

Discharge of condition application for the application reference 3/2026/0384: Livestock accommodation building

Gregsons Farm
Settle Road
Newsholme
BB7 4JF

Supporting Statement

Prepared by:
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September 2026



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1. Planning Permission

- 1.1 Full planning permission was granted on 24th July 2026.
- 1.2 The decision notice is subject to three conditions that are required to be discharged before the commencement of development or first use if the building.
- 1.3 Condition 7 attached to the decision notice states: -

“No development shall commence until a detailed, final surface water sustainable drainage strategy for the site has been submitted to and approved in writing by the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the sustainable drainage and principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval should include, as a minimum:

- *Details of whether the site is greenfield or previously developed in terms of drainage*
- *Assessment of the hierarchy of drainage options*
- *Details of the contributing area*
- *Restricted discharge rate*
- *On-site surface water storage*
- *Allowances for climate change and urban creep*
- *Above ground, multifunctional SuDS components*
- *Arrangements for management and maintenance*

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.”

- 1.4 Condition 8 attached to the decision notice states: -

“Prior to the first use of the agricultural building hereby approved a scheme for the containment and storage of manure including liquid run-off shall be submitted to and be approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first use of the building and shall thereafter be retained.

Reason: Such details were not submitted with the application and are necessary to ensure the satisfactory storage of manure."

1.5 Condition 9 attached to the decision notice states: -

"Prior to the commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority (see further details below at #5 of the Notes section) and implemented in accordance with the approved details. The Biodiversity Gain Plan shall be prepared in accordance with the submitted Biodiversity Net Gain Assessment titled "Technical Note: Ecology Walkover / Biodiversity Net Gain Strategy" dated 13 May 2026 and carried out by Knight Sky Ecology.

Reason: To ensure the development delivers a net gain on site which satisfies Paragraph 14 (2) of Schedule 7A of the Town and Country Planning Act 1990 and which is in accordance with the biodiversity information submitted with the planning application."

2. Condition 7: Surface Water Drainage Scheme

2.1 The proposal is for the erection of a livestock accommodation building on a greenfield site. There has been no previous development of the site in respect of drainage.

2.2 Hierarchy of drainage:

2.2.1 The National Planning Practice Guidance sets out The Hierarchy of Drainage to promote the use of Sustainable Drainage Systems, by aligning modern drainage systems with natural water processes. The aim of Hierarchy of Drainage is to drain surface water run-off as sustainably as reasonably practicable.

2.2.2 As stated in the National Planning Practice Guidance, the aim should be to discharge surface water run-off as high up the drainage hierarchy, as reasonably practicable:

1. Into the ground (infiltration)
2. To a surface water body
3. To a surface water sewer, highway drain, or another drainage system
4. To a combined sewer

2.2.3 As the proposed building is set in a greenfield location, the chosen method of surface water drainage for the new building is ground infiltration (soakaway) as preferred option No1 above.

2.2.4 In order to show that the ground infiltration method is a suitable choice infiltration tests have been carried out in line with BRE 365 guidance to determine that ground conditions are suitable for the proposed system.

- 2.3 The full Surface Water Drainage Report and associated test results are shown in Appendix 1.
- 2.4 In summary, a Rainbox geocellular attenuation crate is the chosen system, and the size of the system has been chosen to ensure that the tank will provide sufficient capacity for 100 year return period with a 45 year climate change factor.

3. Condition 8: Scheme for the containment and storage of manure and liquid-run off

- 3.1 The approved building will accommodate part of the dairy herd housed at Gregsons Farm. The animals' manure and associated liquid-run off generated within the building will be captured and contained within underground pre-cast concrete slatted channels. The channels provide a secure storage area for slurry prior to removal.
- 3.2 The underground channels will be 1.5 metres wide and 1.5 metres deep. On the ground level robotic slurry scrapers will be fitted to push the slurry into the channels through the slats.
- 3.3 Slurry will be pumped out of the channels at regular intervals and transported by a tanker to the farm's existing slurry lagoon where the slurry will be permanently stored until such a time that it is utilised for land spreading throughout the summer months. The channels will be emptied as often as required but this will not exceed more than once per week.
- 3.4 The outlined arrangement will ensure that manure and liquid run-off from the building will be appropriately collected, contained and transferred to existing on-farm storage facilities without uncontrolled discharge. The system will be in place and operational prior to first use of the building.
- 3.5 A plan demonstrating the layout of the approved building and the proposed slatted channel arrangement is supplied at Appendix 2.

4. Condition 9: Biodiversity Gain Plan

- 4.1 A biodiversity gain plan and associated habitat management and monitoring plan is supplied at Appendix 3 and has been produced by Knight Sky Ecology in accordance with the previously submitted "Technical Note: Ecology Walkover / Biodiversity Net Gain Strategy" dated 13 May 2026.
- 4.2 Submitted with this application but not enclosed at Appendix 3 are the following documents associated produced by Knight Sky Ecology:
 - 1. *Gregsons Farm Habitat Condition Assessment*
 - 2. *Gregsons Farm The Statutory Metric Macro Disabled 1.0.4*
 - 3. *Gregsons Farm Pre A3*
 - 4. *Gregsons Farm Post A3*

Appendix 1:
Surface Water Drainage Strategy and
Results and Rainbox Attenuation
Crates

Surface Water Drainage – Gregsons Farm

Surface water drainage will be by means of infiltration to ground. Infiltration tests have been carried out to determine the suitability of ground for the proposed system in line with BRE 365 guidance.

The Infiltration rate is calculated from the test results as 0.076 m/h

A site plan showing the location of the test pits and the proposed site of the soakaway crates is shown below.

A Rainbox geocellular attenuation crate is the chosen system. (See attached)

The size of the soakaway has been determined to ensure the tank will provide sufficient capacity for 100 year return period with a 45 year climate change factor.

Details of the infiltration results and calculations for sizing the soakaway accounting for climate change are shown below. A maintenance plan and statement is provided.

The crates will be installed in line with the manufacturer's technical guidance.

