

DESIGN AND ACCESS STATEMENT

Retrospective Application for NEW CONCRETE YARDS

Forty Acre Farm

Jeffrey Hill

Longridge

PR3 2TU

Applicant: Kevin Lupton

1. Introduction

This Design and Access Statement has been prepared in support of a retrospective full planning application for agricultural yard improvement works at Forty Acre Farm, Jeffrey Hill, Longridge, PR3 2TU.

The works relate to improvements to existing farmyard surfacing, drainage and associated infrastructure undertaken to improve the management of clean and dirty water within the operational dairy yard.

The development is associated with the ongoing agricultural use of the holding and has been supported through Catchment Sensitive Farming and Countryside Stewardship capital works approval.

2. Site and Farm Context

Forty Acre Farm is an established dairy farm extending to approximately 99 hectares. The holding supports around 160 dairy cows, with cattle housed in cubicles on a slurry-based system, together with smaller areas of bedded yards and farmyard manure management. A small number of sheep are also grazed on the holding under a grazing licence.

The land is principally laid to temporary and permanent grassland.

The farmyard is located on sloping land, with areas exceeding a gradient of three degrees. Water from the yard has historically flowed towards Duddle Brook, which lies approximately 200 metres from the yard.

The Catchment Sensitive Farming approval identifies the farm as lying within the Ribble WFD Management Catchment and North West River Basin District. It records high pollutant priorities for water quality, faecal indicators, sediment and phosphate.

3. The Development

The application relates to retrospective approval for works to improve existing agricultural yard surfacing and drainage infrastructure.

The CSF approval identifies the relevant Countryside Stewardship capital items as:

- RP15: 1,260m².
- RP14: 6 units.
- RP13: 30 metres.
- RP5: 1 unit.

The works are located within the existing farmyard area and are directly associated with the agricultural operation of the dairy enterprise.

The purpose of the works is to improve the yard surface, reduce rutting and pooling, and allow clean and dirty water to be directed into appropriate drainage systems.

4. Design Rationale

The design approach is functional, agricultural and environmental in purpose.

The works have been designed to:

- Improve the existing yard surface.
- Reduce broken, rutted and damaged areas.
- Prevent standing water from collecting within the yard.
- Improve separation of clean and dirty water.
- Reduce runoff carrying effluent, sediment and nutrients.
- Protect nearby watercourses.
- Improve day-to-day farm operations.

The design is appropriate to the working agricultural character of the site and does not introduce an urbanising or visually intrusive form of development.

5. Environmental Benefits

The works deliver clear environmental benefits.

The CSF approval notes that broken and damaged concrete and hardcore surfaces were allowing water to gather within the yard, increasing the risk of overland flow carrying effluent and nutrients towards nearby watercourses.

The approved justification states that improving the surface and drainage systems within the yard will significantly improve water management by directing clean and dirty water into the correct drainage systems and reducing runoff entering nearby watercourses.

The works therefore support:

- Improved water quality.
 - Reduced sediment movement.
 - Reduced phosphate loss.
 - Reduced faecal contamination risk.
 - Better management of agricultural runoff.
 - Improved environmental compliance.
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6. Scale and Appearance

The works are contained within the existing agricultural yard and relate to practical farm infrastructure.

They do not materially alter the character of the holding and remain agricultural in appearance.

The surfacing and drainage works are typical of a modern working dairy farm and are proportionate to the scale of the existing agricultural enterprise.

7. Access

The proposal does not create a new access.

The works improve internal circulation and operational safety within the farmyard by providing a more robust and better-drained surface for agricultural vehicles, livestock movement and daily farm activities.

There is no material increase in traffic associated with the development.

The works are intended to improve the functioning of the existing farm rather than intensify or change the use of the site.

8. Public Rights of Way and Highways

The CSF approval notes that where works affect a Public Right of Way, the Highway Authority should be contacted to discuss the proposal and obtain any necessary consents or support.

Any necessary consultation with the Highway Authority has been or will be undertaken separately where required.

The proposal does not seek to create a new highway access and does not give rise to any adverse highway safety impacts.

9. Planning Balance

The development is retrospective but represents necessary agricultural infrastructure supporting an existing dairy farming enterprise.

The works provide clear operational and environmental benefits and are supported by Catchment Sensitive Farming approval.

The development:

- Supports the continued operation of an established dairy farm.
 - Improves agricultural yard management.
 - Reduces pollution risk.
 - Improves clean and dirty water separation.
 - Protects nearby watercourses.
 - Does not introduce a non-agricultural use.
 - Does not result in visual harm.
 - Does not materially affect highway safety.
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10. Conclusion

The retrospective works represent appropriate agricultural development within an existing farmyard.

They are functional, necessary and environmentally beneficial improvements to an established dairy enterprise.

The works have been supported through Catchment Sensitive Farming and Countryside Stewardship capital works approval and directly address identified pollutant pressures affecting the farm and wider catchment.

The development is therefore considered acceptable in design, access, agricultural and environmental terms.

Planning permission is respectfully requested.