

Erection of agricultural building

Back Lane
Chipping

Planning Statement

September 2024

Contents

1. Introduction
2. Site and surroundings
3. Proposed development
4. Planning policy
5. Appraisal
6. Summary and conclusion

1 Introduction

- 1.1 This Planning Statement has been prepared by alh design services on behalf of Mr D Parkin in support of a full planning application for the erection of an agricultural storage building at Vacant land on Back Lane, Chipping.
- 1.2 This Statement describes the application site, the proposed development and assesses its merits against the relevant up-to-date policies of the development plan, the National Planning Policy Framework ('the Framework') and all other relevant material considerations.
- 1.3 It demonstrates that the proposed development is in accordance with the relevant technical and general development management policies of the Ribble Valley Core Strategy and also accords with Government policy and guidance as detailed within the Framework.
- 1.4 This Statement should be read in conjunction with the following drawings, prepared by ALH Design Services:

- | | |
|---------------------------------|-------------|
| • Location plan 1:10000 | Dwg no. 00A |
| • Location plan 1:2500 | Dwg no. 00A |
| • Existing site plan | Dwg no. 01A |
| • Proposed ground floor plan | Dwg no. 10A |
| • Proposed roof Plan | Drwg No 11A |
| • Proposed site plan 1:500 | Dwg no. 06A |
| • Proposed site plan 1:250 | Dwg no. 07A |
| • Proposed elevations (NE & NW) | Dwg no. 15A |
| • Proposed elevations (SE & SW) | Dwg no. 16A |

2 Site and surroundings

- 2.1 The application site comprises a vacant field with farmsteads to the East and West accessed via private track from Back Lane in Chipping. The proposals seek to erect a new agricultural storage building to space between the two farmsteads, to be used for agricultural machinery, feed and lambing.
- 2.2 The applicant's ownership extends to 13.3 hectares immediately surrounding the proposed building, as a single holding of agricultural land (County Parish Holding (CPH) number – 21/121/0203).
- 2.3 There are no other agricultural building on site. It is therefore imperative that this building is approved in order to allow the land to be farmed and save on sustainability from travel to and from on a dailey basis.
- 2.4 The site lies in close proximity to Back Lane and has good links to nearby villages and larger settlements, including Chippling, Ribchester, and Longridge.
- 2.5 Whilst the site is located adjacent to a primary vehicular route through the Borough it is relatively well screened by a combination of topography and existing hedgerow planting,. The area of the proposed building is currently grassed and adjacent to a dirt track for agricultural equipment and



Figure 1 – site location

- 2.6 In terms of constraints, the site lies within Flood Zone 1 and is therefore at low risk in this regard. The development would not affect any public rights of way and there are no heritage assets in the vicinity which would be impacted by the proposals.
- 2.7 There are no other known constraints which would prevent the scheme from being delivered as set out.

3 Proposed development

- 3.1 The proposals seek to erect a new multi-purpose agricultural building to serve the applicant's holding. It will be used to store a tractor; chain arrow; muck spreader; roller; sheep trailer; hay ring; sheep feed; sheep rack, scales and hurdles as well as house sheep and lambs.
- 3.2 There are currently approx. 65 ewes grazing on the land with a further 85 lambs. The applicants intend to increase their stock, which the holding can clearly accommodate, but does not have suitable facilities for storage or lambing at present. Hence he is reluctant to invest in further sheep until such time as appropriate provision is provided on site.
- 3.3 The new building is to measure 22.8m by 12.1m, for the main building, with a lean to measuring 4.57m wide x the length of the building and a canopy oversailing by 2.4m standing approx. 3.2 to the eaves and 5.52m high to the ridge. The structure will be open fronted, with the remaining three walls finished in timber boarding. The roof will be covered in green, profiled sheet cladding.

4 Planning policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires that application be determined in accordance with the plan, unless material considerations indicate otherwise.
- 4.2 For the purposes of this application, the development plan comprises the Ribble Valley Core Strategy (adopted December 2014). The site lies within open countryside as shown in the policies map excerpt below.
- 4.3 The following policies of the Ribble Valley Core Strategy are relevant to the determination of this application:
- **Key Statement DS1** outlines the Council's development strategy with regard to housing, employment, retail and leisure.
 - **Key Statement DS2** confirms that when considering development proposals, the Council will take a positive approach which reflects the presumption in favour of sustainable development. Wherever possible, it will aim to secure development that improves the economic, social and environmental conditions in the area.
 - **Key Statement EC1** states that development which strengthens the rural economy will be supported in principle.
 - **Policy DMG1** sets out various criteria to be considered in assessing planning applications and requires new development to be sympathetic to existing land uses, acceptable in terms of highway safety and should not adversely affect the amenities of the area.
 - **Policy DMG2** confirms that new development should be in accordance with the Core Strategy development strategy and should support the spatial vision. With the countryside proposals will be expected to be in keeping with the character of the landscape. The size, design and siting of new buildings should be in keeping with the character of the area.
 - **Policy DME2** seeks to ensure that important landscape features (walls, meadows, pastures and woodland) are retained and that the scale, form and use of materials in new development contributes to the character of the area.