Project	Gregsons Farm
Date	07/08/2026
Site Address	Gregsons Farm, Settle Road, Newsholme, Clitheroe BB7 4JF

Catchment details				
Buildings	1x	976	m^2	x 100%
	0x	-	m^2	-
	Total	976	m^2	x 100%
Dense Surfacing	1x	-	m^2	x 100%
Effective Area	976		m^2	

Storage Details (Assumed)	
Tank Size (m)	25 x 2 x 2 @95%

Outflow Details		
Infiltration Rate	0.076	m/hr
Attenuation Control	-	N/A

Rainfall Details - FSR Method		
Return Period	100	Years
Climate Change Factor	45	%
r Value	0.24	
M5-60	20	mm

Results		
Outcome	Pass	
Critical Storm Duration	10	hours
Hmax	1.92	m
Required Volume	96.0	m^3
Time to half empty	12.1	hours

Duration (min)	Intensity (mm)	Required Storage (m^3)
30	29.3	39.4
60	40.0	52.6
120	52.7	66.5
240	68.1	80.2
360	78.8	87.0
600	93.4	91.2
1440	128.0	83.6

Note

A 'worst case scenario' approach has been applied throughout calculations to ensure the effectiveness of the soakaway

SuDS Maintenance

The actual maintenance regime, plans, and method statements will be the responsibility of the Management Company of the development. Included within this section is guidance on how the maintenance should be carried out, along with an example Method Statement.

Maintenance Plan

- Regular inspection and cleaning of catchment gutters reduces the likelihood of contamination typically every 3 to 6 months.
- Regular jet-washing of permeable block paving can be used to keep joints and voids clear, this should be carried out every 6 months.
- The catch pit chamber/leaf catcher and flow control chamber should be emptied every 3 months, and after every large storm event to ensure that there are no blockages.
- The inlets and outlets to the rainwater harvesting tanks should be checked every 3 months, and after every large storm event to ensure that there are no blockages

Method Statement

Below is a typical method statement, and something similar should be adopted by the Management Company.

- All operatives must wear suitable PPE including high visibility clothing
- Traffic management to be installed in accordance with the Safety at Street Works and Road Works Code of Practice
- Using hand tools only, remove any debris from gully gratings and/or drainage channels
- Use hand tools to reform channel if necessary to facilitate flow of surface water
- Remove traffic management

Additional notes

- Do not attempt to lift any ironwork
- Do not attempt to use any mechanical equipment on this drainage maintenance activity

Infiltration Tests

Gregsons Farm
Settle Road
Newsholme
Clitheroe
BB7 4JF

August 3rd 2026
Conditions – Dry
Soil – Sandy/Loam/Gravel

Test Hole Dimensions

Length 1500mm
Width 600mm
Depth 1200mm

Test Hole 1 Time from 75cm to 25cm

1	110 min
2	118 min

Test Hole 2 Time from 75cm to 25cm

1	100 min
2	109 min

Percolation Test

Site:

Greggans Farm

Date

3-8-2026

Conditions

Dry

Test Pit

1

Length

1500mm

Width

600mm

Depth

1200mm (filled to 1000mm)

Test No	Time @ 750mm	Time @ 250mm	Mins
1	9.50	11.40	110
2	12.55	14.53	118
3			

Notes:

Percolation Test

Site:

Greggs Farm

Date

3-8-2026

Conditions

Dry

Test Pit

2.

Length

1500mm

Width

600mm

Depth

1200mm (filled to 1000mm)

Test No	Time @ 750mm	Time @ 250mm	Mins
1	10.00	11-40	100
2	13.05	14-54	109
3			

Notes:

Images – Gregsons Farm





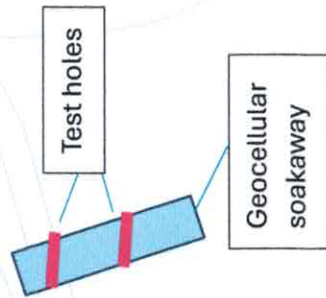






CLIENT: J Pwal
 PROJECT: Agricultural Building
 PROJECT ADDRESS: Gregsons Farm, Penarth Road, G87 4JP

DRAWING TITLE: PROPOSED SITE PLAN
 DRAWN BY: J Pwal
 Rev: 001 Rev. DATE: 25.07.2020
 DATE: 25.07.2020
 SCALE: 1:500
 DRAWING NO: 001-002-001-001



Gregsons Farm



BRANCH NETWORK

Inverness	01463 717818	Norwich	01603 931318
Inverurie	01467 633332	Colchester	01206 795555
Broxburn	01506 854626	Cambridge	01223 654310
East Kilbride	01355 235581	Havant	02392 473437
Longtown	01228 792391	Ashford	01233 618323
Birtley	0191 410 9522	Berkhamsted	01442 874692
Skipton	01756 796180	Isle of Wight	01983 537250
Knottingley	01977 677000	Carmarthen	01267 220656
Manchester	0161 724 2300	Hereford	01432 376752
Bolton	01204 396052	Yate	01454 323000
Alfreton	01773 835104	Avonmouth	01179 380138
Wednesbury	0121 558 6076	Dorchester	01305 853887
Northampton	01604 754025	Launceston	01566 777081

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🐦 @jdpipes_co_uk
f /JDPipes.co.uk

With JDP manufacturing partners:



RAINBOX® Core is also known as GRAF EcoBloc Maxx
RAINBOX® Cube is also known as GRAF Ecobloc Inspect Flex

JDP is more than just a merchant. As part of Tessenderlo Group, a worldwide organisation operating across 21 countries, our manufacturing capabilities, technical knowledge and extensive product knowledge makes us one of the leading experts in your industry.

By continuing to invest in extensive stock levels to ensure local availability of our product range, and combining expertly trained staff, our own specially designed vehicle fleet, a dedicated in-house Technical Support team and a growing nationwide network of branches, JDP is always close to the project and ready to serve.

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RAINBOX

GEOCELLULAR CRATE SYSTEMS





rainbox[®]
geocellular crate system

RAINBOX Solutions & Services

Millions of homes and businesses are at risk from flooding driven by climate change, increased rainfall and increased urban development.

The challenge for planners and contractors demands a fully integrated approach that combines multiple products to create a water management system to protect property and the environment from the harmful effects of flooding.

As experts in drainage and water management, JDP uses cutting edge technology, topography and ground condition reports, accurate rainfall data, and the research and development of high-performance products, to provide specialist design and support for projects involving surface water drainage and stormwater management.

A holistic approach to these systems ensures operational efficiency, effectiveness, legislative compliance and the ability to manage increased volumes of rainfall.

