



8 October 2025

Our Ref: Bow/1191/3687/RM

Ribble Valley Valley Borough Council (Planning Section)
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
Lancashire
BB7 4DH

Tel: 01200 449700
www.ghaonline.co.uk
email: info@ghaonline.co.uk

Dear Sir or Madam,

**Re: Our Client – Mr N Bowker, Balderstone Hall Farm, Balderstone Hall Lane,
Blackburn. BB2 7LA. Full planning application for the erection of an
agricultural livestock building at Woods Brow, Balderstone, BB2 7LG.**

On behalf of the applicant, Mr Bowker, Gary Hoerty Associates are pleased to submit this full planning application for the erection of an agricultural livestock building at Bowker Farm, Woods Brow, Balderstone, BB2 7LG. The planning portal reference is PP-14169518.

The application submission comprises of the following documentation:

- Completed Planning Application Form prepared by Gary Hoerty Associates
- Completed Landownership Certificates prepared by Gary Hoerty Associates
- Plans and drawings prepared by Steve Kay:
 - Site Location Plan
 - Proposed Plans, Elevations & Location Plan
 - Proposed Site Plan
- Planning Statement and Agricultural Statement prepared by Gary Hoerty Associates
- Preliminarily Ecological Appraisal, Biodiversity Net Gain Report, Statutory Biodiversity Metric and Statutory Biodiversity Metric Condition Assessments prepared by Fieldology Works Limited



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



- Additional Information Required for Agricultural Applications Form prepared by Gary Hoerty Associates

Gary Hoerty Associates trust that the Council has all the necessary information to validate the application and look forward to receiving written confirmation of the validation of the application in shortly and details of the officer appointed to deal with the application.

Should any further information be requested, please do not hesitate to contact me at your earliest convenience.

Yours faithfully

R Mitchell

Richard Mitchell

Encl'

CC. Mr Bowker