

Proposed Livestock Accommodation Building

Gregsons Farm
Newsholme
BB7 4JF

Planning Statement

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1. Site Description

- 1.1 Gregsons Farm, Newsholme is located immediately south of the A682 and located approximately 1.4 miles southeast of Paythorne and approximately 2.3 miles northeast of Gisburn.
- 1.2 Gregsons Farm has historically been and remains a working farm and comprises approximately 175 hectares (432.43 acres) of grassland. The farm business operates a flying dairy herd that are grazed during summer months (weather permitting) and housed for the remainder of the year. In conjunction with this the business carries store lambs of which the numbers fluctuate throughout the year and typically ranges between 300-1,500 store lambs. The farm currently milks 180 dairy cows and has approximately 50 dry cows. Replacement heifers are bought in at approximately 12 months age and upwards. The replacement heifers are housed on a contracted bed and breakfast system off site and until such a time that they are introduced into the dairy herd at Gregsons Farm. The herd are fed on a mixed-ration diet that includes ensiled grass from the holding.
- 1.3 The farm business is operated full-time by Johnny Peel and his son, Sam Peel. In addition, the business has 5 part time staff that are self-employed.

2. Planning History

- 2.1 3/2025/0608 - Prior notification for proposed new agricultural storage building under Part 6 Class A of the GDPO. Permission not required 15 August 2025.
- 2.2 3/2024/0298 - Prior notification for covered cattle handling and collecting yard including concreting of associated external yard areas. Permission not required 10 May 2024.
- 2.3 3/2016/0180 - Variation of Condition 7 (slurry lagoon use and storage restrictions) of planning permission 3/2014/0763. Approved with conditions 24 May 2016.
- 2.4 3/2014/0763 - Engineering operations to form earth banked slurry lagoon. Approved with conditions 1 May 2015.
- 2.5 3/2012/0029 - Roof over existing silage clamp phase 2 of a 2 phase application. Approved with conditions 2 March 2012.
- 2.6 3/2012/0030 - Roof over existing silage clamp - phase 1 of a phase 2 application. Approved with conditions 2012.

3. Development Proposal

- 3.1 The application is for the construction of a new livestock accommodation building situated east of Gregsons Farmyard. The proposed building will provide the holding with specialist livestock accommodation.
- 3.2 The footprint of the proposed steel portal frame building measures 53.34 m x 15.85 m with a 2.44 m cantilever on the north elevation (total 53.34 m x 18.29 m = 975.59 m²). The building will extend 4.57 m to eaves with a 15° roof pitch. The height to the ridge will be 6.72 m. The proposed building will be constructed with anthracite grey fibre cement roof sheets with clear heat guard roof sheets at the ridge and set above a pre-cast concrete panel base with natural timber Yorkshire board cladding to the eaves. The northern aspect will be open fronted with feed barriers for outdoor feeding. It is proposed that the development will include an outdoor feed passage that will extend the length of the building along the northern aspect and will be covered under the cantilever roof (width measuring 2.44 m).

4. Relevant Planning Policies

Local Policy

Core Strategy 2008 – 2028 A Local Plan for Ribble Valley

Policy	Policy Aims
DS2: Presumption in favour of Sustainable Development	The Council will take a positive approach that reflects the presumption in favour of sustainable development.
EN2: Landscape	The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. The Council will seek development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building material
EN3: Sustainable Development and Climate Change	The Council will seek development that meets an appropriate recognised sustainable design and construction standard where viable. Development should look to optimise energy efficiency and contribute to mitigating the Borough's carbon footprint.
EN4: Biodiversity and Geodiversity	The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity.
DMG1: General Considerations	Development should be of a high standard of building design. Development should be

	sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials. Development should use sustainable construction techniques where possible and provide evidence that energy efficiency has been incorporated into schemes where possible.
DMG2: Strategic Considerations	Development should be needed for the purposes of forestry or agriculture.

National Policy

The National Planning Policy Framework (NPPF), December 2024, advises at Paragraph 88:-

Planning policies and decisions should enable:-

- a) The sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) The development and diversification of agricultural and other land-based rural businesses.

5. Assessment of the Case

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Principle of Development

- 5.1 The need for the development is twofold. The first driver is that the dairy replacements are currently reared off-farm and there is a need to bring this part of the enterprise back onsite. The second reason is that the dairy herd is currently housed in dated facilities with cubicles that are too small, and passages that are too narrow. Relocating the dairy herd into the new purpose designed building will improve the performance of the dairy herd. The old dairy buildings are perfectly adequate to accommodate the dairy replacements as these are smaller animals and are not lactating.
- 5.2 The farm business intends to relocate the replacement heifer herd from the current contracted off-site bed and breakfast system to on-site at Gregsons Farm. There are a number of economic and operational efficiencies associated with housing the dairy replacements on-site including savings associated with the move away from off-site housing and animal welfare benefits that are correlated with on-site management by

the applicant themselves. Bovine TB is an increasingly prevalent concern, and the associated movement restrictions make housing cattle offsite very high risk.

