

Design and access statement

Black Moss Farm, Chipping

Stanworth Agriculture

14th May 2025

The Proposal

The proposal is retrospective, and is a replacement of a building that has previously been demolished. The reason for its demolition was that it was unsuitable for animal welfare, the steel frame was corroded and asbestos sheeting was in place.

The new building is to accommodate cattle bred on the farm, destined to enter the dairy herd. Calves from 4-22 months will be kept in the building.

The building will be built to the highest possible standards of dairy cow welfare and husbandry to promote cow longevity, through excellent fertility, feet, and comfort.

The proposal aims to promote the highest standards and potential measures of all three of the main dairy cow health and well-being indicators, by creating a building as close to “pasture conditions” on the “best day of the year” with all the benefits of being housed during the middle of winter by promoting and excelling the 5 freedoms, all animals deserve.

The process

Black Moss Farm extends to 185ha in size with the original farm being purchased by the applicant in 2022. Other land is rented by the applicant within the vicinity of the farm making the total area approximately 204ha. The site currently has 289 dairy cows and 290 sheep. The farm has several large agricultural buildings, some of which have been recently granted planning permission.

Proposed Development for which consent is sought: The proposed development is retrospective and sits on the footprint of a building previously demolished. The footprint of the new building is 1181 sqm, with eaves height of 3.8 m and an overall ridge height of 7.6m. The former building had a footprint of 1240 with an overall height of 8.5m

Principle of Development: Key Statement EC1 relates to business and employment development and states that: ‘Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle.’ In addition, Policy DMB1 seeks to support proposals that are intended to support business growth and the local economy. In addition, Paragraph 88 of the NPPF states that: 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; The proposed development relates to the expansion of an existing agricultural business and operation in a rural area through the replacement of a former dilapidated building

The proposed development is therefore considered to accord with the aims and objectives of Paragraph 88 of the NPPF and Key Statement EC1 and Policy DMB1 of the Core Strategy.

Policy DMG2 of the Ribble Valley Core Strategy. Policy DMG2 states that: Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations: 1. The development should be essential to the local economy or social wellbeing of the area. 2. The development is needed for the purposes of forestry or agriculture. 3. The development is for local needs housing which meets an identified need and is secured as such. 4. The development is for small scale tourism or recreational developments appropriate to a rural area. 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated. 6. The development is compatible with the enterprise zone designation. The proposed development falls within the scope of Criterion 2.

The development is needed for the purposes of agriculture and complies with Policy DMG2 of the Ribble Valley Core Strategy.

Conclusion

There is a proven and evidenced functional need for a building of such size and scale to support a local farming business, given that it replaced a former building of similar dimensions. The height of the building is modest and largely comparable to the height of the existing agricultural buildings with the elevational treatments and built form also clearly agricultural, ensuring the building fits in and complements with the agricultural nature of the complex and does not seem out of place or incongruous. Furthermore, the proposal seeks the provision of Green colour treatment to the side elevations which would further ensure the building, viewed from a distance, would be able to absorb into the existing landscape which is characterised as 'Undulating Lowland Farmland'

The proposal supports a local agricultural operation and it is considered that the proposal does not significantly impact upon the setting and character of the AONB and landscape and as such is considered compliant with CS Policy DME2 and Key Statement EN2 .