoff from the proposed building will be collected by plastic rainwater goods and directed into an existing watercourse which passes through the yard. Manure generated within the building will be collected and then moved to existing manure storage within New Laund Farm yard.

4.1.4. Proper livestock handling pens and facilities are essential infrastructure on livestock farms as they allow for proper and regular handling of livestock in a safe and efficient manner to maintain a high standard of animal welfare.

- 4.1.5. The proposed building will be used in connection with the existing stock numbers at New Laund Farm and will not be used in connection with any intensification of agricultural practices.

## **4.2. Concreting**

- 4.2.1. The existing yard surface in the area included within this application is already poured concrete however, due to it being in an area of heavy traffic movements the existing concrete has broken up.
- 4.2.2. As a consequence of the significant cracking in the existing concrete yard it is difficult to keep this area of yard clean which leads to diffuse pollution during periods of rainfall.
- 4.2.3. The proposed re-concreting included in this application will enable easier cleaning of the yard area, this will lead to a reduction in diffuse pollution generated from dirty water runoff.

## **5. Siting**

### **5.1. Development Location**

- 5.1.1. The proposed building is located entirely within the existing farmyard area associated with New Laund Farm. The building will be located on the footprint of two previous agricultural buildings which have been recently removed due to storm damage and structural safety concerns. The proposed building will therefore not lead to any increase in the area footprint of buildings at New Laund Farm.
- 5.1.2. The proposed area of concreting is of an area of yard already concreted and will not lead to any expanse of the impermeable yard surface area.
- 5.1.3. The proposed building is of functional design, will be finished in appropriate materials and will be in keeping with the area and the existing agricultural buildings within the farmyard.
- 5.1.4. The proposed location of the agricultural building is not directly overlooked by any adjoining properties.

## **5.2. Biological Heritage Site**

- 5.2.1. The Biological Heritage Site (BHS) known as New Laund Hill is located to the immediate south and west of the proposed development. See attached designation plan of the BHS. (Appendix 1)
- 5.2.2. The New Laund Hill BHS is noted for its grassland characteristics particularly the species of grasses and wildflowers supported on the areas of limestone grassland located within the site. (See Appendix 2)
- 5.2.3. The proposed building development falls entirely outside of the designated BHS boundary and no groundwork or construction work in relation to the proposed building or yard concreting or the subsequent uses of the development will be carried out within the boundary of the BHS.
- 5.2.4. As the BHS known as New Laund Hill has been listed primarily for its grassland species, and given that the development does not fall within the boundary of the BHS it is not considered that the development would have any negative impact upon the BHS.

## **5.3. Trees**

- 5.3.1. The proposed agricultural building is located within the locality of a number of sycamore trees, the location of these are identified on Appendix 3.
- 5.3.2. The Root Protection Zone's (RPZ's) of these trees are show also on Appendix 3, these are shown in line with British Standard 5837:2012, this being 12 times the breast height diameter of each tree.
- 5.3.3. The applicant has obtained an arboriculture inspection of the trees as outlined in Appendix 4. This inspection found that the trees are in healthy condition and that they do not show any signs of pests or diseases.
- 5.3.4. The arboriculture assessment estimated that the trees are approximately 40 years in age and are therefore biologically young.
- 5.3.5. The trees as outlined in Appendix 3 are not covered by any Tree Preservation Order. They are also not located within a conservation area or protected by any land management agreement.

5.3.6. The proposed development does not propose the removal of any of the trees surrounding the building and these have been found to be in healthy condition and therefore they are not expected to pose any risk to the building.

5.3.7. The proposed agricultural building will be located further away from the trees outlined in Appendix 3 than the previous agricultural buildings which it is to replace.

## 6. Conclusion

6.1. In conclusion the proposed building is of proportionate size and is justifiably required in connection with the applicants existing agricultural business. The proposed building is appropriately designed and located within the existing developed area of the applicant's farmyard and is designed to be in keeping with the character of the surrounding area.

6.2. As outlined above, the proposed development does not include any works on or changes in management to the Biological Heritage Site, it is therefore considered that the proposed development would not adversely impact the Biological Heritage Site.

6.3. The proposed development falls outside the RPZ of the trees in the locality of the proposed building and these trees are considered to be in a healthy condition. It is considered that the proposed building would not adversely impact the existing trees and that the trees would not pose a significant threat to the building once complete.

6.4. Considering the above it is respectfully requested that the Council permit the application.

## 7. Appendices

1. Biological Heritage Site Boundary Plan
2. Biological Heritage Site Listing
3. Tree Location and RPZ Plan
4. Arboriculture Report