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**PLANNING STATEMENT AND AGRICULTURAL STATEMENT  
IN RESPECT OF A FULL PLANNING APPLICATION FOR THE  
DEMOLITION OF AN EXISTING AGRICULTURAL BUILDING  
AND THE ERECTION OF A NEW AGRICULTURAL STORAGE  
BUILDING**

**AT**

**HOULKERS BARN, WHINS LANE, READ, BB12 7RB**

**Prepared by:** Fiona Patterson BSc (Hons) MRICS FAAV  
**Our Client:** Mr M Pollard  
**Our Ref:** Pol/886/3722/FP  
**Date:** March 2026



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## 1.0 INTRODUCTION

- 1.1 This Planning Statement and Agricultural Appraisal has been prepared by Gary Hoerty Associates on behalf of Mr Pollard, the applicant, in support of a full planning application for the demolition of an existing agricultural building and the erection of an agricultural storage building at Houlikers Barn, Whins Lane, Read, BB12 7RB.
- 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 Pollard owns 18.5 acres (7.48 hectares) or thereabouts of agricultural land directly to the south of Houliker Barn and the proposed building is required for the storage of agricultural machinery and implements associated with the maintenance of the applicants land and for the storage of hay that is produced from the land. Full details of which are set out within this report.
- 1.4 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.
- 1.5 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 Gary Hoerty Associates
  - Planning Statement and Agricultural Statement prepared by Gary Hoerty Associates
  - Additional Information Required for Agricultural Applications Form prepared by Gary Hoerty Associates
- 1.6 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

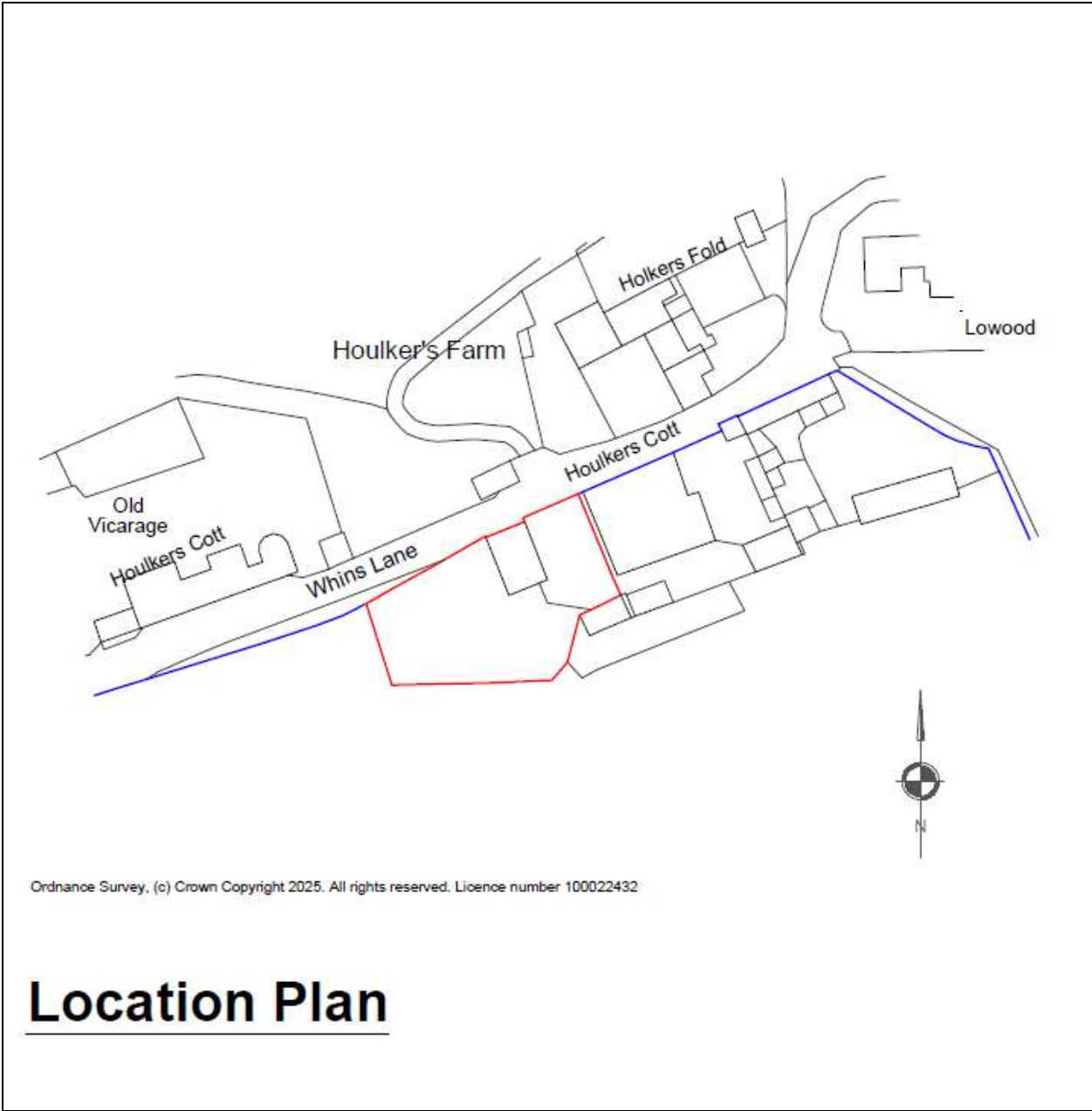
2.1 Houlkers Barn is located to the south of Whins Road, situated north of the village of Read and to the west of the town of Padiham. The application site, which is directly to the south west of the traditional building which has approval under 3/2025/0398 for the change of use into a dwelling, is a yard area that is all hardstanding and has, in the past, been used to store bales on as per figure 1 below.