Legislation

Legislation has seen more pressure on local planning authorities and specifiers to implement systems to prevent flooding, and as this builds, it becomes imperative to specify the correct sustainable solution.

The objective is to design a system to deal with the flow at its source, rather than transferring the problem further down the watercourse.

JDP's knowledge and understanding of a wide variety of techniques and products for solutions to flood prevention provides a unique service to planners, contractors and project managers.

Flood & Water Management Legislation

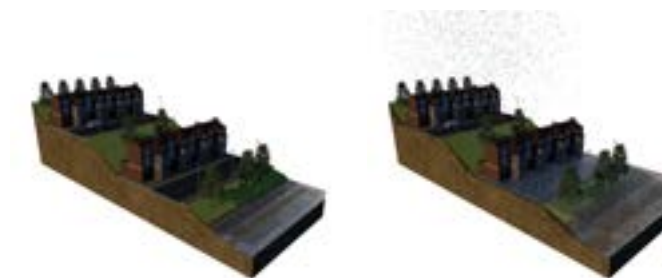
Local authorities require new developments to install an effective water management system that displaces the same amount of water as the pre-development rate of evapotranspiration, under the Flood & Water Management Act (England & Wales) 2010 and the Flood Risk Management Act (Scotland) 2009.

JDP can assist with system design, legislative compliance, calculations and reports for your project with its experienced in-house Technical Support team.

Pre Development Flooding



Post Development Flooding



How does urbanisation cause flooding?

As our towns and cities continue to grow construction on undeveloped land increases the likelihood of flooding.

The ground's natural ability to soak in water from storms and persistent rain (as well as vegetation in the area and atmospheric evaporation) is a process named evapotranspiration.

Replacing soft, permeable ground with impermeable construction materials reduces the efficiency of this process, leaving water to pool on the surface and cause localised flooding as it can't soak into the ground.

This type of flooding can also have a dramatic impact on river levels and cause greater downstream flooding as it creates faster, high volume run-off towards sewer networks and open watercourses.

Drainage systems, silt traps & filters, interceptors, storage systems, flow controls and headwalls can be combined to create a Sustainable Drainage System (SuDS) that collects and slowly releases stormwater back into the environment at a rate in line with the pre-development run-off expectation.

How does RAINBOX[®] help?

As geocellular crates, RAINBOX[®] systems act as an underground reservoir to collect water through drainage systems, from storms and persistent rain, to prevent flooding.

In areas of development, this function helps to counteract the loss of permeable ground that would have originally soaked up the rainwater naturally. The collected water is then dispersed in one of two ways, depending on whether the crates are installed in an attenuation system or a soakaway system.



Attenuation

In an attenuation scheme, water is stored within the system and, with flow controls, is slowly released back into a watercourse or sewer system.

Soakaway

In soakaway schemes, the system is wrapped with a permeable membrane. Water is collected and slowly soaks back in to the ground through an infiltration process.

Flexibility

RAINBOX[®] systems offer developers and contractors full flexibility with a range of products that provide non-trafficked, traffic and heavy trafficked grades and includes bespoke hybrid systems to suit almost any application.

Technical

JDP's experienced Technical Support team can assist with planning and design, through to supply and installation, with in-depth product and application expertise to ensure you have the right solution for your project.

RAINBOX® 3SR

100%
Recycled

Features & Benefits



Storage capacity of 287 litres



Maximum installation depth of 4m



Complete crate weighs 13.5kg



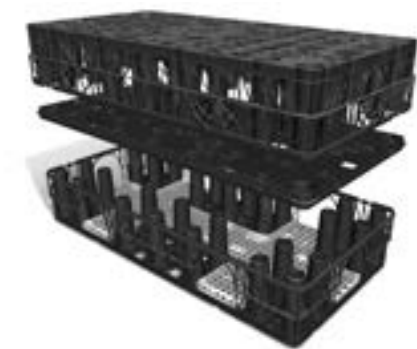
Manufactured from 100% recycled polypropylene



Inspectable & jettable



Stacked on pallets to save space during transport reducing costs and CO₂ emissions



Applications



Gardens & Landscaped Areas



Driveways



Caravan Parks & Recreation Parks



Car Parks

Specifications

Crate

Dimensions	1200 x 600 x 420 (mm)
Gross Volume	302 L
Storage Volume	287 L
Void Ratio	95%
Weight	13.5kg

	Available Connections (DN)						
	100	150	200	225	250	300	400
Native	•	•	-	-	-	-	-
Adaptor	-	-	•	•	•	•	•

Available connections to EN 1401-1/EN 13476-2 pipework. Adaptors for twinwall and other pipe types are also available from JDP.

Installation

Installation minimums and maximums are determined by vertical loading (backfill and loads linked to operations) and horizontal loading (determined by the pressure exerted by the earth).

This varies due to application and ground conditions. Please contact JDP Technical Support for more information and detailed calculations for your project.

	Loading Class (GVW)		
	Non-Traffic	≤ 3t	≤ 12t
Min. earth covering (m)	0.20	0.50	0.60
Max. earth covering (m)	2.50	2.50	2.30
Max. installation depth (m)	4.0	4.0	4.0

GVW - Gross Vehicle Weight

Table for guidance only. A structural design check of the system should be performed in line with CIRIA C680 prior to installation.

Assembly

RAINBOX® 3SR crates should be assembled in accordance to the installation guide available from JDP Technical Support, and wrapped in a suitable membrane and protective fleece if required.

RAINBOX® 3SR crates are assembled quickly. Crates arrive on-site flat packed on pallets consisting of two half boxes and an intermediary plate. Boxes and plates simply snap together. Pallets are stacked so that construction is an efficient process.

Interlocking crates are joined together using a minimum of two clips per contact side (double clips between layers).

Pipework is connected to the system with cut-outs in the side faces of a crate. Adaptors are required for DN200, 225, 250, 300 & 400 pipework.



Maintenance

RAINBOX® 3SR systems are suitable for water jetting with a pressure setting of 120 bar.

An inspection access point can be cut into the side face of a RAINBOX® 3SR crate. Channels are then cut into further crates as required (see Fig. 1) to create an inspectable system.

