

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	14/09/2026	Manager:	LH	Date:	15/9/26

Application Ref:	2026/0478			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	30/07/2026	Site Notice:	30/07/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed construction of an earth banked slurry lagoon.
Site Address/Location:	Woodhouse Gate Farm Catlow Road Slaidburn BB7 3AQ

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection National Planning Policy Framework (NPPF)
Relevant Planning History: 2023/0429: Proposed removal of derelict farm building and erection of a steel frame building. 2018/0764: Extension of existing livestock buildings to create covered yard. (approved with conditions) 2018/0695: Prior notification for agricultural building extension comprising covered collecting yard and additional cubicle housing for livestock. (prior approval required) 2018/0100: Prior notification for lean-to, open-ended, agricultural storage building. (permission not required)

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

Woodhouse Gate Farm lies approximately 1km north of Slaidburn within the Forest of Bowland National Landscape. The surrounding area is rural and the existing site comprises a number of agricultural buildings.

Proposed Development for which consent is sought:

Consent is sought for the construction of an earth banked slurry lagoon to increase slurry capacity, with associated safety fencing.

Principle of Development:

Policy DMG2 of the Ribble Valley Core Strategy states that proposals for development outside the Borough's defined settlement areas and within Tier 2 Settlements can be considered as justifiable if 'the development is needed for the purposes of forestry or agriculture'.

In this instance, the proposal relates to a well-established agricultural operation based in dairy farming. Legislation from the Environment Agency now requires all agricultural units to provide up to 6 months of storage capacity for slurry produced on agricultural holdings; however, the applicant currently has limited slurry storage capacity within their farmstead. As such, the applicant seeks planning consent for the installation of a new slurry lagoon in order to meet the required slurry storage capacity.

In light of the above, the proposed development is considered to be necessary for the purposes of agriculture and as such would satisfy the requirements of Policy DMG2. The proposal is therefore considered to be acceptable in principle subject to an assessment of additional material planning considerations.

Impact Upon Residential Amenity:

The proposed new slurry is located adjacent to the existing farmstead, in close proximity to other agricultural buildings. In respect of noise, odours and general disturbance, this is an active farm and the proposed new development will not bring the built form of the existing site any closer to the residential properties. There are no residential dwellings within in excess of 250m of the site. As such it is not considered that the slurry lagoon would cause any greater impact on residential amenity in comparison to the existing activities at the farm.

Visual Amenity/External Appearance:

Policy DMG1 of the Ribble Valley Core Strategy states that development '*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. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities*'.

Furthermore, Key Statement EN2 states that '*The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area*'.

The application site is within the National Landscape and as such consideration must be given into the impact the proposed development will have on the character of the area. There are a number of agricultural

buildings within the site that are of similar construction to the proposed building. The materials are consistent with those found within the existing site and are typical of a modern agricultural building.

Woodhouse Gate Farm has an agricultural holding expending approximately 160 hectares. They have a significant number of livestock, and a slurry lagoon of this scale is deemed appropriate. The proposed lagoon itself is of an unobstructive nature with minimal projecting height, although the surrounding safety fence would be more prominent. This fence is to be constructed in mesh with wood posts, which is comparable to similar boundary treatment found in the locality. The lagoon is sited immediately adjacent to a section of woodland, which provides a buffer between the lagoon and adjacent highway. The lagoon and associated fencing will therefore be screened from view from the adjacent public highway. Nonetheless, from a visual perceptive the design is appropriate in this agricultural context. Although the lagoon is located on the opposite side of Catlow Road to the main farmstead, it is still well related to the main farmstead and, by virtue of the level of screening, is not considered to appear isolated or be of harm to the responses of the landscape character.

In conclusion, due to its siting and design, it is not considered that the proposed building would have an adverse impact on the visual amenities of the area or the wider AONB.

Highways and Parking:

LCC Highways have not been consulted in relation to the proposal given it will not adversely impact highway safety or amenity.

Landscape/Ecology:

Protected Sites

The proposed slurry lagoon would be sited within a SSSI Impact Risk Zone. The interest features of these sites may be sensitive to impacts from aerial pollutants which may be emitted from the proposed development therefore a SCAIL (Simple Calculation of Atmospheric Impact Limits) assessment has been provided in support of the application. In this instance, the submitted SCAIL assessment indicates that the proposed development would not have likely significant effects upon or damage or destroy the interest features of any of the aforementioned designated sites. Furthermore, consultation has been undertaken with Natural England who have raised no concerns with regards to the impact of the proposed development upon protected sites, subject to adherence with their standing advice.

BNG

A Biodiversity Net Gain Report has been submitted which raises no concerns, and it is noted that the required net gain can be achieved on site. The imposition of the biodiversity gain plan condition is required in order to secure a net gain in biodiversity for the site as detailed, and this has been imposed as requested in order to satisfy the BNG legislation.

Observations/Consideration of Matters Raised/Conclusion:

The proposed new agricultural building will not adversely impact residential amenity or the visual amenities of the wider National landscape. As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

That planning consent be granted subject to the imposition of conditions.