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PLANNING STATEMENT AND AGRICULTURAL STATEMENT IN RESPECT OF A FULL PLANNING APPLICATION FOR THE ERECTION OF AN AGRICULTURAL LIVESTOCK BUILDING

AT

**LAND AT BOWKER FARMING, WOODS BROW,
BALDERSTONE, BB2 7LG**

Prepared by: Richard Mitchel BSc (Hons) MSc Cert MRTPI
Our Client: Mr N Bowker
Our Ref: Bow/1191/3687/GH
Date: October 2025



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CONTENTS

1.0	INTRODUCTION	Page 3
2.0	THE AGRICULTURAL HOLDING	Page 5
3.0	PLANNING HISTORY	Page 7
4.0	THE PROPOSED DEVELOPMENT	Page 8
5.0	THE NEED FOR THE PROPOSED DEVELOPMENT	Page 10
6.0	PLANNING POLICY CONTEXT	Page 13
7.0	PLANNING CONSIDERATIONS	Page 18
8.0	SUMMARY AND CONCLUSION	Page 23

APPENDICES

- Appendix 1 Decision Notice Application 3/2025/0495
- Appendix 2 Case Officers Delegated Report Application 3/2025/0495
- Appendix 3 Maps showing the land comprised in the applicant's holding

1.0 INTRODUCTION

- 1.1 This Planning Statement and Agricultural Appraisal has been prepared by Gary Hoerty Associates on behalf of Mr Bowker, the applicant, in support of a full planning application for the erection of an agricultural livestock building at Bowker Farm, Woods Brow, Balderstone, BB2 7LG.
- 1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 1.3 Mr Bowker operates a beef and sheep enterprise from the land and buildings at Woods Brow and the proposed building is required as a consequence of the alteration and ongoing expansion of his beef enterprise, full details of which are set out within this report.
- 1.4 This application follows the recent submission of a prior notification application for the same building, however the proposed building did not meet all of the qualifying criteria necessary to be allowed as permitted development being a building to house livestock and within 400m of protected dwellings and being within 25m of the metalled part of a public highway, consequently a full planning application is required. A copy of the decision notice for this application is attached at Appendix 1 and a copy of the officer's delegated report is attached at Appendix 2.
- 1.5 This Planning Statement and Agricultural Appraisal demonstrates that the building is reasonably required for the purposes of agriculture and that the proposed development accords with the adopted Development Plan and that there are material considerations which indicate that planning permission should be granted.
- 1.6 This Planning Statement should be read in conjunction with the accompanying documentation that form the submission which includes the following:
 - Completed Planning Application Form prepared by Gary Hoerty Associates
 - Completed Landownership Certificates prepared by Gary Hoerty Associates
 - Plans and drawings prepared by Steve Kay
 - Planning Statement and Agricultural Statement prepared by Gary Hoerty Associates

- Preliminary Ecological Appraisal, Biodiversity Net Gain Report, Statutory Biodiversity Metric and Statutory Biodiversity Metric Condition Assessments prepared by Fieldology Works Limited
- Additional Information Required for Agricultural Applications Form prepared by Gary Hoerty Associates

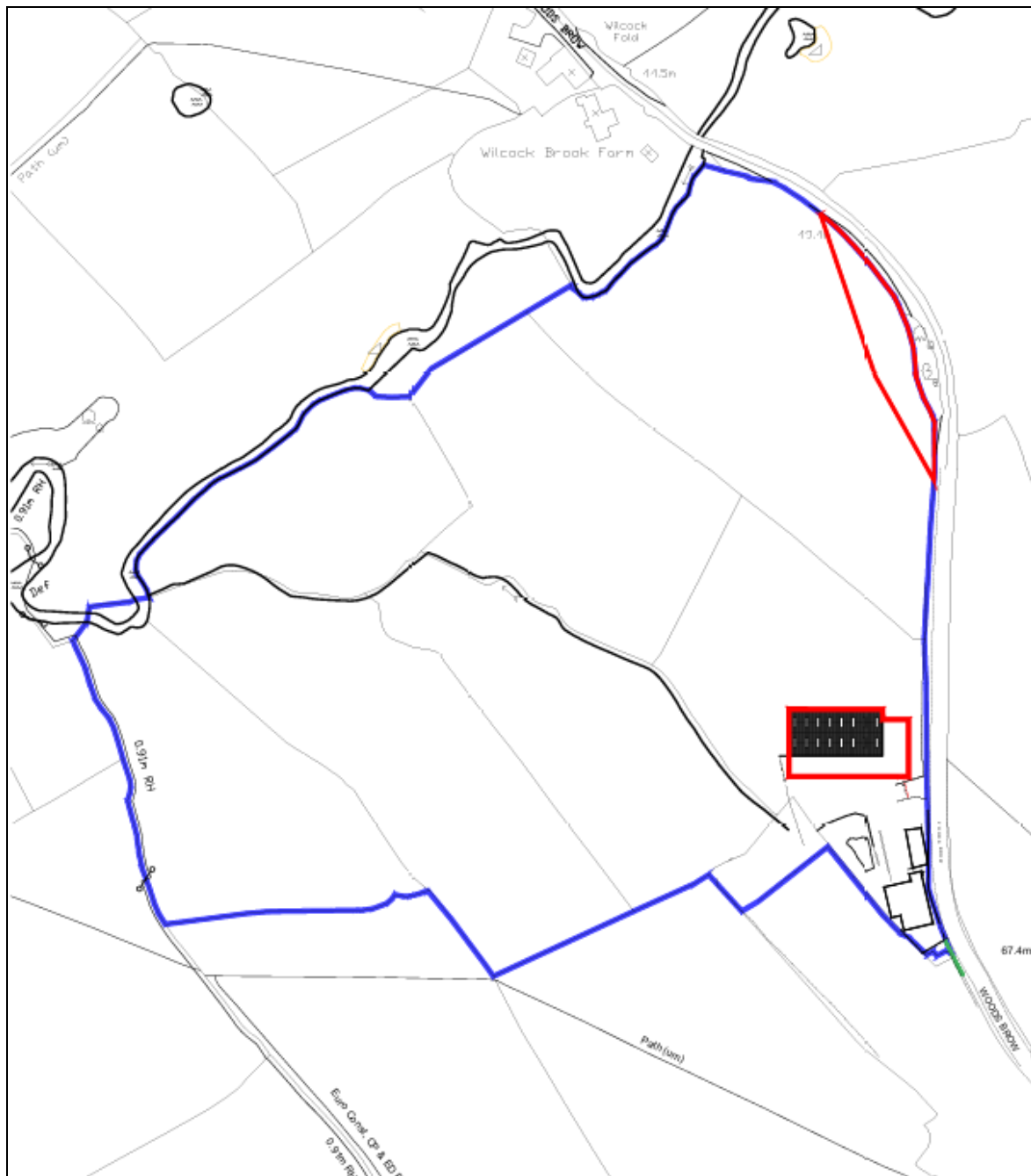
1.7 The remainder of this Planning Statement is structured as follows:

