

Planning Statement

E & M Fairhurst & Son

Bank End Farm, Lawkland

Retrospective Planning Application for
Access Track and Hardstanding

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1 Introduction

- 1.1 Bank End Farm near Lawkland is located within the Craven District. The applicants have farmed at Bank End Farm since 1954. The applicants, E & M Fairhurst & Son, run a beef finishing enterprise along with a sheep flock on the holding. This planning application is made in retrospect for an access track at land to the North of Bank End Farm.
- 1.2 This report intends to provide background information on the applicant's farming system and justify the need for the access track to serve the farm.

2 Current Farming System

2.1 The Farmland

The farm extends to approximately 440 acres (178 hectares), of which 244 acres (98 hectares) is owned and 196 acres (79 hectares) is rented. The main farm holding is at Bank End Farm, Lawkland, with additional blocks of land located at Settle and Austwick. Plans of the land are included in Appendix A and on drawings P1404/L001 and P1404/L002. Land owned is edged in red and the land rented is edged in blue. The Land at Austwick that is coloured blue indicates common rights.

All of the owned land is registered for the Basic Payment Scheme, the farming subsidy. The business is a member of Farm Assured British Beef and Lamb (FABBL).

The land is all productive grassland ideal for the beef and sheep enterprises. Around 150 acres is cut twice annually for silage, which is stored as big bales and in the clamp for winter fodder for the cattle and ewes.

2.2 Beef Finishing Enterprise

Around 960 store cattle of various breeds, age and sex are bought in each spring through local auction markets and directly from farmers. They utilise the summer grazing land and are then finished indoors to be sent to Dunbia abattoir near Clitheroe at around 30 months of age.



Photograph Two: Cattle in the building at Crow Nest

2.3 Sheep Flock

Around 1000 store lambs and hoggs are brought onto the farm to utilise the available grassland, mainly for the winter months whilst the cattle are housed indoors.

3 Justification

- 3.1 Over the years the applicants have expanded the farming enterprise and demonstrated their commitment to the farm by establishing the beef finishing enterprise, run in addition to the sheep enterprise.
- 3.2 There has been an access track at the land north of Bank End Farm for many years. Recently, the applicant repaired this track by surfacing it with concrete. This is shown on submitted Drawings P1404Track/001 and 002.
- 3.3 It is important to be able to access all the farmland quickly and easily to check and feed livestock for animal welfare purposes and to carry out field management operations. By ensuring that the track has a solid surface vehicular access can be ensured at all times.
- 3.4 A small area of hardstanding has been surfaced at the end of the track. This is used to feed the cattle on. Having a hard surface to place the feeder reduces poaching of the land by the cattle and thereby reduced run-off, ensuring good agricultural order of the land.

4 Planning Policy

4.1 National Planning Policy Framework (2018)

4.1.1 The National Planning Policy Framework (NPPF) has a general presumption in favour of sustainable development.

4.1.2 Paragraph 83 supports economic growth in rural areas and supports the sustainable growth and expansion of all types of rural business, including through well designed new buildings, in order to promote the development and diversification of agricultural and rural businesses.

4.1.3 It is considered that the track and hardstanding are required for the continuation of the established farm business and is therefore compliant with National Planning Policy.

4.2 Craven Local Plan (2019)

4.2.1 The farm is located within the Craven District Council and as such the proposal has been assessed against the relevant Local Plan policies. Policy EC3 relates to the Rural Economy:

“Craven’s rural economy will be supported, so that it may grow and diversify in a sustainable way to provide long term economic, environmental and social benefits for local communities. This will be achieved in the following ways:

d) Enabling farm, forestry and other land-based businesses to build the new and replacement buildings and infrastructure they need to function efficiently, including dwellings where they are fully justified on functional and financial grounds;”

4.2.2 It is considered that this Statement has set out the full justification for the access and hardstanding to allow the farm business to continue to operate efficiently; for animal welfare purposes; and to improve soil health.

4.3 Planning History

4.3.1 The access track and hardstanding are subject to enforcement enquiries, planning reference ENF/03299/2020. It is the Council's view that, as the track has been concreted, that the track has been developed and not repaired. This retrospective planning application is submitted on that basis as requested by the Council.

5 Conclusion

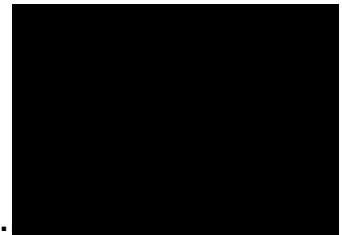
- 5.1 It is concluded that there is justification for the access track and hardstanding to serve Bank End Farm, Lawkland, to allow the farm business to continue to operate efficiently; for animal welfare purposes; and to improve soil health.
- 5.3 It is considered that the development meets the requirements of national and local planning policies.

6 Disclaimer

- 6.1 This report has been prepared for the applicant, E & M Fairhurst & Son, for the purposes of supporting a planning application to the Local Planning Authority for an agricultural building. Details on the farming system have been supplied by Mr E Fairhurst.

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Signed.....



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