

PLANNING STATEMENT

Agricultural Development – Part 6, Class A (GPDO 2015 as Amended)

SLACK FARM, SETTLE ROAD, CLITHEROE BB7 4JF

Applicant: Mr David Newbould

1.0 INTRODUCTION

This Planning Statement is submitted in support of an application for prior notification / prior approval under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal relates to an extension to an existing silage clamp at , Slack Farm, Settle Road, Clitheroe. The extension is required to support the efficient operation of the established agricultural unit and to provide additional compliant storage capacity for silage in connection with the agricultural enterprise.

The development is proposed as permitted development, in accordance with the provisions of Schedule 2, Part 6, Class A of the GPDO.

2.0 SITE CONTEXT

Slack Farm is an established agricultural holding located within a rural area near Gisburn. The farm extends to approximately 147.2 hectares and is actively operated for agricultural purposes.

The silage clamp is located within the operational farm unit and is well-related to existing agricultural infrastructure. The surrounding area is agricultural in character, and the site benefits from separation from sensitive receptors.

Importantly:

- The nearest classified road the A 682 is located approximately 224 metres away.
- There is no aerodrome within 3 kilometres of the site.

These locational characteristics confirm the development is appropriately sited within the context of a working farm and is unlikely to result in unacceptable impacts on amenity or public safety.

3.0 THE PROPOSED DEVELOPMENT

The proposal is for an extension to an existing silage clamp. The extension will measure 13.7 metres in length and 17 metres in width. It will match the height and materials of the existing silage clamp structure, ensuring a consistent agricultural appearance and continuity with the existing development.

The extension will be constructed on an area where hardstanding is already in place, which limits additional ground disturbance and supports practical day-to-day use in connection with silage storage and handling.

The development is required to provide additional silage storage capacity, supporting the continued operation and viability of the farm.

4.0 PERMITTED DEVELOPMENT ASSESSMENT

4.1 Part 6, Class A Eligibility

Class A permits:

“Development on units of 5 hectares or more consisting of the erection, extension or alteration of a building... reasonably necessary for the purposes of agriculture within that unit.”

Slack Farm extends to approximately 147.2 hectares and therefore substantially exceeds the 5-hectare threshold. The development is directly related to the agricultural use of the land and is reasonably necessary for the operation of the agricultural unit, providing essential infrastructure for the storage of silage.

4.2 Scale and Compliance with Limitations

The extension is modest in scale and is proportionate to the size of the agricultural unit. It extends an existing facility rather than introducing a new standalone building, and it will maintain the existing height profile and appearance.

There is no aerodrome within 3 kilometres of the site and therefore the more restrictive height limitations relating to aerodromes do not apply.

4.3 Location Restrictions

The proposed development complies with the relevant location considerations under Part 6. It is sited within an established agricultural unit and benefits from separation from sensitive receptors, with no non-associated dwellings within 400 metres and the nearest classified road approximately 224 metres away. As such, it is not expected to result in unacceptable impacts in terms of residential amenity or highway safety.

4.4 Prior Approval Matters

Under the GPDO, prior approval may be required in relation to the following matters:

- transport and highways impacts
- noise impacts
- contamination risks
- flood risk
- design and external appearance

Given the modest scale of the extension, its relationship to existing agricultural development, the separation from dwellings, and the fact it will match the existing clamp in height and materials, it is not anticipated that the proposal will result in unacceptable impacts in relation to these matters. The continuation of existing hardstanding further reduces the scope for additional impacts.

5.0 CONCLUSION

The proposed extension to the existing silage clamp at Slack Farm is reasonably necessary for the purposes of agriculture and constitutes development within the scope of Schedule 2, Part 6, Class A of the GPDO.

The proposal is:

- located within an established agricultural unit of approximately 147.2 hectares
- an extension to existing agricultural infrastructure
- modest and proportionate in scale (13.7m x 17m)
- designed to match the existing clamp in height and materials
- supported by existing hardstanding
- sufficiently separated from non-associated dwellings and classified roads
- not subject to aerodrome-related height restrictions

Accordingly, the proposal constitutes permitted development, and it is respectfully requested that prior approval is granted.