- Section 2: The Agricultural Holding
- Section 3: Planning History
- Section 4: The Proposed Development
- Section 5: The Need for the Proposed Development
- Section 6: Planning Policy Context
- Section 7: Planning Considerations
- Section 8: Summary and Conclusion

2.0 THE AGRICULTURAL HOLDING

- 2.1 Bowker Farming is located off Woods Brow, situated north of the village of Mellor Brook and the town of Blackburn, east of the city of Preston and south of the town of Longridge.
- 2.2 The application holding extends to approximately 59.21acres (23.96Ha) of which 17.25acres (6.98Ha) are owner occupied and 41.96acres (16.98Ha) are rented. The owner-occupied land is located within a ring fence at Woods Brow, Balderstone and the rented land which is rented from two different landlords is located at Brindle, Chorley. Part of the rented land 7.66acres (3.1Ha) has been rented for many years whereas the remaining 34.29acres (13.88Ha) has been taken on recently, and the applicant has the option to purchase this land if he wants to. The land comprises pasture and meadow, however to date all of the land is grazed, and silage is bought in and it is proposed that this arrangement will continue as the enterprise expands.
- 2.3 In addition to the land there are a number of buildings sited on the owner-occupied parcel of land which have been developed over a period of time with the first building having been approved in 2003 and erected shortly thereafter. There are three buildings which are described in more detail below but briefly comprise a cubicle shed with 33 cubicles a small livestock straw bedded building and a storage building.
- 2.4 The application site is not situated within a National Landscape area and is not subject to any designated or non-designated heritage assets, nor does it form part of the setting of a heritage asset.
- 2.5 The Environment Agency's Flood Map for Planning confirms that the entirety of the site lies within Flood Zone 1 and therefore is at the lowest probability of fluvial flooding and is at very low (the lowest category) risk of surface water flooding.
- 2.6 The application site is shown on the submitted Site Location Plan; an extract is provided below in Figure 1 below.

Figure 1: Extract of Site Location Plan



3.0 PLANNING HISTORY

3.1 According to the Ribble Valley Borough Council planning application search facility, the following planning applications records relate to the application site:

- Application 3/2025/0495. Prior approval application for proposed cattle shed 36.4m long, 18.27m wide, 5.06m high to eaves, 6.0m high to ridge under Part 6 Class A of the GPDO. Planning permission required 8 July 2025.
- Application 3/2016/0110. A full planning application for an extension to an existing agricultural building to house livestock in winter and machinery store. Construction of roof over existing concrete collecting yard which will attach to an existing agricultural building. Permission granted with conditions 26 April 2016.
- Application 3/2010/0310. A full planning application for a proposed agricultural building for a cattle and implement store at Woods Brow, Balderstone, Lancashire. Permission granted with conditions 4 June 2010.
- Application 3/2008/0347. A full planning application for the erection of a cattle shelter/store. Permission granted with conditions on 10 June 2008.
- Application 3/2006/1054. A full planning application for an extension to cattle/store shed at southern end of field ref: 8591 – Woods Brow. Permission granted with conditions on 7 February 2007.
- Application 3/2005/0572. A full planning application for a small rear lean-to extension to rear of building. Permission granted with conditions on 2 August 2005.
- Application 3/2003/0572. A full planning application for a cattle enclosure with a hay/tractor store to the southern end of field ref 8591 – Woods Brow. Permission granted with conditions on 28 July 2003.