- 5.3 Off-site housing of the replacement heifer herd results in less management control by the applicant. Relocation to Gregsons Farm will allow the applicant to assume complete management control over the herd allowing greater influence over welfare and inputs. The move will increase the security of all herds managed under the farm business as general welfare tasks can be better controlled such the administration of vaccines and medication, feed and other inputs themselves which in turn reduces the chance of introducing disease or cows of a lower quality condition into the herds.
- 5.4 Furthermore the applicant is under ever-increasing legislative pressure to improve livestock housing and ensure high quality animal welfare standards are maintained.
- 5.5 Integration of the dairy replacements to the holding will result in all of the applicant's herds being located at Gregsons Farm. This move will allow the applicant to relocate the majority of the dairy herd from increasingly pressured accommodation for the number and size of the herd to new accommodation and relocate the dairy replacements to the existing livestock accommodation which is more suitable for their numbers and size.
- 5.6 The existing livestock housing at Gregsons Farm dates to the 1970's. More recent development on the holding has focused on agricultural storage facilities and improving existing farm infrastructure including new slurry storage, and roofing over silage clamps and cattle handling facilities. The existing livestock housing facilities have therefore generally been in place as originally installed in the 1970's and have been outgrown by the dairy herd. This is predominantly a result of increased cow size associated with modern milk production and the legislative provisions and general guidance for animal welfare and husbandry.
- 5.7 The proposed building will have cubicles arranged in three rows and a northern feed stance that will run the length of the building. This will have an open fronted design with a cantilever roof over the feed barriers. The internal layout is designed to ensure that the cows have adequate space per head in line with current guidance. The proposed building will be used to house the majority of the milking herd which will be moved from existing livestock sheds.
- 5.8 As stated the applicant proposes to maintain the existing buildings as livestock housing for the dairy replacements.
- 5.9 The development meets the requirements of NPPF paragraph 88 and Local Plan Policy.

Landscape Character and Visual Appearance

- 5.10 The location of the proposed development has been chosen as it has a number of operational efficiencies being parallel to an existing track and being strategically positioned between the main yard and importantly the silage buildings where most of

the farm vehicular movements will come from. The location takes advantage of an existing well-established band of trees to the north that line the boundary of the A682. The natural contour of the surrounding land and the existing trees to the north provide screening of the proposed development.

- 5.11 The finished development has been designed to be commensurate with the character of the existing farmyard and local area. The walls will be constructed Yorkshire Boarding over pre-cast concrete panels. The roof will be constructed of anthracite grey fibre cement roof sheets with clear heat guard roof sheets at the ridge in replacement of traditional Perspex roof lights.
- 5.12 The proposed location keeps the visual impact of the development to a minimum and it would have no unacceptable impact to the character of the existing landscape.

Biodiversity and Geodiversity

- 5.13 The application site lies outside any international, national or local designated sites of importance for biodiversity. A Habitats Regulations Assessment is not required because the proposal does not affect either a Special Area of Conservation or Special Protection Area. The application site is not within a Ramsar Site.
- 5.14 The development is subject to the provision of Biodiversity Net Gain (BNG) regulations, and the application includes a completed BNG metric and documents produced by Knight Sky Ecology.

Highway Safety

- 5.15 The proposed building is situated east of the farmyard and will be accessed via existing privately maintained track from the A682. There are no known highway safety implications. The development will have no influence on the intensity of traffic onsite or on the adopted highways.

Public Right of Way

- 5.16 There are no public rights of way over the proposed development site or immediately adjacent to the site. The closest footpath is located approximately 500 m east of the farmyard.

Residential Amenity

- 5.17 The proposed new building is not in immediate proximity to any residential property and will have no unacceptable impact to the local residential amenity.

Heritage Assets

- 5.18 The development does not have any impact on heritage assets.

Flood Risk

5.19 Environmental Agency mapping show the application site situated in flood zone 1.

6. Conclusion

6.1 It is requested that the Council support the application. In summary:-

- The development is supported in principle by Development Plan Policy and the NPPF.
- The proposed development is appropriately designed and will have no unacceptable visual impact.
- The development is necessary for continued economic and operational development of the farm business operated by the applicant at Gregsons Farm.
- The development will provide the holding with sufficient livestock accommodation that is developed in accordance with welfare regulations and ensures that animal husbandry remains at the forefront of operations at Gregsons Farm.
- There are no unacceptable impacts with respect to Heritage Assets, adjoining neighbours, or highway safety.