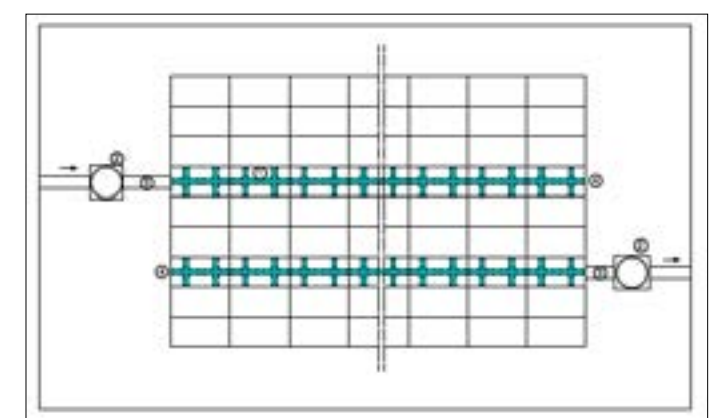


Fig. 1 - a typical inspection system within a crate structure

RAINBOX CORE

Features & Benefits



Crate storage capacity of 217 litres



Maximum installation depth of 5m



Lightweight crates at just 9kg



Inspectable & jettable with a configuration of RAINBOX® Cube within the system



Simple and quick installation method



Stacked on pallets to save space during transport reducing costs and CO₂ emissions

Applications



Car Parks



Estate & Access Roads



Supermarkets & Retail Parks



Industrial Yards

Specifications

Base Plate

Dimensions	800 x 800 x 40 (mm)
Gross Volume	25 L
Storage Volume	20 L
Void Ratio	95%
Weight	4kg

Crate

Dimensions	800 x 800 x 350 (mm)
Gross Volume	225 L
Storage Volume	217 L
Void Ratio	96%
Weight	9kg

	Available Connections (DN)						
	100	150	200	225	250	300	400
Native	•	•	•	•	•	-	-
Adaptor	-	-	-	-	-	•	•

Available connections to EN 1401-1/EN 13476-2 pipework. Adaptors for twinwall and other pipe types are also available from JDP.

Installation

Installation minimums and maximums are determined by vertical loading (backfill and loads linked to operations) and horizontal loading (determined by the pressure exerted by the earth).

This varies due to application and ground conditions. Please contact JDP Technical Support for more information and detailed calculations for your project.

	Loading Class (GVW)		
	≤ 12t	≤ 30t	≤ 40t
Min. earth covering (m)	0.50	0.50	0.80
Max. earth covering (m)	2.75	2.50	2.25
Max. installation depth (m)	5.0	5.0	5.0

GVW - Gross Vehicle Weight

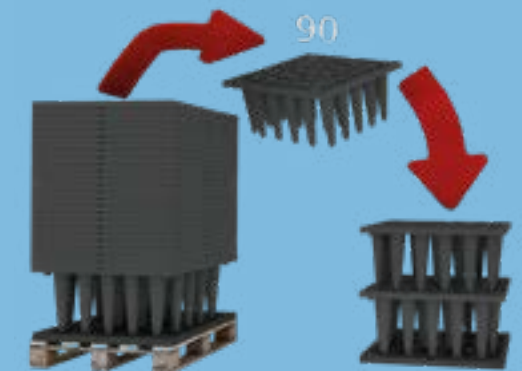
Table for guidance only. A structural design check of the system should be performed in line with CIRIA C680 prior to installation.

Assembly

RAINBOX® Core crates should be assembled in accordance to the installation guide available from JDP Technical Support, and wrapped in a suitable membrane and protective fleece if required.

After laying a grey RAINBOX® Core base plate, crates are stacked on top of one another to the required height. Simple clip connectors are used to hold crates alongside each other.

Side faces are sealed with RAINBOX® Core end plates which can be adapted to multiple connection sizes.



Maintenance

Water jetting is not possible with a standalone RAINBOX® Core system.

For inspection and water jetting RAINBOX® Cube must be used (see Fig. 1). RAINBOX® Cube crates can be layered and configured to create a network of inspectable maintenance channels.



Fig. 1 - a typical inspection system within a crate structure

RAINBOX CUBE



Features & Benefits



Crate storage capacity of 195 litres



Maximum installation depth of 5m



Lightweight crates at just 8kg



Inspectable & jettable



Simple and quick installation method



Stacked on pallets to save space during transport reducing costs and CO₂ emissions



Suitable for high load applications

Applications



Estate & Access Roads



Lorry Parks



Industrial Yards



Warehouse Areas

Specifications

Base Plate

Dimensions	800 x 800 x 40 (mm)
Gross Volume	25 L
Storage Volume	20 L
Void Ratio	95%
Weight	4kg

Crate

Dimensions	800 x 800 x 320 (mm)
Gross Volume	205 L
Storage Volume	195 L
Void Ratio	96%
Weight	8kg

	Available Connections (DN)						
	100	150	200	225	250	300	400
Native	•	•	•	-	-	-	-
Adaptor	-	-	-	•	-	•	•

Available connections to EN 1401-1/EN 13476-2 pipework. Adaptors for twinwall and other pipe types are also available from JDP.

Installation

Installation minimums and maximums are determined by vertical loading (backfill and loads linked to operations) and horizontal loading (determined by the pressure exerted by the earth).

This varies due to application and ground conditions. Please contact JDP Technical Support for more information and detailed calculations for your project.

	Loading Class (GVW)		
	≤ 30t	≤ 40t	≤ 60t
Min. earth covering (m)	0.50	0.50	0.80
Max. earth covering (m)	2.50	2.25	2.0
Max. installation depth (m)	5.0	5.0	5.0

GVW - Gross Vehicle Weight

Table for guidance only. A structural design check of the system should be performed in line with CIRIA C680 prior to installation.

Assembly

RAINBOX® Cube crates should be assembled in accordance to the installation guide available from JDP Technical Support, and wrapped in a suitable membrane and protective fleece if required.

After laying a red RAINBOX® Cube base plate, crates are stacked on top of one another to the required height. Simple clip connectors are used to hold crates alongside each other.

Side faces are sealed with RAINBOX® Cube end plates which can be adapted to multiple connection sizes.



Maintenance

RAINBOX® Cube systems are suitable for water jetting with a pressure rating of 120 bar.

An inspection access point can be cut into the side face of a RAINBOX® Cube crate. The profile of the system allows for full inspection without the need of further cut outs to crates.