3.2 In respect of application 3/2025/0495 it was determined that permission was required for the following reason:

“The proposal would be located within 400 metres of a protected building and therefore fails to satisfy criterion (i) of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and is not defined as permitted development in the first instance. “

4.0 THE PROPOSED DEVELOPMENT

- 4.1 The application seeks full planning permission for the erection of a purpose-built livestock building to house suckler cattle and their progeny. The cattle are currently housed in the applicant's existing buildings, however for reasons which are set out below these buildings are not particularly well suited to this purpose and this together with the applicant's plans to expand his cattle enterprise give rise to the need for the proposed building.
- 4.2 The proposed building will be a modern steel portal frame building which will be enclosed on three sides and open with lockable feed barriers along the southern/front elevation. The proposed building is 36.55m long and 18.27m wide and will have a covered overhang on the front/south facing elevation which extends 2m in front of the building. Allowing for wall thickness the internal accommodation provided by the building will extent to approximately 648m². The building will have an eaves height of 5.06m and ridge height of 7.77m, which are typical heights for modern farm buildings to allow for access with modern farm machinery and good ventilation for animal respiratory health.
- 4.3 The walls comprise of grey concrete panels to a height of 2m with brown Yorkshire boarding above and to the eaves. The roof will be clad with natural grey corrugated fibre cement roof sheets with PVC rooflights. which is typical of an agricultural livestock unit. There will be one large door in the eastern elevation to provide tractor access into the building for scraping the feed passage and for other purposes.
- 4.4 In addition to the proposed building the application provides for the creation of a concrete yard area along the eastern side of the building which provides maneuvering space to facilitate tractor access to feed the cattle along the front of the building and to enable full use of the door in the eastern elevation. This yard area will also be used for storing bought in silage bales. It is also proposed to create a yard area to the front of the building to enable tractor movement and maneuvering space for feeding the cattle and cleaning out the building etc. Tractors and other farm vehicles are large and when coupled with trailers and feed wagons, they requires a large area for their safe operation which gives rise to the need for the proposed yard areas.
- 4.5 The site is not level, and the land falls away to the west, this change of levels will be dealt with by way of erecting concrete blockwork to form an under-build wall as shown on the drawings.

- 4.6 The siting of the building is to the north of the existing range of buildings in a location where it can be accommodated without adversely impacting on a large oak tree situated to the south west of the site of the building and without any adverse impact on overhead power cables which cross the parcel of land to the north of the site of the building.
- 4.7 Vehicular access to the proposed building will be gained directly via the existing farm access from Woods Brow to the east.
- 4.8 Full plans and elevations of the proposed development and site and location plans have been submitted with the application.

5.0 THE NEED FOR THE PROPOSED DEVELOPMENT

- 5.1 The applicant has always been involved in farming, and he has operated an agricultural enterprise from his land and buildings at Woods Brow for the last 23 years. Over that time, a range of farm buildings has been developed in an ad hoc fashion to accommodate the gradual expansion of Mr Bowker's farming business. However, this has resulted in a collection of buildings which are not particularly well suited to the applicant's current farming enterprise, and which will be completely inadequate for the future planned growth of the business over the next few years. The proposed building will fully address these shortcomings as outlined below.
- 5.2 The first building that was approved and erected on the land was a mono-pitch livestock building which was approved under application 3/2003/0572, the next building was another mono-pitch livestock building, which was approved under application 3/2006/1054/P, this faced the first building and adjoined it creating a fully enclosed livestock building with a combined floor area of approximately 300m². This building has a low eaves height and a shallow roof pitch with the side walls fully enclosed with timber space boarding the low height of the building results in it having poor ventilation which contributes to respiratory health problems for the livestock housed in the building. This building currently accommodates 33 cubicles and is used to house the majority of the applicant's cattle. Due to the layout of the building, cattle are fed at the opening at the northern end of the building, but this only provides a feed face of 6m which is inadequate for the number of cows that are housed in the building. At the southern end of the building there is an outside concrete yard area where a mobile cattle crush is located and this is where any handling of the cattle currently takes place, it is not ideal, and the temporary nature of the facility presents a health and safety risk particularly now that the applicant is keeping large pedigree Limousin cattle.
- 5.3 There are two further mono-pitch buildings to the north of the main building which adjoin each other, one of these is used for livestock accommodation and has a covered overhang to the front of the building this measures 6.5m x 10m excluding the overhang. The second building which measures 6.5m x 5m is fully enclosed and used for storage.
- 5.4 The applicant, as set out in the completed agricultural questionnaire, operates a suckler cow enterprise which currently includes 24 suckler cows and 8 young heifers (these were erroneously referred to as 32 cows on the form with the previous application) which are

predominantly pedigree Limousin cattle he has one main livestock building which as referred to above has 33 cubicles in it. The applicant is expanding his enterprise and has secured the rental of a further 34.3acres (13.88Ha) of additional land which is located in close proximity to the other rented land that he has occupied for many years, all of the land will be used for grazing with silage being bought in as is the current arrangement.