**Figure 1: Google image extract of the application site**



- 2.2 The application holding extends to approximately 18.5 acres (7.48 hectares) or thereabouts all of which is owner occupied and is permanent grassland. The owner-occupied land is located within a ring fence at Houlkers Barn as shown on the land plan submitted with this application.
- 2.3 The land comprises pasture and meadow, the applicant grazes sheep on the land and will take two crops of hay from the land which will be partly used for the ponies and horses stabled at Houlkers Barn and partly sold depending on the amount produced and the number of ponies/ horses stabled.
- 2.4 There are no other agricultural buildings at the property that are suitable for modern agricultural storage purposes.
- 2.5 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.
- 2.6 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.
- 2.7 The application site is shown on the submitted Site Location Plan; an extract is provided below in Figure 2 below.

Figure 2: 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 3/2025/0055. Prior approval application for prior notification of agricultural building to dwellinghouse. Prior approval under Class Q (a) and (b) for the proposed change of use of one agricultural building to one two-storey, four-bedroom dwelling. Planning permission refused 20/03/2025.
- Application 3/2025/0398. Prior approval under Class Q (a) and (b) for the proposed change of use of one agricultural building to one two-storey, four-bedroom dwelling. Planning permission approved 18 July 2025.

### **4.0 THE PROPOSED DEVELOPMENT**

4.1 The application seeks full planning permission for the erection of a purpose-built agricultural storage building to accommodate the applicants machinery, implements and hay produced from the land that Mr Pollard owns directly to the south of the application site. The machinery and implements are currently stored outside or at the applicants friends property nearby due to security/ crime prevention reasons.

4.2 The proposed building will be a modern portal frame building; designed for agricultural purposes specifically for the storage of agricultural machinery, implements and hay. The front south easterly elevation will be open to the eaves on three of the bays and the dual pitch part of the building on the easterly side will be enclosed with a steel roller shutter door. The remaining three elevations will be enclosed with a stone plinth to 1m and Yorkshire boarding above to the eaves. The roof will be clad with zinc sheets as shown on the proposed plans and elevations submitted with this application drawing reference (Pol/886/3722/04). The design and position of the proposed agricultural building has been carefully considered to ensure that the proposed development is in keeping and sits well within the existing landscape and surrounding properties. We consider that with the proposed materials and topography of the site the proposed building is in keeping with the local area and has been sensitively designed.

