



Ribble Valley Borough Council

ADDITIONAL INFORMATION REQUIRED FOR AGRICULTURAL APPLICATIONS

Applicant Name: Mr Tom Pope

Application Site: Fells Farm, Wigglesworth Road, Slaidburn, Lancashire, BD23 4SY

Holding Number: RPA:1106796799 SBI: 201156823

Proposed Development: Prior notification for proposed agricultural building under Part 6 Class A of the GDPO

Please answer all parts to this form

1. Land

Total Area of Holding: (Hectares) 10.9

Owned: (Hectares) 10.9

Rented: (Hectares) _____

If rented, type of tenancy: (AHA, FBT) _____

Land Use: (Hectares) Pasture: 9.11 Meadow: 1.6

Crop: Meadow hay & seed

Land Quality: (DA/SDA/NVZ) SDA

2. Enterprise

Dairy Cows: _____

Sheep (ewes): _____

Dairy cattle in calf: _____

Other Sheep: _____

Beef Cows: _____

Location of Lambing: _____

Bulls: _____

Sows: _____

Other Cattle: _____

Other Pigs: _____

Poultry: _____

Other Livestock: _____

Crops (Type): Traditional meadow hay and meadow seed.

3. Farm Buildings & Machinery

Existing Farm Buildings:

(sizes, type and use) There is currently no dedicated covered agricultural

storage serving the Fells Farm holding. The traditional stone barn at Fells Farm is being converted to
residential use under planning permission 3/2025/0750. A 20m x 10m agricultural building was previously
approved at Fells Farm under application 3/2021/0131 for machinery, livestock feed and hay storage.

This building was retained by the former owner when Fells Farm was transferred to us and is outside our
ownership and operational control.

Farm Machinery:

(type and use) An excavator, dumper & ATV, are presently stored

at Fells Farm used for agricultural and land-management works across the holding. Other equipment and
materials presently held at Fells Farm include fencing posts and materials, meadow seed harvesting
equipment, spare tree guards/ stakes and land-management materials. As the agricultral enterpirse
develops we intend to invest in further machinery, implements and grazing equipment so that a greater
proportion of the routine management of Fells Farm can be carried out directly. Significant machinery
purchases have deliberately been deferred until secure covered storage is available.

Existing Slurry Capacity: None

4. Details of the proposed development

Is the proposal reasonably required for the
purposes of agriculture? (Please explain why)

The building is required to support the development

and commercial management of Fells Farm. The land is actively managed for meadow hay and seed
production, controlled grazing and associated agricultural works, with the aim of generating increasing
income directly from the holding. Secure covered storage will allow us to invest in machinery and equipment,
undertake more work ourselves and develop the agricultural enterprise sustainably.

Is the proposed development designed for the purposes of agriculture? (Please explain how)

The building is a purpose-designed portal-framed

agricultural building with a stone plinth, timber cladding and agricultural doors. Its clear-span layout and

door height allow machinery, implements, fencing, meadow management equipment and agricultural

materials to be safely stored and accessed.

Are there any future plans that are relevant to the proposed development? (Expansion of herd/diversification ect.)

We intend to expand the meadow and seed

harvesting operation, introduce controlled seasonal sheep grazing and undertake more of the routine

land management ourselves. This will require further investment in temporary grazing infrastrucutre,

machinery and agricultural implements, which will need secure covered storage at Fells Farm.

5. Any further information

Fells Farm Partnership has now been registered to operate the agricultural and land management

business at the holding. We are also actively working with the Forest of Bowland Farming in Protected

Landscapes team regarding further grazing, boundary and land management works. The UK Goverment's

30by30 Delivery Plan supports productive, sustainable farming alongside nature recovery and recognise

farmers, land managers and protected landscapes as key delivery partners. This policy supports the

direction in which Fells Farm is being managed. The previous delegated report found the building's siting

agricultural design and appearance acceptable and considered its footprint proportionate; this

resubmission therefore focuses on the agricultural business and operational requirements.