- 5.5 The rented land which the applicant has occupied for many years is edged red and numbered parcel 4 on the plan at Appendix 3 and the land that has recently been taken on is edged blue and numbered parcels 1 to 3 on the same plan.
- 5.6 The applicant has in recent years moved away from commercial suckler cows and with the exception of a few English White cattle his herd now comprises pedigree Limousin cattle. Mr Bowker is going to expand the suckler herd to 50 breeding cows and he will retain their bull calves until they are circa 12 months of age before selling them and he will retain all the heifer calves which will be put to a Limousin bull at 14 – 15 months of age, calved and sold with calves at foot at about 24 months of age. The applicant wants to house the cows and calves on straw bedded yards rather than cubicles and the proposed building will accommodate this form of livestock housing.
- 5.7 In addition to the female cattle the applicant currently has six Limousin bulls one of which is the stock bull and the other five are fattening cattle between the ages of 12 and 21 months, which will be sold at finish weight, and he also has a small number of breeding sheep.
- 5.8 The scale of buildings that are required to support the applicant's expanded livestock enterprise can be assessed based on two key factors, which are firstly the amount of space an animal of a particular weight needs to sleep, stand and feed and move around within the building and secondly the length of feed face (space at the feed barrier) that they need to be able to stand and eat which will differ depending on whether they have access to feed at all times or they are fed a ration when they will all need to feed at the same time. In this instance the cattle will have access to ad lib feed and will not all have to have access the feed face at the same time. Cows on ad lib feed will require 400mm to 500mm of feed space per animal and the younger cattle will require between 250mm to 300mm of feed space per animal.

- 5.9 Using this information we have assessed the capacity of the expanded enterprise and set out below our assessment of the requirements.
- 5.10 The suckler cows will be pedigree Limousin's and they are large cattle weighing circa 900kg each, a cow of this weight will require 8m² of space within a bedded yard to allow for sleeping, feeding and loafing and therefore the space required for 50 suckler cows would be 400m². The proposed building has an internal floor area of 648m² and it comprises eight bays with each bay providing 81m² floor area, therefore five bays of the proposed building would be used to house the enlarged herd of suckler cows. Each bay measures 4.5m and therefore on the basis that each bay will house ten cows they will each have 450mm of feed space which is the appropriate amount of space when there is continuous access to feed.
- 5.11 Assuming half of the calves are female and half are male there will be 25 0-12 month old heifer calves and 25 12-24 month old heifer calves, which will require 3.6m² and 5.1m² of space respectively within a bedded yard to allow for sleeping, feeding and loafing. Therefore the 0-12 month old heifers will require 90m² and the 12-24 month old heifers will require 126m². This will use the majority of the remaining space within the proposed building.
- 5.12 The proposed building is therefore large enough to accommodate 50 suckler cows and 50 heifers with a small amount of space to spare.
- 5.13 The proposed building will have lockable feed barriers so that when the cows are feeding, they can be secured where they are, which simplifies many tasks such as testing, vaccinating, clipping and artificial insemination. The barriers can lock all of the animals in or selected animals which then makes separating one animal from the rest of the animals that it is housed with easier and safer.
- 5.14 Having established that the new building will accommodate the suckler cows and heifers that leaves the 25 bull calves that are retained for circa twelve months, and these will be housed in the existing cubicle building. As these cattle are smaller than the cows currently housed in this building the feed space required is less and based on a requirement of 250mm per animal they will only require 6.25m which is available with the current arrangement.

6.0 PLANNING POLICY CONTEXT

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with adopted Development unless indicated otherwise.
- 6.2 In this instance, the adopted development plan comprises the Ribble Valley Borough Council Core Strategy 2008 – 2028 (adopted 16 December 2014). Other relevant material considerations inter alia include the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), National Design Guide and the status of the emerging Local Plan documentation.

Ribble Valley Borough Council Core Strategy (adopted December 2014)

- 6.3 Key Statement DS2 'Presumption in Favour of Sustainable Development' outlines when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in NPPF. This policy confirms the Council's commitment to always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 6.4 Key Statement EN2 'Landscape' relates predominately to seeking to protect, conserve and enhance the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty, with any development needing to contribute to the conservation of the natural beauty of the area. Development is expected to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.
- 6.5 Key Statement EN4 'Biodiversity and Geodiversity' advises that the Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors.
- 6.6 Key Statement EN3 'Sustainable Development and Climate Change' states that the Council will liaise with County Council over development within the Mineral Safeguarding Areas in determining planning applications.