INSTALLATION

Groundworks

Excavation should be performed according to current best practice relating to open-cut earthworks.

The installation bed is a 100mm layer of filler materials (sand, gravel or any other material satisfying the criteria for soil) adjusted as per the parameters for the formation level. Sharp objects, large stone and other foreign objects should be removed.



300g/m²

For attenuation applications, a sloping formation level is required between 0.5% and 1%. The crate structure should be surrounded by an impermeable membrane (at least 1mm thick) with joints welded or taped to manufacturer's specifications. A non-woven geotextile protection fleece should also be used with a mass of at least 300g/m².



100g/m²

For soakaway applications, a horizontal formation level, with a flatness tolerance of 0.1% of the structure length (in a range of 2cm and 5cm), is required. The crate structure should be surrounded by a woven geotextile with a mass of at least 100g/m² to allow the collected stormwater to infiltrate back into the ground.



System Construction

Offload the RAINBOX® crates using a crane, forklift or manually if unpacked and store on a flat and clean surface. For storage periods spanning several months store crates away from direct sunlight.

- 1

Follow the installation guides for each RAINBOX® crate, available from JDP Technical Support, to install them into the excavated area.
- 2

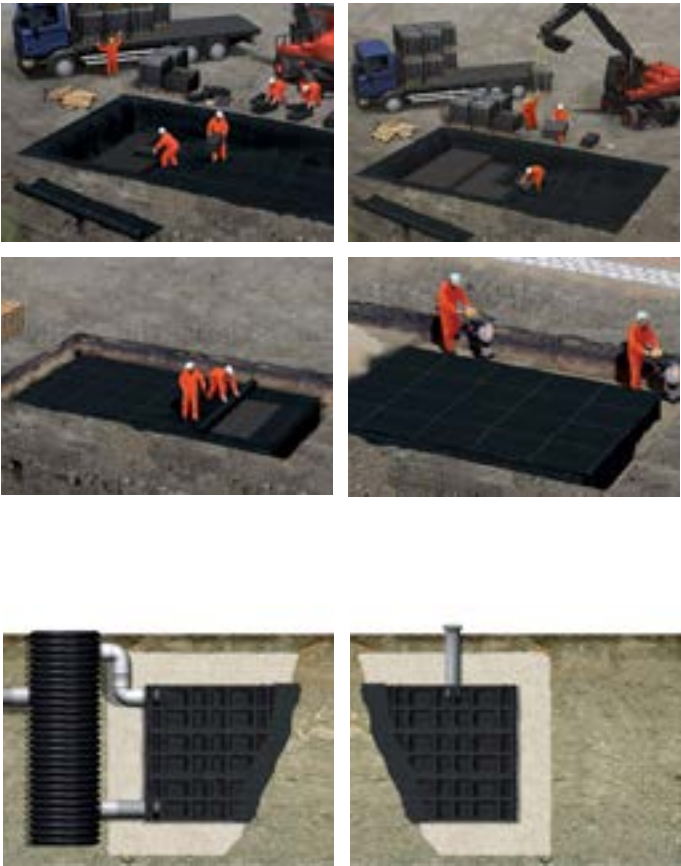
Assemble the crate structure, as specified in the construction drawings, using clips to secure the crates together and layer by layer.
- 3

Use a sabre saw, jigsaw or similar tool to make openings in the side faces of crates for pipework and inspection channels if required.
- 4

Vents must be installed to regulate the pressure within the structure and provide ventilation. Follow the construction drawings to install vents either as ports connected to the structure, which will have to be ventilated, or via specific shafts.
- 5

Once all crates have been installed, wrap the top of the structure with the geotextile and/or membrane being used.
- 6

Backfilling must be performed in accordance with each RAINBOX® crate's installation guide to ensure structural integrity.



SUPPORT & GUIDANCE



DESIGNED

A specialist in-house Technical Support team at JDP assists with the specification of the cellular system.

If required, assistance is provided on the wider SuDS project including geotextiles, pipework, flow controls, silt traps and inspection chambers.



SUPPLIED

JDP's nationwide branch network can supply all materials direct to site and on time with the company's own FORS-accredited vehicle fleet.

Delivery is fast, reliable and safe, and with stock in-depth, guaranteed to meet your project schedules.



INSTALLED

JDP offers a complete RAINBOX® service and can arrange for installation by trained experts.

Full construction drawings, installation guides and calculations are provided as standard when the system is designed by JDP.



PERSONAL SUPPORT

JDP offers site visits and uses supplied topography and ground reports, state of the art software and rainfall data to help choose the right RAINBOX® system for your project.



VALUE ENGINEERING

If you have an existing SuDS design, JDP offers value engineering to discover alternative methods or products to offer savings and ensure you have the right solution.



LEGISLATIVE GUIDANCE

JDP can help guide you through the legislative and environmental processes for SuDS projects, and provides full calculations and specifications required by local authorities.



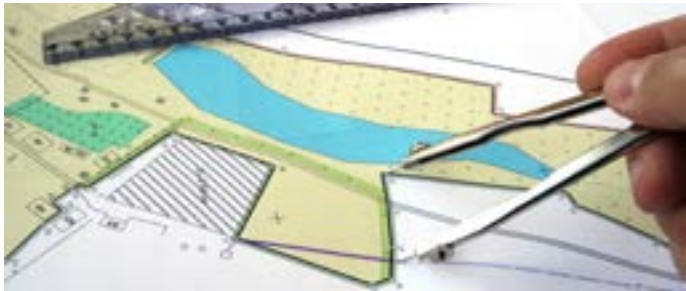
FULL SYSTEM DESIGNS

With over 45 years of expertise in drainage and water management, JDP can design your foul and surface water drainage systems, and produce schedules and on-site take-offs free of charge.

