

Planning Statement: Proposed Erection of Detached Agricultural Unit at Nursery Cottage, Knowsley Estate, Knowsley



Planning Statement

Nursery Cottage, Knowsley Estate, L34 4AG



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1.0 Introduction

This planning statement supports an application for the erection of a detached agricultural unit on land at Nursery Cottage, Knowsley Estate, Knowsley. The proposed development seeks to construct a purpose-built agricultural building over an existing sheep pen to improve livestock welfare and operational efficiency.



Figure 1. (Google Maps, 2025)

2.0 Site Description

The site is located within the Knowsley Estate and forms part of an established agricultural holding. It currently accommodates a sheep pen used for the management and care of livestock. The initial surrounding land is in active agricultural use, and the site is accessed via existing estate tracks.

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3.0 Proposal

The proposed development comprises of the erection of a detached agricultural unit designed to cover and enhance the existing sheep pen. The new structure will provide improved shelter and space for livestock, particularly during adverse weather conditions and lambing periods. The building will be constructed using materials appropriate to the rural setting and agricultural function, ensuring minimal visual impact in the context of the immediate farm building provision.

- 1) Existing use – basic sheep pen provision
- 2) Proposed use – enhanced sheep pen provision



Fig. 2 – general view of land.



Fig. 3 – further view of land.

Figure 2, 3. General land views. (Savills, 2025)

4.0 Justification and Agricultural Need

The existing sheep pen is no longer fit for purpose and does not meet modern standards for animal welfare. The proposed unit will significantly improve conditions for livestock, supporting better health outcomes and facilitating more efficient farm management. The development is essential for the continued viability of the agricultural enterprise and aligns with the principles of sustainable rural development. The proposal will have no effect on the current employment provision e.g. no increase, no decrease.

5.0 Planning Policy Context

The proposal is consistent with national and local planning policies that support agricultural development in rural areas. In particular:

- National Planning Policy Framework (NPPF): Paragraphs relating to supporting a prosperous rural economy and sustainable development.
- Local Development Plan: Policies that encourage agricultural diversification and the improvement of rural infrastructure.

The development respects the character of the area, does not result in harm to the landscape, and supports the long-term sustainability of the agricultural holding.

6.0 Design and Impact

The building has been designed to be functional and sympathetic to its surroundings. Its siting over the existing sheep pen ensures minimal land take and avoids unnecessary disruption to the landscape. The materials and scale have been chosen to blend with the rural character of the estate.

7.0 Conclusion

The proposed agricultural unit is a necessary and beneficial development that will enhance livestock welfare and support the operational needs of the holding. It is in accordance with relevant planning policies and represents a sustainable improvement to the agricultural infrastructure of the Knowsley Estate.

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Appendix A

Site Plans, Floor Layout Plans, Elevations (submitted as separate document)