- 6.7 Key Statement DMI2 'Transport Considerations' advises that new development should be located to minimise the need to travel and should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car. In general, schemes offering opportunities for more sustainable means of transport and sustainable travel improvements will be supported.
- 6.8 Key Statement DMG1 'General Considerations' outlines a range of criteria relating to the design, access, amenity, environment and infrastructure which aims for the Council to deliver the vision for the area and helps to achieve quality development.
- 6.9 Key Statement DMG2 'Strategic Considerations' outlines further strategic considerations relating to development. This policy assists in the interpretation of the Development Strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development.
- 6.10 Key Statement DMG3 'Transport & Mobility' relates predominately to major development proposals, however this policy states that all development will be required to provide adequate car parking and serving space in accordance with the current standards.
- 6.11 Key Statement DME1 'Protecting trees and woodlands' outlines the Council encourages successional tree planting to ensure tree cover is maintained into the future. Where applications are likely to have a substantial effect on tree cover, the Council will require detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars.
- 6.12 Key Statement DME2 'Landscape and Townscape protection' confirms development proposals will be refused which significantly harm important landscape or landscape features.
- 6.13 Key Statement DME3 'Site and species protection and conservation' relates to the protection and conservation of protected species.
- 6.14 Key Statement DME6 'Water Management' details development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.

National Planning Policy Framework (published in March 2025)

- 6.15 The NPPF has been amended with a revised version published in February 2025. This replaced the NPPF version published in December 2024. The NPPF sets out the Government's planning policies for England and how they are expected to be applied in decision-making and plan making.
- 6.16 Chapter 2 of the NPPF relates to 'Achieving sustainable development'. Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 6.17 Paragraph 8 states *"Achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental), which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)"*. These include:
- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 6.18 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 for decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

6.19 Chapter 4 of the NPPF concerns 'Decision-making', Paragraph 39 states *"local planning authorities should "approach decisions on proposed development in a positive and creative way... and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible"*.

6.20 Chapter 6 of the NPPF relates to 'Building a strong, competitive economy'. Paragraph 85 outlines that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

6.21 Paragraph 88 states that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

6.22 Paragraph 116 states that *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios"*.

- 6.23 Paragraph 128 outlines *“local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs”*.
- 6.24 Chapter 12 of the NPPF deals with ‘Achieving well-designed places’. Paragraph 131 explains how good design is a key aspect of sustainable development and that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the development process should achieve.
- 6.25 Paragraph 139 confirms *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.
- 6.26 Chapter 14 of the NPPF concerns ‘Meeting the challenge of climate change, flooding and coastal change’. Paragraph 181 states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.
- 6.27 Chapter 15 of the NPPF relates to ‘Conserving and enhancing the natural environment. Paragraph 187 explains planning policies and decisions should contribute to and enhance the natural and local environment by inter alia recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

Planning Practice Guidance (published March 2014)

- 6.28 The National Planning Practice Guidance (PPG) was originally published on 27 March 2012 and most recently updated on 14 February 2024. The PPG provides supporting planning guidance on a range of planning matters and supplements the policies contained within the NPPF, expanding upon the policies set out therein.

7.0 PLANNING CONSIDERATIONS

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise.

Principle of Development

- 7.2 The application site is located within a rural countryside location situated outside any defined settlement boundaries.
- 7.3 Paragraph 85 of the NPPF outlines that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 7.4 The proposed development is essential in order to support the ongoing business activities of the farm business operation by the applicant. Failure to provide the farming enterprise with suitable buildings to accommodate the needs of the enterprise to operate their business activities and house livestock will result in adverse impacts upon operations and the financial viability of the business.
- 7.5 The proposed development is for an agricultural business use which is entirely compatible with neighbouring uses and the character of the rural locality and accords with paragraph 88 of the NPPF.
- 7.6 Key Statement DS2 of the Ribble Valley Core Strategy outlines when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in NPPF.
- 7.7 There are no relevant development plan policies in relation to the provision of new agricultural buildings, however Policy DMG2: Strategic Considerations identifies that within the Tier 2 Villages and outside of the defined settlement areas development must meet at least one of the

following considerations, it then lists five considerations one of which is that the development is needed for the purposes of forestry or agriculture.

7.8 Paragraph 11(d) of the NPPF states that:

“c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”.*

7.9 The application is not covered by any protected areas or assets of particular importance as outlines in Foot Note 7 of the NPPF and there is no strong reason for refusing the development proposed.

7.10 Paragraph 7 of the NPPF sets out that it is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. At paragraph 8 of the NPPF it states that *“Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)”.*

7.11 The proposed development represents sustainable development as set out in paragraph 7 of the NPPF. In relation to the economic objective, the proposed development represents economic investment that would contribute to the rural economy, allowing the applicant to expand and support ongoing business activities of the farm business operation, while providing employment opportunities for people in the local area during the construction phases.

- 7.12 In terms of the social objective, the proposed development would result in increased rural housing options and local amenities through an expanding business enterprise.
- 7.13 In relation to the 'environmental' role, the development delivers a sustainable, modern, agricultural building, using locally sourced materials, which is required to fulfil the functional need of the existing farm business and to provide accommodation for the livestock and would contribute towards the quality of the rural built environment in the area.
- 7.14 Based upon the above, the application proposal is regarded as constituting sustainable development for the purposes of the NPPF. The range of social, economic and environmental benefits arising from the development clearly outweighs any harm perceived and should be considered as constituting sustainable development as enshrined in national planning policy within the NPPF.
- 7.15 Considering the above, the proposed development is considered to respond to all three overarching objectives of achieving sustainable development in the context of paragraph 8 of the NPPF and Key Statement DS2 of the Ribble Council Core Strategy and should be viewed positively.
- 7.16 On account of the above, and as demonstrated throughout the remainder of this Statement, there are no adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits, meaning planning permission should be granted. The proposed development is, therefore, considered acceptable in principle, provided that it accords with other remaining development plan policies contained within the Ribble Valley Borough Council Local Plan.

