


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	14/10/25	<b>Manager:</b>	LH	<b>Date:</b>	16/10/25
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<b>Application Ref:</b>	3/2025/0581			 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	~	<b>Site Notice:</b>	~	
<b>Officer:</b>	BT			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed earth banked slurry lagoon.
<b>Site Address/Location:</b>	Horton Pasture Farm, Rakes Lane, Horton in Craven, BD23 3JP.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>Horton Parish Meeting:</b>	Consulted 18/8/25 – no response.

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>Lancashire County council Highways:</b>	No objections.

<b>LCC Footpaths:</b>	Consulted 18/8/25 – no response.
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<b>Environment Agency:</b>	No objections subject to adherence with standing advice.
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<b>Natural England:</b>	No objections subject to adherence with standing advice.
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<b>Greater Manchester Ecology Unit (GMEU):</b>	No objections subject to condition.
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<b>RVBC Environmental Health:</b>	No objections.
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<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
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<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1: Development Strategy          Key Statement DS2: Presumption in Favour of Sustainable Development          Key Statement EN4: Biodiversity and Geodiversity          Policy DMG1: General Considerations          Policy DMG2: Strategic Considerations          Policy DMG3: Transport And Mobility          Policy DME3: Site And Species Protection And Conservation          Policy DMB1: Supporting Business Growth And The Local Economy</p>

Policy DMB5: Footpaths And Bridleways

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

**3/2019/0612:**

Construction of new agricultural machinery storage building (Approved)

**3/2019/0528:**

Construction of new agricultural machinery storage building (Permission Required)

**3/2018/0145:**

Construction of new agricultural building to house robotic milking parlour (Approved)

**3/2013/0816:**

Proposed siting of one 30m high (Hub) Endurance Wind Turbine with a tip height of 45.071m (Withdrawn)

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to agricultural land situated on the North-eastern outskirts of Horton. The agricultural land in question is sited approximately 250 metres away to the North-east of Horton Pasture Farm, with access to the site being from Rakes Lane which subsequently adjoins to Public Right Of Way BW0322001 and an additional forked access track leading flanking the application site. Public Right Of Way FP0322001 runs along the Eastern perimeter of the application site, with the site occupying an isolated remote location at considerable distance from any neighbouring properties. The wider area encompassing the site comprises a mixture of woodland, agricultural land and open countryside.

**Proposed Development for which consent is sought:**

Planning consent is sought for the construction of an earth banked slurry lagoon with stock proof perimeter fencing. The proposed lagoon would measure 60m x 35m with a depth of 8.5m from the top of its retaining bunds to its base.

**Principle of Development:**

The application site lies within the open countryside. Policy DMG2 of the Ribble Valley Core Strategy states that proposals for development outside the Borough's defined settlement areas can be considered as justifiable if *'the development is needed for the purposes of forestry or agriculture'*.

In this instance, the proposal relates to a well-established agricultural operation based in dairy farming. Recent legislation from the Environment Agency now requires all agricultural units to provide up to 6 months of storage capacity for slurry produced on agricultural holdings however the applicant currently has limited slurry storage capacity within their farmstead (540m<sup>3</sup>). As such, the applicant seeks planning consent for the installation of a new slurry lagoon in order to meet the required slurry storage capacity.

In light of the above, the proposed development is considered to be necessary for the purposes of agriculture and as such would satisfy the requirements of Policy DMG2. The proposal is therefore considered to be acceptable in principle subject to an assessment of additional material planning considerations.

**Impact Upon Residential Amenity:**

Paragraph 135 (f) of the National Planning Policy Framework states:

*'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.*

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the proposed slurry lagoon would be sited well away from the nearest residential receptors which in this instance are situated over a kilometre away from the application site. In addition, the lagoon would have a floating cover installed which would minimise the release of unpleasant and harmful odours.

Accordingly, it is not considered that the proposed development would be unduly harmful to the amenity of any neighbouring residents and would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1, however the proposed development would need to satisfy the environmental regulations that are regulated by the Environment Agency, which would also help to ensure an acceptable amenity impact.

