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From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 09 June 2026 10:24
To: Planning
Subject: Planning Application Comments - 3/2026/0359 FS-Case-845529698

[redacted]

[redacted]

Lancashire

[redacted]

Planning Application Reference No.: 3/2026/0359

Address of Development: Bolton Fold Farm, Alston Lane, longridge pr33bn

Comments: Dear Planning Officer,
Planning Application new agricultural building for cow cubicle at Bolton Fold Farm
I am writing as a local resident to formally object to the above planning application. While I support the principle of sustainable agriculture in our rural community, this specific proposal to introduce a new cow cubicle house poses an unacceptable and unmitigated environmental risk to the local area. The primary basis for this objection focuses on insufficient slurry storage capacity and the downstream environmental impacts that will inevitably occur if livestock numbers are increased on this holding.
1. Deficit in Slurry Storage Capacity & Regulatory Breach (SSAFO & NVZ)
The applicant proposes to erect cow cubicles to house livestock. However, the farm's existing slurry infrastructure is already at or exceeding operational capacity. Under the Storing Silage, Slurry and Agricultural Fuel Oil (SSAFO) Regulations and the Farming Rules for Water, holdings must maintain a minimum of 4 to 6 months of compliant slurry storage to safely navigate winter closed periods when spreading is prohibited.
Introducing additional housed livestock will exponentially increase daily slurry volumes.
The application fails to provide a comprehensive Slurry Management Plan or detail the construction of new, legally compliant, covered storage tanks.
Without explicit plans for substantial infrastructure expansion, approving this application will actively facilitate a breach of statutory environmental protection limits.
2. High Risk of Diffuse Water Pollution & Saturated Soils
Because the farm lacks the capacity to hold the volumes of slurry this development will generate, the operator will be forced to choose between two illegal outcomes during high-rainfall months: catastrophic storage overflow or premature spreading onto waterlogged, frozen, or snow-covered ground.
Runoff from prematurely spread slurry will directly enter local watercourses, ditches, and land drains.
This risks severe nutrient enrichment (eutrophication), triggering toxic algal blooms, depleting oxygen levels, and destroying local aquatic ecosystems.
The application lacks any hydrogeological risk assessment to show how nearby streams or groundwater Source Protection Zones will be safeguarded from agricultural effluent.
3. Incompatible Proximity & Adverse Odor Nuisance

The baseline environment of this site for the last several years has been industrial units, which do not emit biological or agricultural odors. Returning this building to livestock housing—compounded by the inevitable back-log of unmanaged slurry—will cause a severe, adverse impact on the amenity of neighboring residential properties.
The constant accumulation of urine and feces in a non-optimized, under-capacitated waste system will result in intense, prolonged ammonia and hydrogen sulfide emissions.
The prevailing winds will carry these heavy odors directly toward nearby homes, severely diminishing the quality of life for local residents.
4. Escalation of Ammonia Emissions & Air Quality Degradation
Agriculture is the UK's largest source of ammonia emissions. Storing excess slurry in overfilled or uncovered facilities releases vast quantities of ammonia into the atmosphere, contributing to localized air pollution and acid deposition on nearby soil and foliage. Given national targets to reduce agricultural air pollution, expanding livestock housing without demonstrating state-of-the-art, covered waste handling is entirely regressive.
5. Inadequate Provision for "Dirty Water" Separation
The application plans do not demonstrate a clear separation of "clean" rainwater (from roofs and clean yards) and "dirty" water (from livestock scraping passages and handling areas). By letting rainwater mix with yard runoff, the volume of material classified as "slurry" will skyrocket, placing even greater pressure on a storage system that is already failing.
Conclusion
This application is completely premature. The Local Planning Authority should not grant permission for livestock expansion where the baseline waste infrastructure is fundamentally incapable of managing the environmental byproduct.
Until the applicant submits a fully modeled, professionally audited Nutrient Management Plan and demonstrates the immediate capacity to build a new, legally compliant, fully covered slurry store capable of handling this expansion, this application must be refused.
also considering the recent change of use application for cow cubicles to industrial units a Agricultural Occupancy Condition that ties the development to the agricultural holding maybe diligent. To preserve the area's character.