



P Wilson & Company
Chartered Surveyors

South Ribble Borough Council
Planning Department
Civic Centre
West Paddock
Leyland
Lancashire
PR25 1DH

Our Ref: C1372-15/RH
17 October 2024

Dear Sir/Madam

**TOWN & COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT ORDER 2015
SCHEDULE 2, PART 6 – APPLICATION FOR PRIOR NOTIFICATION OF AGRICULTURAL
OR FORESTRY DEVELOPMENT
CARRSIDE FARM, THORNLEY, PRESTON, PR3 2TS**

We have been instructed by Mr Cowgill to submit a prior notification application for an agricultural building at Carrside Farm, Thornley, Preston, PR3 2TS.

Accordingly, please find attached the following documents:

- Application form
- Site and Location Plan
- Building Elevations

Introduction

The Applicant's farming enterprise is a livestock enterprise comprising dairy cattle housed in the existing building situated at Carrside Farm. The Applicant requires a purpose-built livestock building for the housing and rearing of calves produced by the adult female dairy cattle.

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The Applicants current dairy herd comprises approx. 328 dairy cows and followers.

Carr Side Farm extends to 116 hectares (286 acres) or thereabouts. The farm land is down to grass and a silage crop is produced, along with concentrates, as feed for the dairy animals throughout the year.

The UK Government through their Animal Health and Welfare Pathway, encourage agricultural businesses to improve animal health and welfare by offering a series of grant contributions to build new and improve existing livestock facilities to alleviate welfare and health risks on farms. The Animal Health and Welfare Pathway provides grant contributions towards improved animal health and welfare facilities by funding upgrades to existing buildings or new buildings for housing calves.

The Animal Health and Welfare Pathway has been launched by the UK Government to assist farming businesses comply with The Welfare of Farm Animals (England) Regulations 2007. Farming businesses are required under The Welfare of Farm Animals (England) Regulations 2007 to provide adequate housing for cattle and other farm livestock. Having appropriate livestock buildings is a key aspect in providing the correct environment for young calves to thrive in. The environment which the UK Government wants to encourage is one which incorporates areas for social interaction, isolation areas for ill or injuries animals, drainage to keep bedding dry and conformable, adequate light, ventilation and warmth.

The Applicant is applying for a grant under the Animal Health and Welfare Pathway to provide a new purpose-built calve accommodation building to ensure continued compliance with relevant UK Government regulations for the keeping and housing of livestock. Their grant involved 3 applications stages. The Applicant has successfully applied for and fulfilled the requirements for Stages 1 and 2 and has been invited by the UK Government to Stage 3 (full detailed application submission). Stage 3 requires that planning permission is in place prior to the submission of the Stage 3 application and assessment by the relevant Government department.

Therefore, in order to satisfy the UK Government's grant funding criteria for an area of agricultural they wish to see be improved across the entire livestock sector, planning permission been in place is vital to deliver the UK Governments objectives under their Animal Health and Welfare Pathway.

Proposal

The Applicant's proposal is for the erection an agricultural building measuring 32m x 15.24m, to providing accommodation for calves. The agricultural building will occupy a footprint of 487.68m². The building would be a steel portal building with pre-cast concrete panels (2.0m) and plastic-coated steel ventair sheets with a fibre cement roof covering. The proposed building is more specially shown on the building elevations (C518-23 Building Elevations) and site plan (C518-23 Site Plan).

The application will be assessed against the criteria set out within Class A, Schedule 2, Part 6 of the Town & Country Planning (General Permitted Development) (England) Order 2015. We have set out the criteria below and how the agricultural building satisfies the criteria.

Criteria	Compliance
<p>The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—</p> <p>(a) works for the erection, extension or alteration of a building;</p> <p>(b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit.</p>	<p>The Applicant operates a dairy enterprise with approximately 328 head of cattle (dairy cows, followers and calves). The building is required so that a purpose-built calve building is provided to support the enterprise.</p> <p>This requirement is encourage by the Governments Farming Transformation Fund (FTF) by providing grant funding towards providing specialist calve accommodation on livestock farms.</p> <p>The UK Government is providing grant funding to eligible farmers wishing to provide specialist calf housing under the Farming Transformation Fund (FTF).</p> <p>The Applicant is applying under the FTF for grant funding.</p> <p>The building is reasonable necessary for the purposes of agriculture.</p>
A.1 (a)	The parcel of land is not less than 1 hectare and is not a separate land parcel.
A.1 (b)	No development under Class Q or S of Part 3 (changes of use) has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins.
A.1 (c)	The development does not consist of, or include, the erection, extension or alteration of a dwelling.
A.1 (d)	The design of the building is dictated by the specification requirements set out in the Government grant scheme (FTF) guidance. The design is that of a specialist calve building to accommodate calves.
A.1 (e)	The ground area covered by the proposed slurry tower falls under the allowable floor area of 1,500m ² under the Class A, Schedule 2, Part 6 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (As Amended).
A.1 (f)	The proposed building is not within 3km of the perimeter of an aerodrome.
A.1 (g)	The height of the proposed building does not exceed 12m.

A.1 (h)	The proposed building is not within 25m of a metalled part of a trunk road or classified road.
A.1 (i)	The development is 400m from a dwelling (excluding the farmhouse).
A.1 (j)	The proposed development does not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.
A.1 (k)	The proposed building is not for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

The Local Planning Authority (LPA) can require prior approval within 28 days from the date on which the application was received. The LPA can require details of the siting, design and external appearance.

The location selected is the most logical position for the building. It is opposite the cluster of existing cattle buildings.

The design and appearance of the building is dictated by the specification requirements set out in the Government grant scheme (FTF) guidance. The design is that of a specialist calve building to accommodate calves as required by the Government design specification. Therefore, the design and appearance of the proposed building is deemed to be acceptable.

The proposed agricultural building is reasonably necessary for the purposes of agriculture within the unit and satisfies all the criteria under Class A, Schedule 2, Part 6 of the General Permitted Development Order (as amended by the Levelling Up, Housing and Communities (DLUHC – effective from 21st April 2024).

If the LPA have any queries, then please do not hesitate to contact us.

Yours faithfully



ROBERT HARRISON
for P Wilson & Company

