

Supporting Agricultural Justification Statement

1. Site and Agricultural Holding Details

- **Holding Name:** Cuttock Clough Barn
- **Location of Development:** Land at Waddington, Clitheroe, Lancashire
- **Local Planning Authority:** Ribble Valley Borough Council
- **County Parish Holding Number:** CPH 21/681/0171
- **Single Business Identifier:** SBI 200869787
- **Government Registration:** Active holding registered with the Rural Payments Agency

2. Background of the Agricultural Holding

The agricultural unit, trading as Cuttock Clough Barn, comprises a total of 28 acres of land within Waddington. The holding features a diverse rural composition that includes open pastureland dedicated to forage production alongside 2.0 acres of established woodland and a network of natural brooks and streams.

The entire holding is officially registered and recognized by the Rural Payments Agency under SBI 200869787 and CPH 21/681/0171. The varied terrain requires continuous, active agricultural management to maintain the watercourses, manage the timber canopy, and preserve the quality of the grazing pastures.

3. Purpose of the Application

This statement accompanies a prior notification application under Part 6 Class A of the Town and Country Planning General Permitted Development Order. The proposal seeks a determination as to whether the prior approval of the council is required for the siting, design, and external appearance of a new agricultural storage building.

4. Description of the Proposed Building

The proposal is for a modern steel portal frame agricultural building designed exclusively for dry storage. The building features a compact rectangular footprint measuring 18.28 metres in length by 9.14 metres in width, creating a total internal floor area of approximately 167 square metres. The structure stands at an eaves height of approximately 3.2 metres and reaches a maximum height of 4.26 metres to the ridge line.

The lower walls will consist of precast concrete panels to provide secure containment. The upper cladding will consist of vertical timber boarding to ensure the structure blends naturally into the local rural landscape. The roof will be constructed from non-reflective slate grey profile sheets to minimize visual impact within the Forest of Bowland National Landscape. Access is provided via a secure roller shutter door on the front elevation.

5. Demonstration of Agricultural Necessity

The building is reasonably necessary for the purposes of agriculture on the holding. At present, Cuttock Clough Barn completely lacks any covered, weatherproof, or secure storage structures, leaving all land management operations exposed to the elements.

The proposed building is strictly required for the following agricultural storage purposes:

- **Machinery and Maintenance Equipment Storage:** Safe storage for an agricultural tractor, mower, baler, and various land implements. It is also required to securely house specialized equipment needed to maintain the 2.0 acres of woodland and clear the brooks and streams, including chainsaws, winches, brushcutters, and drainage tools. Leaving high value machinery outdoors causes rapid environmental deterioration and introduces security risks.
- **Livestock Feed Storage:** Secure, dry storage for bulk agricultural feed, hay, and haylage bags produced on the holding. Storing feed outdoors results in rapid spoilage from weather and pests, causing significant agricultural waste.
- **Bedding Storage:** Weather tight storage for straw bales to ensure they remain dry, clean, and usable for ongoing agricultural operations on the holding.

6. Exclusion of Livestock and Equestrian Uses

For the avoidance of doubt, the proposed building is designed and intended solely for the storage of agricultural machinery, tools, feed, and bedding. The structure will contain no livestock housing, no animal pens, and no stables or equestrian facilities. Because the building is not intended for keeping animals, it does not generate any waste management or odour issues, satisfying all local environmental criteria.

7. Siting and Landscape Enhancement

The building has been carefully scaled and sited to ensure complete compatibility with the scenic qualities of the Waddington area. Utilizing a low ridge height of 4.26 metres ensures the structure remains low on the horizon and does not pierce the skyline when viewed from surrounding vantage points. The building is also positioned more than 25 metres from any metalled public highway satisfying all statutory distance requirements.

To ensure the barn integrates perfectly with the local environment, the choice of natural timber cladding will be complemented by a proactive scheme of native landscaping. The applicant intends to plant a selection of native trees and shrubs along the rear boundary of the building. This planting boundary will feature traditional local species such as hawthorn, hazel, and holly.

This landscaping layer will achieve two key environmental objectives:

- **Visual Softening:** The foliage will break up the straight structural lines of the rear elevation, creating a highly natural aesthetic that blends seamlessly into the surrounding pasture and woodland canopy.
- **Biodiversity Support:** The introduction of native shrubs will create an immediate wildlife corridor on the holding, providing valuable nesting habitats and foraging opportunities that mirror the ecology of the adjacent brooks and streams.

The combination of a modest physical profile, sensitive external materials, and natural boundary planting ensures the proposal preserves the rural character of this part of the Ribble Valley.