Product Variety

JDP provides a wide variety of products to create an effective water management system:

- Flow controls & orifice plates
 - Pump stations
 - Permeable membranes
 - Non-permeable membranes
 - Protection fleeces
 - Silt traps and filters
- Geocellular crates
 - Large diameter HDPE
 - Pipework & inspection chambers
 - Kerb drainage & gratings
 - Aggregates

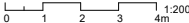
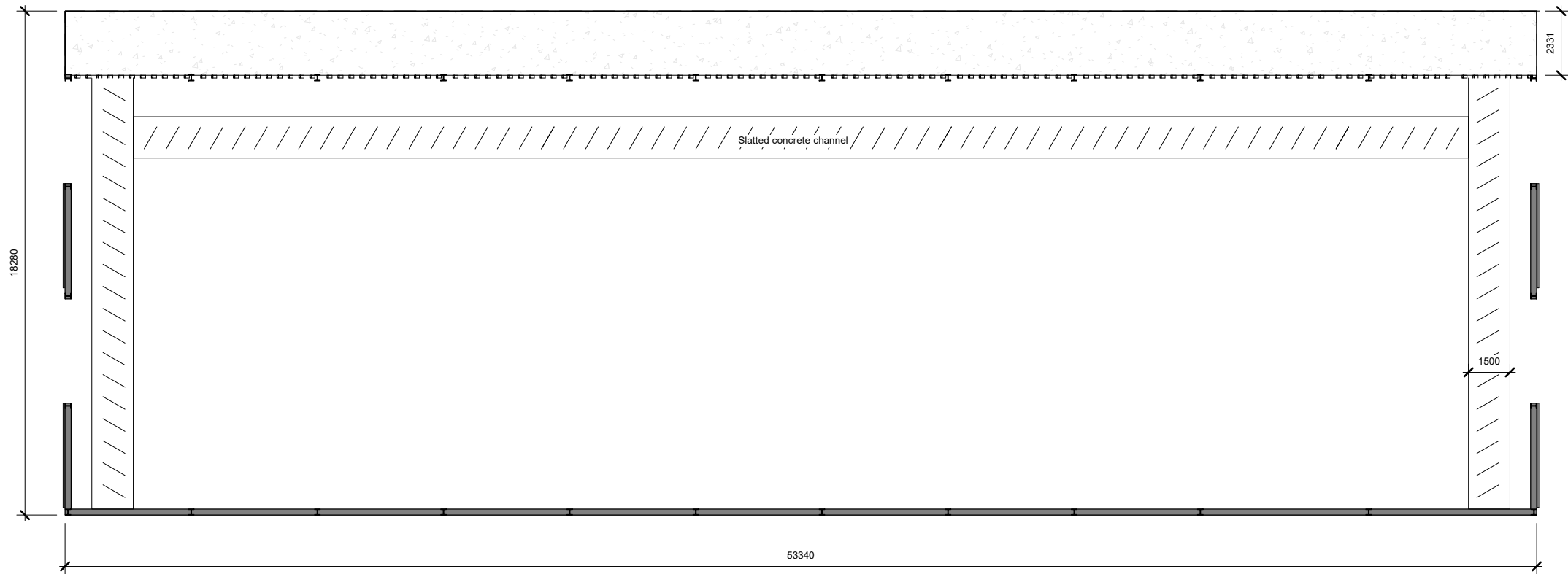


Appendix 2:

Layout Plan of Slurry Channels

Floor Plan .

1 : 200



CLIENT:		J Peel
PROJECT:		Agricultural Building
PROJECT ADDRESS:		Gregsons Farm, Newsholme, BB7 4JF
DRAWING TITLE:		SLURRY CHANNEL LAYOUT PLAN
DRAWN BY:		KH
Rev:	R00	Rev. DATE:
DATE:	28.01.2026	
SCALE@A3:	1:200	
DRAWING No:		GF-R01-PR-102

Appendix 3:
**Biodiversity Gain Plan and Habitat
Management and Monitoring Plan**

Gregsons Farm, Newsholme

HABITAT MANAGEMENT AND MONITORING PLAN

September 2026



KNIGHT SKY ECOLOGY
PRACTICAL ECOLOGY SOLUTIONS

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Report Ref: 399_02

Revision: 00



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APPENDIX A. FIGURES		

1 INTRODUCTION

1.1 Instruction and Background

Knight Sky Ecology Ltd was commissioned to provide a Habitat Management & Monitoring Plan (HMMP) for the permitted development on land at Gregsons Farm, Newsholme, Clitheroe BB7 4JF.

The development is to include: Proposed livestock accommodation building.

The production of a HMMP is required in relation to condition 9 (Biodiversity Gain Plan) of the planning permission notice (ref. 3/2026/0384).

1.2 Existing Documents

This HMMP has been informed by the following documents which were submitted to the application to set out the Biodiversity Net Gain (BNG) commitments made for the site post-development:

- Knight Sky Ecology (2026). Technical Note: 399_01_Gregsons Farm - Ecology Walkover & BNG Strategy May 2026.
- Statutory Biodiversity Metric Calculation Tool
- Habitat Condition Assessment.
- UK Habitat Classification baseline (Figure 1) and post-development figure (Figure 2).

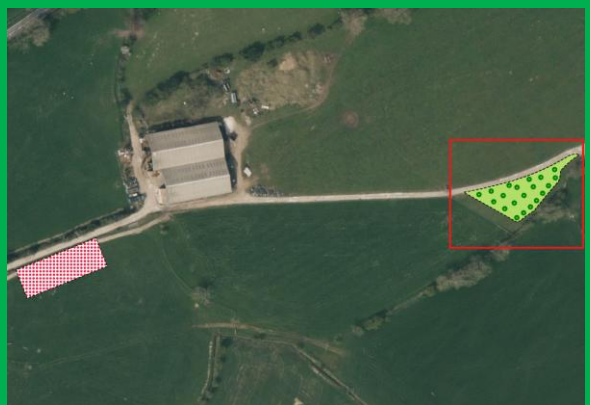
2 ECOLOGICAL FEATURES

2.1 Habitats

Table 2.1 provides a list of all the habitats that are to be lost or retained along with the selected habitats which are to be created. There are no habitats subject to enhancement. The created habitats that are of primary consideration for maintenance / management are highlighted in green and extend to trees only.

Figure 1 provides an overview of the baseline habitats and Figure 2 provides an overview of the locations of each habitat parcel post-development including the location of the tree planting area. Please note – Figure 2 is an illustration only.

