

**New Cow Cubicle at
Bolton Fold Farm,**

Alston Lane
Alston,
Nr Longridge
Lancashire
PR3 3BN

Planning Statement

July 2026

Rev A

Planning Statement

Compliance with Policy DMG2 – Agricultural Need

Site: Bolton Fold Farm, Alston Lane, Alston, Preston, Lancashire, PR3 3BN

Introduction

This Planning Statement has been prepared in support of the proposed development at Bolton Fold Farm, Alston Lane, Alston. It demonstrates that the proposal complies with Policy DMG2 of the Ribble Valley Core Strategy by establishing that the development is required for the purposes of agriculture and supports the continued operation and long-term viability of an established agricultural enterprise.

The Agricultural Enterprise

Bolton Fold Farm is an established working farm operating as a commercial agricultural business. The holding is actively managed and contributes to the rural economy through the production of agricultural goods and the stewardship of the surrounding farmland.

The proposal forms part of the ongoing development of the farming business and has been designed to support the operational requirements of the holding. The development is directly related to the agricultural use of the land and is not proposed for any independent residential or commercial purpose.

Policy Context

Policy DMG2 of the Ribble Valley Core Strategy allows development outside defined settlement boundaries where it is required for one of the identified exceptions, including where:

"The development is needed for the purposes of forestry or agriculture."

The policy recognises that agricultural businesses frequently require development in rural locations where operational efficiency, animal welfare, security and day-to-day farm management make an on-site location essential.

Need for the Development

The proposed development is essential to the continued operation of Bolton Fold Farm for the following reasons:

- it directly supports the existing agricultural enterprise;
- it is required for the efficient management of the farm;
- its location within the farmstead allows immediate access to livestock, buildings and agricultural operations;

- locating the development elsewhere would significantly reduce operational efficiency and would fail to meet the functional needs of the holding;
- the proposal will contribute to the long-term sustainability and resilience of the farm business.

The development is therefore not speculative in nature but is functionally linked to the agricultural operation of the holding.

Compliance with Policy DMG2

The proposal satisfies the requirements of Policy DMG2 because:

- it is located within an established agricultural holding;
- it is required solely for agricultural purposes;
- it supports an existing viable farming business;
- it contributes to the rural economy;
- it represents development that can only reasonably be located within the countryside in association with the agricultural enterprise;
- the scale and nature of the proposal are proportionate to the operational needs of the farm.
- It is a new simple mono-pitched roof building to house the additional livestock being brought back to the main Farmstead and its size has been determined due to constraints of the number of cattle on the farm and due to the location of high pressure gas mains location running through the site
- It is required in order to facilitate the need to house the livestock at their farm base (Bolton Fold Farm) rather than them being loaned out to other farmers and keep the livestock on-site

Planning officers have previously accepted that development at Bolton Fold Farm associated with agricultural workers can satisfy the agricultural exception under Policy DMG2 where supported by evidence of functional and operational need. Previous officer reports concluded that development was necessary to meet the functional requirements of the farming enterprise and to support its long-term viability.

National Planning Policy Framework

The proposal is also consistent with the National Planning Policy Framework, which supports a prosperous rural economy by enabling the sustainable growth and expansion of agricultural businesses and recognises that isolated countryside development may be justified where there is an essential need for a rural worker to live at or near their place of work.

Conclusion

The proposed development is demonstrably required for the purposes of agriculture and fully accords with Policy DMG2 of the Ribble Valley Core Strategy.

The proposal supports an established farming enterprise, assists the continued efficient management of the holding, contributes to the rural economy and represents sustainable development in a countryside location where there is a clear agricultural justification.

It is therefore respectfully submitted that the proposal satisfies the relevant policy tests and should be supported by the Local Planning Authority.