

Major Development within the National Landscape

Black moss Farm, Elmridge Chipping

3/2025/0400

The proposal does not constitute “major development” for the purposes of paragraph 177 of the National Planning Policy Framework (NPPF), which requires consideration of the scale, form, and potential impact of development within National Landscapes (formerly Areas of Outstanding Natural Beauty). Nevertheless, due regard has been given to the protected status of the Forest of Bowland National Landscape and the statutory purpose of conserving and enhancing its natural beauty, in accordance with paragraph 180 of the NPPF and Policy EN2 of the Ribble Valley Core Strategy.

The application seeks retrospective approval for the replacement of a structurally compromised agricultural building within the existing footprint of Black Moss Farm, an operational dairy unit. The new structure, which is of similar scale and massing to the former shed, lies wholly within the curtilage of the established farmstead. Its design, materiality, and positioning respect the rural vernacular and character of the surrounding landscape and do not result in harm to the special qualities of the National Landscape. Furthermore, the new building features a reduced ridge height and makes use of subdued and appropriate cladding materials, contributing to visual containment and reducing landscape impact.

The development delivers a range of **public benefits**, which weigh significantly in its favour. These include:

- **Support for sustainable rural enterprise:** The new building provides essential infrastructure for the continued operation of a locally significant dairy farm, thereby contributing to the sustainability of the rural economy in accordance with paragraph 84 of the NPPF.
- **Enhanced animal welfare and biosecurity:** The old shed was deemed unsafe due to steel corrosion and the presence of asbestos-based materials. Its replacement ensures a safer, more hygienic environment for livestock, aligning with modern agricultural standards and promoting responsible animal husbandry.
- **Environmental and safety improvements:** The removal of asbestos-containing materials from the previous structure has reduced potential environmental and health risks, delivering a tangible public health benefit.
- **Protection of local food production:** The development supports the continued viability of local agricultural production, which is an increasingly recognised component of food security and sustainable land management.

Taken together, these public benefits, alongside the minimal impact on the landscape, demonstrate that the development is both justified and appropriate in this location. It accords with the policy aims of the NPPF, particularly those supporting rural productivity, landscape protection, and sustainable development, as well as the strategic objectives of the local development plan.