Table 2.1. Habitats within the site to be retained, created and managed

Broad Habitat	Habitat Type (condition in brackets)	Area (ha)	Area retained	Biodiversity Commitments
BASELINE				
Grassland	Modified grassland (Poor)	0.18864	0.10024	No management commitments required – land is to be managed as existing.
Urban	Developed land; sealed surface (N/A)	0.01238	0	N/A - No management commitments required.
CREATED HABITATS				
Urban	Developed land; sealed surface	0.10078	NA	N/A - No management commitments required.
Individual trees	Rural tree	0.0733	NA	18 native trees – in the land parcel as shown below: 

3 SCOPE & AIMS

The primary aim of this HMMP is to provide a framework for the delivery of the habitat establishment and management measures required to achieve the outcomes set out within the Statutory Biodiversity Metric calculation tool. This includes the retention and creation of **0.42 habitat units on-site**.

In accordance with Table 2.1, this HMMP is specifically focused on the trees. It details the required planting, establishment and management measures. The trees are to be retained and managed for a minimum of 30 years. However, active management is not expected to be required beyond the initial 5-year establishment period, unless individual trees are identified as dead, diseased or otherwise requiring remedial action.

No other habitat enhancement, creation or management measures are required for any other feature on the site, provided that the development is constructed and maintained in accordance with the approved specification.

4 MANAGEMENT

4.1 Ecological Trends and Constraints

Following the establishment period, the trees are not expected to require active management beyond routine inspection and remedial actions where necessary. There are no expected ecological constraints to the management of the trees

4.2 Management Prescriptions

4.2.1 General

The appointed landscaping contractor or site owner is to adhere to general good practice guidelines for any landscaping operations including:

- *BS 4428:1989 code of practice for general landscape operations*
- *BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations*

Any imported topsoil and site soils shall also comply with *BS 3882:2015 British Standard Topsoil*.

4.2.2 Trees

New Tree Planting (minimum of 18)

Trees to be planted will comprise the following species:

- **4no. silver birch (*Betula pendula*)**
- **4no. rowan (*Sorbus aucuparia*)**
- **4no. holly (*Ilex aquifolium*)**
- **2no. hazel (*Corylus avellana*)**
- **2no. cherry (*Prunus avium*)**
- **2no. English oak (*Quercus robur*)**

Trees shall be supplied as bare-root, root-balled or container-grown stock, as appropriate to the size and species, and planted during the dormant season.

Non-native varieties will be avoided as the trees may not meet the required condition (see Table 4.1).

- The trees will be sourced from a reputable stockist using British seed stock.
- Tree planting is to be undertaken November to March (dormant season).
- Trees are to be planted into pits of an appropriate size to accommodate the root system without restriction, backfilled with a 3:1 topsoil: compost mix and shall be secured to a suitable stake using 1 no. tree tie with rubber spacer. The finished height of the stake shall not exceed one-third of the staked tree's height above ground. A 75 mm depth of mulch shall be applied around the base of each tree to retain moisture and suppress weed growth
- Trees to be spaced a minimum of 5m apart.
- The trees must be protected from grazing animals (via tree guards or fencing) if required.

Management

Ongoing management will include:

- The trees will be checked on a yearly basis and any dead / dying trees will be replaced.
- Prune and repair wounds (Oct-Feb as required).
- Maintain 1 metre diameter circle of plant free soil round the base of the tree (monthly through growing season).
- Check and adjust stakes (Feb/Aug and after weather disturbance as required).
- Apply slow-release fertiliser where required and in accordance with the manufacturer's recommendations.
- Water as necessary dependent on weather/soil conditions (May through Aug).
- Apply and maintain mulch to a depth of 75mm around the base of the trees annually (Apr).

4.3 Habitat Condition Requirements & Targets

Trees

As per Table 4.1, in order to meet the stated moderate target condition, the trees would need to **pass 3-4 of the 6 specified criteria**.

Table 4.1. Criteria for target conditions

Condition Required	Condition Assessment Criteria	
Individual Trees		
Moderate	A	The tree is a native species (or at least 70% within the block are native species).
	B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).
	C	The tree is mature (or more than 50% within the block are mature)
	D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.
	E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
	F	More than 20% of the tree canopy area is oversailing vegetation beneath.

4.4 Tree Establishment Programme

Table 4.2 provides a timetable for the habitat enhancement, creation and management actions for the site during Years 1 to 30.

Table 4.2. Timetable for annual management requirements

Habitat	Enhancement or creation	Management Action	Year	Timings	Management Requirements	Time to Target Condition
Trees	All planted trees	Tree planting	1	November – March	See Section 4	27 yrs
		Replacement planting and ongoing management and monitoring.	2-5	November – March as required	See Section 4	
Trees	All planted trees	Limited requirements aside from general pruning where required and replacement of dead / diseased trees.	5-30	N/A	See Section 4	

5 ROLES & RESPONSIBILITIES

5.1 Funding Mechanism & Responsibilities

Mr Peel (the site owner) is responsible for the delivery of all habitat establishment and management requirements detailed within this document and for complying with the biodiversity related planning condition detailed within the consent notice. **The trees will be retained and managed for a minimum period of 30 years, in accordance with the requirements of the approved Biodiversity Gain Plan and associated planning condition.**

The site owner will follow the stated habitat establishment and management measures within this document. This will include the implementation of remedial actions should the habitats not meet the required conditions.

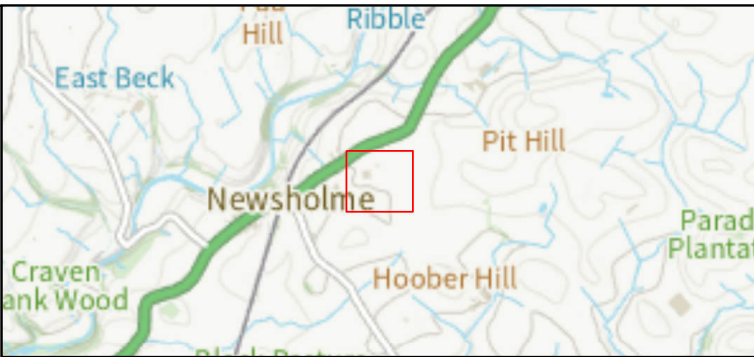
5.2 Remedial Actions

Any trees which, within the 30-year management period, die, are removed, or become seriously damaged or diseased shall be replaced during the next appropriate planting season with trees of a similar size and species, unless otherwise agreed with the Local Planning Authority

APPENDIX A. FIGURES

Figure 1. UK Habitat Classification Map (Baseline)