Highways and Access

- 7.17 The existing access arrangements will be retained which is considered appropriate to serve the proposed use, allowing satisfactory visibility standards to be maintained in both directions.
- 7.18 It is considered that there is sufficient capacity on the local highway network to accommodate the number of vehicular movements forecast to be generated by the proposed use without giving cause to any adverse impacts on capacity.

Residential Amenity

- 7.19 The site is in a rural location with the nearest dwelling being located approximately 200m from the site of the proposed building and although the building will house livestock they will be bedded on straw yards within the new building and this will not result in the production of slurry. Due to sufficient separation distances and intervening vegetation, the proposed development will not result in harm to the privacy, daylight or outlook of any neighbouring land users or residential properties.
- 7.20 The noise impacts associated with the development would comprise the day-to-day activities commonly expected of such a rural business. It is considered that these will be both modest in extent and limited in impact, therefore it is submitted that the noise impacts of the development are acceptable.

Landscape and Visual Impact

- 7.21 The site lies outside of any nationally or locally designated landscape areas and there are no trees protected by Tree Preservation Orders that would be affected by the proposed development.
- 7.22 The building is sited adjacent to an existing group of farm buildings and is sited in such a way that it makes the most of the existing landscape features for the natural screening which they provide. The existing buildings also provide a significant degree of screening for the building and as a consequence it will not have an adverse landscape impact. Farm buildings are a typical feature of rural areas and are expected to be seen in such locations.
- 7.23 Due to the topography of the site, additional landscaping is not considered appropriate or necessary as the existing buildings screen the area from all viewpoints; however, the applicant is prepared to discuss any specific and material landscaping concerns that are raised.

Ecology and Biodiversity Net Gain

7.24 The application has been supported by a Preliminary Ecological Appraisal prepared by Fieldology Works Limited.

7.25 In regard to Biodiversity Net Gain (BNG), a BNG report and recommendations to deliver 10% enhancement has been prepared and submitted with the application.

Flood Risk and Drainage

7.26 The application site falls within Flood Zone 1 (low probability) and is located within an area of low risk of surface water flooding.

7.27 Due to the small-scale nature of the proposed development, the proposed use would not increase the risk of flooding on site or elsewhere.

7.28 The proposed building will discharge surface water to an existing brook on site.

8.0 SUMMARY AND CONCLUSION

- 8.1 This Planning Statement has been prepared by Gary Hoerty Associates Limited on behalf of Mr Bowker, the applicant, in support of a full planning application for the erection of an agricultural livestock building at Bowker Farm, Woods Brow, Balderstone, BB2 7LG.
- 8.2 Key Statement DS2 of the Ribble Valley Core Strategy sets when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in NPPF.
- 8.3 Planning Policy DMG 2: Strategic Considerations identifies that development needed for the purposes of forestry or agriculture is an appropriate form of development in areas outside of defined settlement areas. The proposed development is needed for the purposes of agriculture and is therefore an acceptable form of development in principle.
- 8.4 The application proposal constitutes sustainable development as outlined in the NPPF. There would be a range of social, economic and environmental benefits to arise from the development that evidently outweighs any harm perceived and should be considered as constituting sustainable development as set out in the NPPF.
- 8.5 The application is for an agricultural building that has been designed solely for agricultural use. The business is well established and has proven itself to be sustainable over a significant length of time. There is a justified need for a building for this design and us for the applicant.
- 8.6 The building proposed is of a similar design to those within the existing farmyard and suitable for clean water separation. The dimensions of the structure are reasonably necessary for the purpose proposed which has clearly been demonstrated within this Statement.
- 8.7 This Statement and the supporting information demonstrate that the proposed development can be delivered without significant adverse impact upon the environment or ecological interests, drainage and flood risk, highway safety, residential amenity, visual or landscape character, or other interests of acknowledged importance to planning. Therefore, under the presumption in favour of sustainable development as set out within the Local Plan and the NPPF, it is concluded that planning permission should be granted for this development.

APPENDICES

Appendix 1
Decision Notice Application 3/2025/0495

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Lucy Walker
telephone: 01200 425111
e-mail: planning@ribblevalley.gov.uk
my ref: 3/2025/0495
date: 8th July 2025

Council Offices
Church Walk
Clitheroe
Lancashire, BB7 2RA
Switchboard: 01200 425111
www.ribblevalley.gov.uk

Dear Mr Bowker,

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART 6

Proposal: Prior approval for proposed cattle shed 36.4m long, 18.27m wide, 5.06m high to eaves, 6.0m high to ridge under Part 6 Class A of the GPDO.