National policy

4.4 With regard to the principle of development at this site, the following sections of the Framework are relevant:

- Paragraph 11 confirms that the presumption in favour of sustainable development lies at the heart of the Framework. For decision making this means approving development where it accords with an up-to-date development plan, or where the policies which are most important for determining the application are out of date, granting permission unless the adverse impacts would significantly and demonstrably outweigh the benefits, or policies within the Framework indicate that development should be restricted;
- Paragraph 38 states that decision makers at every level should seek to approve applications for sustainable development where possible;
- Paragraph 124 states that development should make efficient use of land taking into account the need for different types development and the availability of suitable land; market conditions and viability; availability and capacity of infrastructure; the scope to promote sustainable travel; the desirability to maintain the character and setting of an area or promote regeneration; and the importance of creating well-designed, attractive, healthy and safe places; and
- Paragraph 126 advises that development should achieve good design and create high quality, beautiful and sustainable buildings and places;

5 Appraisal

5.1 In accordance with Section 38(6) of the Act and the requirements of the Framework, this application must be considered in accordance with the adopted development plan, unless material considerations indicate otherwise. The primary considerations relating to this proposal are:

- The principle of development
- Landscape impact, design and layout
- Residential amenity
- Highway safety

Principle of development

- 5.2 The site comprises a holding of over 13.3 hectares on which the applicant currently only grazes 65 ewes and 85 lambs at this location. The intention is to increase their flock once sufficient accommodation can be provided for storage and lambing, particularly as it will reduce the carbon footprint of travelling back and forth 3 times a day.
- 5.3 Accordingly the applicant is seeking to erect a modest building to support his current and future agricultural activity on the land. The new building will be used for the housing of animals.
- 5.4 The scale of the building is commensurate with the agricultural need of the holding and is kept to the minimum size required to support the intended use for machinery, feed, equipment and animal housing (during lambing season).
- 5.5 Key Statement EC1 confirms that development which supports the rural economy will be supported in principle. Policy DMG2 states that proposals needed for the purposes of agriculture are considered acceptable in principle within Tier 2 villages and outside the defined settlement boundaries.
- 5.6 In light of these factors, the introduction of a small building in this location is appropriate in principle and compliant with the strategic aims of the Core Strategy.

Landscape impact, design and layout

- 5.7 Policies DMG1 and DMG2 require new development to be sympathetic to their setting by way of their design, scale, appearance and siting.
- 5.8 The proposed building is located only a short distance from the existing cluster of structures, set against a belt of mature planting to the east. The site lies within the 'undulating lowland farmland' character type as described in the Lancashire County Council Landscape Character Assessment.

- 5.9 This character area comprises lowland farmland between the fells and has a broad valley landform. There are distinctive patterns of wooded cloughs to the valley sides, linked by a complex network of hedgerows and trees, giving the impression of a well wooded landscape. Although rural in nature, it is well settled and evidence of physical infrastructure associated with farming is present.
- 5.10 The site in question contains some of the wider features which characterise the area, including mature planting to field boundaries and along the line of the adjacent watercourse. Aside from this it is a relatively unremarkable plot of agricultural land which flanks Back Lane and contains a number of buildings.
- 5.11 The proposed development would not affect any of the adjacent hedgerow or trees which provide privacy and screening to the site, and the building has been located so that from public vantage points it would be seen as part of the existing group on site.
- 5.12 Fleeting vantage points are possible from the Back Lane to the East, at a distance of circa 250m, between buildings and hedge coverage, from which the rear of the building would be seen, but set against the backdrop of existing hedgerow on site. Views from the east (looking west) are limited due to topography and landform.

5.13 The design adopts a simple form and the use of materials/colour palette means that the development would integrate comfortably into its surroundings and reflect local agricultural vernacular. The site does not hold a prominent position within the immediate landscape as demonstrated above and in light of these factors, there is no conflict with the Core Strategy.

Residential amenity

5.14 The nearest residential properties, are located over 150m away to the east and west.

5.15 This level of separation is more than sufficient to avoid any undue amenity concerns, either by way of the physical presence of the building or its intended use.

Highway safety

5.16 The site is accessed via an existing entrance and track from Back Lane, which has been used for agricultural purposes for a number of years. The access is for use by the applicant and Farmstead development to the west. As such the provision of an additional, modest storage building would not lead to significant or unacceptable highway safety or capacity issues.

6 Summary and conclusion

- 6.1 This Planning Statement has been prepared to support a full planning application for the erection of an agricultural building at Vacant land at Back Lane, Hothersall.
- 6.2 It has been demonstrated that the proposed development is wholly compliant with the relevant, up to date policies of the National Planning Policy Framework and the Ribble Valley Core Strategy. Additionally, no material considerations have been identified which would prevent the development from coming forward as set out.
- 6.3 Accordingly, the presumption in favour of sustainable development should be applied and permission should be granted without delay, in accordance with paragraph 11 of the Framework.