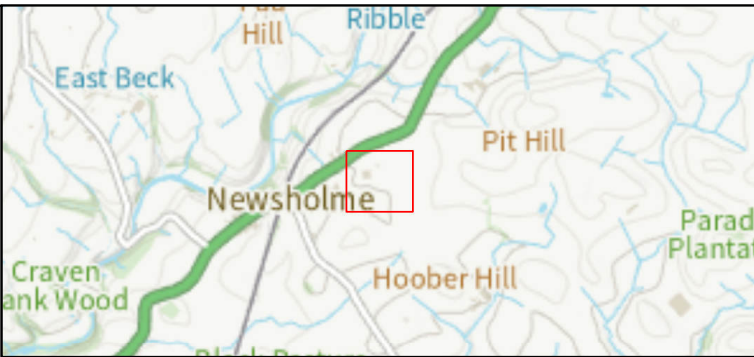
Figure 2. UK Habitat Classification Map (Post-development)



Survey Information	
	Site boundary (2,010.2m ²)
UKHab Habitat Survey	
	g4 - Modified grassland (1,886.4m ²)
	u1b6 - Other developed land (123.8m ²)



PROJECT TITLE							
GREGSONS FARM, NEWSHOLME							
DRAWING TITLE							
Figure 1: UK Habitat Classification Map (Baseline)							
VER	DATE	REMARKS	Drawn	Checked			
1.0	13/05/26	UKHab	MP	RK			
DRAWING NUMBER:							
KSEcology/GregsonsFarm/UKHab							
SCALE	1:1,200	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
Source: Ordnance Survey © Crown copyright 2026, All rights reserved. Licence Number 100049837.				 KNIGHT SKY ECOLOGY			



Survey Information	
	Site boundary (2,010.2m ²)
UKHab Habitat Survey	
	g4 - Modified grassland (1,002.4m ²)
	u1b5 - Building (1,007.8m ²)
	32 - Scattered tree, newly planted



PROJECT TITLE							
GREGSONS FARM, NEWSHOLME							
DRAWING TITLE							
Figure 2: UK Habitat Classification Map (Post-Development)							
VER	DATE	REMARKS	Drawn	Checked			
1.0	13/05/26	Post-Development	MP	RK			
DRAWING NUMBER:							
KSEcology/GregsonsFarm/Post-Development							
SCALE	1:1,200	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
Source: Ordnance Survey © Crown copyright 2026, All rights reserved. Licence Number 100049837.			 		KNIGHT SKY ECOLOGY		



Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

07/09/2026

1.2 Planning application reference number

3/2026/0384

1.3 Local planning authority (LPA)

Ribble Valley Borough Council

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

Gregsons Farm, Settle Road, Newsholme, BB7 4JF

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

Proposed livestock accommodation building

2. Developer details

2.1 Applicant name

Mr John Peel

2.2 Company name

NA

2.3 Address

Gregsons Farm, Settle Road, Newsholme, BB7 4JF

2.4 Email address

sampeel98@hotmail.co.uk

2.5 Telephone number

Withheld

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

John Peel

2.8 Date

07/09/2026

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

Ryan Knight

3.2 Company name

Knight Sky Ecology Ltd

3.3 Address

9 Montgomery Grove, Burnley, Lancashire, BB12 6DR

3.4 Email address

ryan@knightskyecology.co.uk

3.5 Telephone number

withheld

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

Ryan Knight

3.8 Date

07/09/2026

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

- ☒ Yes
☐ No

4.2 If no, what earlier date did you agree with the LPA?

4.3 How have you met the guidance on 'what counts towards your BNG'?

[Find out what you can count towards a development's BNG](#)

Planting of trees within application site boundary.

Habitat creation or enhancement will be delivered on-site to comply with statutory obligations or policies. The habitat creation is not associated with any other scheme

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

The mitigation hierarchy has been integrated into the approach for the development proposal and aligns with the relevant sections of the Biodiversity Net Gain: Good practice principles for development © CIEEM, CIRIA, IEMA, 2016.

In accordance with the assessed habitat conditions, all habitats to be affected are of low distinctiveness only (i.e. modified grasslands). No designated sites, irreplaceable habitats, priority habitats or habitats of high distinctiveness will be affected.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

- ☒ Yes
☐ No

4.6 How will you achieve the target net gain percentage?

- ☒ On-site
☐ Off-site
☐ Both

4.7 Are any of your on-site enhancements considered 'significant'?

[Find out what counts as a significant on-site enhancement.](#)

- ☐ Yes
☒ No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

NA

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

NA

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

NA

4.12 Do you have a habitat management and monitoring plan?

☒ Yes

☐ No

4.13 Have you used the statutory biodiversity metric tool?

☒ Yes

☐ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

The_Statutory_Metric_Macro_Disabled_1.0.4_Gregsons Farm

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

Habitat condition assessment_Gregsons Farm

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

Figure 1. UK Habitat Classification Map (Baseline)

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

Figure 2. UK Habitat Classification Map (Post-Development)

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

☐ Yes

☒ No

Consenting body

NA

Reference number

NA

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

☐ Yes

☒ No

5.2 Have you submitted an approved compensation plan?

☐ Yes

☒ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

23/04/2026

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

NA

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.38

Number of hedgerow biodiversity units

NA

Number of watercourse biodiversity units

NA

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.42

Number of hedgerow biodiversity units

NA

Number of watercourse biodiversity units

NA

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

0.05

Area habitat biodiversity units % change

12.54%

Hedgerow biodiversity units

NA

Hedgerow biodiversity units % change

NA

Watercourse biodiversity units

NA

Watercourse biodiversity units % change

NA

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes

☒ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

NA

7.2 Biodiversity gain site register reference number

NA

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

NA

7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

NA

Number of hedgerow biodiversity units

NA

Number of watercourse biodiversity units

NA

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

NA

Number of hedgerow biodiversity units

NA

Number of watercourse biodiversity units

NA

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

NA

Area habitat biodiversity units % change

NA

Hedgerow biodiversity units

NA

Hedgerow biodiversity units % change

NA

Watercourse biodiversity units

NA

Watercourse biodiversity units % change

NA

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

A2

A3

A4

A5

H

W

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

NA

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

NA

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

NA

High

NA

Medium

NA

Low

Yes

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☒ Yes

☐ No