

# **Design and access, climate change, refuse recycling and sustainability statement**

**Planning application for an extension to  
existing cattle building following removal of  
metal slurry store tank  
Hoskinshire Farm, Lancaster Road, Out  
Rawcliffe, Preston  
Preston**

**PJ & P Mason**

**Dated: 21<sup>st</sup> February 2024**

## **Outline Description of the Application**

The proposed development is for:

An extension to an existing dairy cattle housing building, to provide enhanced welfare and an undercover slurry pumping equipment.

No new cattle numbers are proposed

## **Background & Reason for Application**

The farm is a 380-acre dairy farm in a ring fence all down to grass. There are currently 140 milking cows at Hoskinshire Farm, with 80 followers and 40 pedigree Beltex sheep along with a commercial flock of breeding ewes.

The existing building is not compliant with current space allowances for dairy cattle hence more space is required

## **Scale**

The extension will measure 18.2 m in length and 15.4m in width, providing an additional 280 sq m of floorspace. This will be used by the existing cattle, with an area for the slurry pumping equipment to be stored, which moves the slurry from the building into the adjacent new slurry store

## **Landscaping & Appearance**

The building extension will be in the same materials as the host building and it will sit on an area of existing hard standing/footprint of the steel slurry store which is to be removed, therefore BNG is not relevant

## **Access**

Access will be gained via the existing yard which is used frequently by large agricultural vehicles. There is adequate room for turning and maneuvering vehicles, plus access for emergency services if they were ever needed.

**Climate Change: -**

The statement explains how the development responds to the challenge of climate change through design, usage of resources and assets, water and energy efficiency measures, reuse, and recycling during construction and in the selection of materials.

There will be no heating in the building

**Water**

- Clean water will be recycled on site to use as drinking water for cattle. The water will be collected via water butts on the building.
- Recycled water will be used for washing off areas.

**Surfacing**

Hard-surfacing materials for access to the building is already in place

**Bio-diversity Net Gain**

- As the site is currently a hardstanding and previously developed, it has a zero score in terms of biometrics.

Bird boxes will be installed on the building

**Sustainability**

The building will be constructed by a local firm, reducing the need for any lengthy transportation of materials.

**Ecology**

There is a pond in a domestic garden to the north of the site, this pond contains ornamental fish and is therefore not a habitat for great crested newts

**Conclusion**

The application site is located in a countryside area identified in the Adopted Wyre Local Plan 2011-2031 (WLP 31), as such Policy SP4 is relevant. Policy SP4 restricts development in the countryside to a limited number of exceptions which includes new development for the purposes of agriculture. The application site is a working dairy farm with a history of expansion and improvement over recent years. The proposal would therefore be considered an essential agricultural development and would be acceptable in principle.