- 4.3 The proposed building will have an overall length of 21.76m and the width of west single pitch aspect of the building will be 7.6m and the width of the dual aspect enclosed building will be 14.3m. The building will have an eaves height of 3.6m and ridge height of 4.572m, which are typical heights for modern farm buildings to allow for access with modern farm machinery.
- 4.4 The walls comprise of a natural stone plinth to a height of 1m with brown Yorkshire boarding above and to the eaves. The roof will be clad with zinc rood which is typical of an agricultural unit. There will be a steel roller shutter door on the front southeast elevation.
- 4.5 The proposed will building is required to house agricultural machinery and implements that the applicant owns for example, two tractors, a roller, a squad bike, trailers, topper etc together with the applicants hay that is produced and cropped on the land surrounding the application site.
- 4.6 There will be no additional hardstanding area created as result of the proposed development, the applicants will be utilizing the existing hardstanding to the south of the application site and this is sufficient space for the applicants to be able to maneuver their machinery and hay to and from the building safely.
- 4.7 The site is not level, and the land falls away to the south, this change of levels will be dealt with by way of a cut and fill exercise as shown on the plans submitting with this application.
- 4.8 The siting of the building is to the west of the existing range of buildings in a location where it can be accommodated utilising existing hard standing and where a timber agricultural building was located. This building is proposed to be demolished as illustrated on the proposed plans submitted with this application.
- 4.9 Vehicular access to the proposed building will be gained directly via the existing access off Whins Lane. The proposed development will not increase the vehicular movement to and from the property as the existing agricultural activities that take place on the land will not alter.
- 4.10 Full plans and elevations of the proposed development and site and location plans have been submitted with the application.

## **5.0 PLANNING POLICY CONTEXT**

- 5.1 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.
- 5.2 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)**

- 5.3 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.
- 5.4 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.
- 5.5 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.
- 5.6 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.

- 5.7 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.
- 5.8 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.
- 5.9 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.
- 5.10 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.
- 5.11 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.
- 5.12 Key Statement DME2 'Landscape and Townscape protection' confirms development proposals will be refused which significantly harm important landscape or landscape features.
- 5.13 Key Statement DME3 'Site and species protection and conservation' relates to the protection and conservation of protected species.
- 5.14 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)**

- 5.15 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.
- 5.16 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.
- 5.17 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.
- 5.18 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.

- 5.19 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"*.
- 5.20 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.
- 5.21 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.
- 5.22 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"*.

- 5.23 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”*.
- 5.24 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.
- 5.25 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”*.
- 5.26 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.
- 5.27 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)**

- 5.28 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 accommodate their machinery and produce 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 a sustainable farming business enterprise.
- 7.13 In relation to the 'environmental' role, the development delivers a sustainable, modern, agricultural building, using locally sources materials, which is required to fulfil the functional need of the existing farm business and to provide accommodation for the applicants machinery and would contribute towards the quality of the rural built environment in the area. The proposal includes the demolition of a redundant timber building therefore the new building will be an improvement to 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 however there are dwellings within close proximity to the application site and the applicant has therefore carefully considered the location and design of the proposed building to ensure that no negative visual impact will affect the neighbouring properties. The building has been sensitively designed with materials that are suitable with the local area and the topography has been considered to ensure the outlook of any neighbouring properties will not be affected. Please see plans submitted with this application showing the proposed cut and fill exercise. We do not consider the proposed development will 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 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 mainly being the stone wall directly behind the building adjacent to the road. 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 site is located on a hardstanding area including a redundant building that is proposed to be demolished. Therefore the proposed development is exempt from BNG requirements.

## **Flood Risk and Drainage**

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

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

7.27 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 Miles Pollard, the applicant, in support of a full planning application for the erection of an agricultural storage building at Houlikers Barn, Whins Lane, Read, BB12 7RB.
- 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. There is a justified need for a building for this design and use for the applicant.
- 8.6 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.