**Visual Amenity/External Appearance:**

Paragraph 135 (c) of the NPPF states:

*'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting'.*

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

*'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'*

In this instance, the proposed slurry lagoon would be significant in terms of footprint however the banks of the lagoon would comprise a modest projection above ground floor level and the earth banked design of the lagoon would allow the proposed development to naturally assimilate into the topography of the application site. In addition, the bunds of the lagoon would be seeded with grass and would therefore blend in with the surrounding fields after a short period of time. A two metre high perimeter fence is proposed for the outer toe of the earth banks of the lagoon however this would comprise stock proof fencing which would carry a minimal visual impact and would be appropriate for the rural setting of the site. Moreover, analysis shows that the banks and protective fencing surrounding the proposed lagoon would only be visible in short range views to the application site from Public Rights Of Way FP0322001 and BW0322002 therefore the visual impact of the proposed development would not be overly pronounced or visible in any long range views to the site.

Taking account of the above, it is not considered that the proposed development would be harmful to the visual amenities of the immediate or wider area. As such, the proposed development would satisfy the requirements of Paragraph 135 (c) of the NPPF and Policy DMG1 of the Core Strategy.

**Highways and Parking:**

The proposed development has been subject to review by Lancashire County Council Highways who have raised no objections to the proposed development with respect to access or general highway safety. On this basis, it is not considered that the proposed development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

### **Landscape/Ecology:**

#### Protected Sites

The proposed slurry lagoon would be sited within the Impact Risk Zones pertaining to five SSSI sites (Pan Beck Fan, Haw Cragg Quarry, River Ribble (Long Preston Deeps), White Moss, New Ing Meadow). The interest features of these sites may be sensitive to impacts from aerial pollutants which may be emitted from the proposed development therefore a SCAIL (Simple Calculation of Atmospheric Impact Limits) assessment has been provided in support of the application. In this instance, the submitted SCAIL assessment indicates that the proposed development would not have likely significant effects upon or damage or destroy the interest features of any of the aforementioned designated sites. Furthermore, consultation has been undertaken with Natural England who have raised no concerns with regards to the impact of the proposed development upon protected sites, subject to adherence with their standing advice.

#### BNG

A Biodiversity Net Gain Report has been provided in support of the proposed development which has been subject to review from Greater Manchester Ecology Unit who acknowledge that the proposed development could deliver the required net gain in Biodiversity on-site through the enhancement of grassland and new tree planting. The response from GMEU recommends for the imposition of the Biodiversity gain plan condition in order to secure a net gain in biodiversity for the site as detailed and this has been imposed as requested in order to satisfy the BNG legislation.

### **Other Matters:**

#### Public Right Of Way

The South-eastern corner of the slurry lagoon's earth bank would be sited in close proximity to Public Right Of Way FP0322001 therefore consultation has been undertaken with Lancashire County Council's Public Rights Of Way Team however no response has been received to date. Notwithstanding this, analysis shows that the banks of the proposed slurry lagoon and its protective fencing and proposed scheme of BNG tree planting would not encroach onto the aforementioned Public Right Of Way, and no diversion of the public footpath would be required to facilitate the proposed development. As such, the proposal raises no concerns with regards to impacts upon the identified Public Right Of Way, subject to the Public Right of Way and other public footpaths within the vicinity of the site being kept free from obstruction during the construction phase of the development as stated in the response from Lancashire County Council Highways.

### **Observations/Consideration of Matters Raised/Conclusion:**

The proposed development would be utilised in relation to an existing agricultural operation and as such would be wholly compliant with the aims and objectives of Policy DMG2, thus establishing the principle of development.

Furthermore, it is not anticipated that the proposed development would be unduly harmful to the amenity of any neighbouring residents, nor would the development proposed have any undue impacts upon the visual amenities of the area, highway safety or the ecology of the site.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

<b>RECOMMENDATION:</b>	That planning permission be granted subject to the imposition of conditions.
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