I refer to your notification made under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2018) to determine whether full details are required for the above proposal.

On the basis of the information you have provided, I wish to inform you that the Council have resolved that **PERMISSION IS REQUIRED** prior to the commencement of any development for the following reason(s):

1. The proposal would be located within 400 metres of a protected building and therefore fails to satisfy criterion (i) of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and is not defined as permitted development in the first instance.

The Officer's delegated report provides a full assessment of the proposal including consideration of additional matters in respect of siting and design.

Please contact Lucy Walker if you require any further information.

Yours faithfully

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Applicant

Mr Neil Bowker
Balderstone Hall Farm
Balderstone Hall Lane
Balderstone
Blackburn
BB2 7LA

Appendix 2
Case Officers Delegated Report Application 3/2025/0495

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	04/07/2025	Manager:	LH	Date:	07/07/25
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Application Ref:		3/2025/0495		 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	N/A	Site Notice:	N/A		
Officer:	LW				
DELEGATED ITEM FILE REPORT:				Decision	PERMISSION REQUIRED

Development Description:	Prior notification for proposed cattle shed 36.4m long, 18.27m wide, 5.06m high to eaves, 6.0m high to ridge under Part 6 Class A of the GPDO.
Site Address/Location:	Bowker Farming, Woods Brow, Balderstone, BB2 7LG.

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and (Amendment) Order 2018

Relevant Planning History:

3/2016/0110: Extension to an existing agricultural building to house livestock in winter and machinery store. Construction of roof over existing concrete collecting yard which will attach to an existing agricultural building (Approved).

3/2010/0310: Proposed agricultural building for a cattle and implement store (Approved).

3/2008/0347: Erection of cattle shelter/store (Approved).

3/2006/1054: Extension to cattle/store shed at the southern end of field ref: 8591 – Woods Brow (Approved).

3/2003/0572: Cattle enclosure with hay/ tractor store, to the southern end of field ref: 8591 – Woods Brow (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to an agricultural holding known as Bowker Farming comprising numerous existing agricultural buildings accessed off Woods Brow, Balderstone. The site to which the proposal relates is located outside of any defined settlement area and on land which benefits from an Open Countryside designation.

Proposed Development for which consent is sought:

The application seeks a determination as to whether the Council's prior approval is required for the construction of a proposed cattle shed.

It is noted that there are discrepancies in the stated dimensions of the proposed building, with the application form stating that the building would measure 36.4m by 18.27m with an eaves and ridge height of 5.06m and 6m respectively. In contrast, the submitted plans show the building to measure 36.55m by 18.27 with a maximum eaves and ridge height of 5.06m and 7.77m. As such, the application has been assessed based on the details shown on the plans, given this would result in a larger building than that stated in the application form.

Whether or not permitted development

The scheme must satisfy a number of criteria as set out under Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2018).

The first of those requirements is that the development must be 'carried out on an agricultural unit of 5 hectares or more' and be 'reasonably necessary for the purposes of agriculture within that unit'. To qualify as an 'agricultural unit' the land must be used in agriculture for the purposes of a trade or business.

The submitted supporting information states that the agricultural unit is 15.8 hectares in area, comprising 10.8 hectares of meadow and 5 hectares of pasture, which supports 32 beef cows, 4 bulls and 14 sheep. The information goes on to state that the applicant intends to expand their pedigree Limousin herd and therefore requires the proposed cattle shed in order to provide additional under cover space for animal husbandry purposes, including a bedding and feed area and safe handling system.

Accordingly, the proposed development would be carried out on agricultural land and is considered to be reasonably necessary for the purposes of agriculture in this instance.

Having regard to criteria a) – k), development is not permitted by Class A if –

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

The development would be carried out on the main parcel of land associated with the holding which is greater than 1 hectare in area.

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

No development on this site has been carried out under Class Q or S of this schedule.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The development does not include any work in relation to a dwelling.

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The proposal is for the construction of a cattle shed.

(e) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or

(ii) any building erected or extended or altered by virtue of Class A, would exceed 1000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The ground area which would be covered by the proposed building would measure 665 square metres.

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

The proposed building is not within 3km of an aerodrome.

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The maximum height of the building would measure 6m.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The proposed development would not be within 25m of a metalled part of a trunk or classified road.

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The proposed building would be used for the accommodation of cattle and would be located within 400m of a residential building. As such, the proposal would fail to comply with the above.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The proposal would not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii) is or would be within 400 metres of the curtilage of a protected building.

The proposal would not involve the construction of a building or be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

The proposal fails to satisfy criterion (i) and is therefore not defined as permitted development.

Whether or not prior approval is needed

Whilst the proposed development is not defined as permitted development and so no further assessment is necessary, an assessment as to whether prior approval would have been required as to the siting, design and external appearance of the proposal has also been made in the interest of completeness / transparency.

Siting

Whilst the proposal would comprise a substantial footprint, the building would be sited within close proximity to several existing agricultural buildings associated with the holding. The proposal would therefore be read in context with the existing structures and would not appear an isolated addition to the surrounding landscape.

Despite this, the building appears to be located within close proximity to mature trees, the location of which have not been fully detailed on the submitted plans, and no tree survey/ arboricultural impact assessment or information detailing any tree removal or protection measures have been provided with the application. As such, a definitive assessment of the impact on siting cannot be made due to the lack of supporting information submitted with the application.

As such Prior approval is required and refused in terms of siting.

Design / appearance

The materials of the proposed development would be typical of an agricultural building and would be similar in appearance to the existing agricultural buildings associated with the holding. However, the height of the proposed building is unclear, with the measurements stated in the application form differing to those shown on the submitted plans. In addition to this, it is not considered that sufficient information has been provided to justify a building of the size and scale proposed.

As such Prior approval is required and refused in terms of design and appearance.

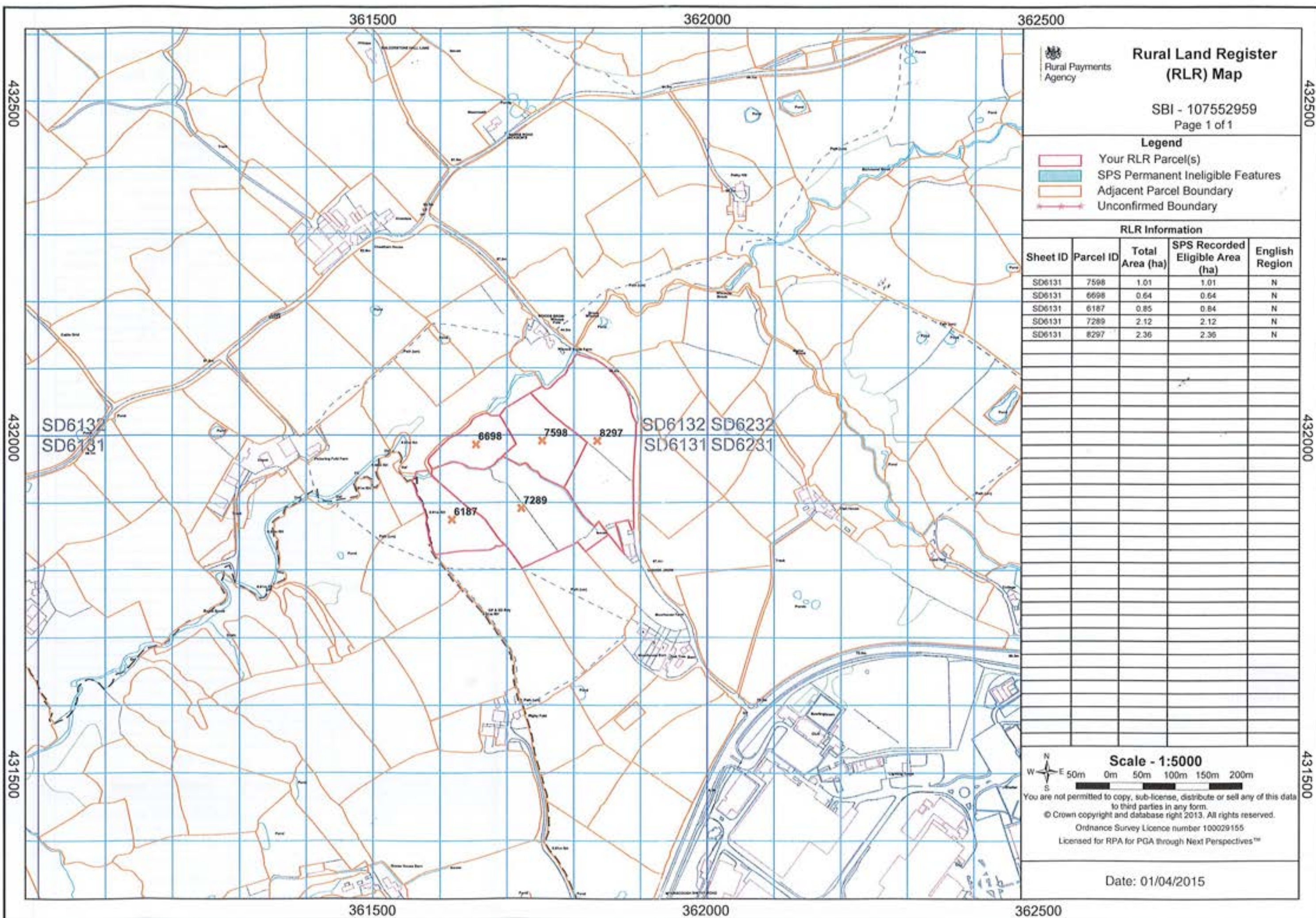
Observations/Consideration of Matters Raised/Conclusion:

The proposal would be located within 400 metres of a protected building and therefore fails to satisfy criterion (i) of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 and is not defined as permitted development in the first instance.

RECOMMENDATION:	Permission Required.
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Appendix 3

Maps showing the land comprised in the applicant's holding



Please return this sheet to us if you want to make any changes to the parcels shown on it.



4

3.10 HEC

2

2.408 HEC

1

8.9 HECTARE

3

2.5 HECTARE