

DESIGN AND ACCESS STATEMENT

Proposal: Planning Application for erection of new building over existing midden, following demolition of redundant agricultural sheds

Site Address: Fell House Farm, Forty Acre Lane, Longridge, PR3 2TU

Applicant: Mr Harrison

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1.0 Site Description



Image of site, Grid ref X: 36334 Y: 439661

- 1.1 Fell House Farm is situated off of Forty Acre Lane, Jeffrey Hill, Longridge. There is a neighbouring farm called Myers Farm.
- 1.2 The farm has 20 acres ring fenced and attached to the property at Fell House, with a separate 9 acres; RPA maps are submitted as attachment to show the extent of land in the farms usage.
- 1.3 The Livestock on the farm total 8 suckler cows with calves.
- 1.4 There is 1 Full-time staff member on site.
- 1.2 The site is situated in the AONB.

2.0 Proposed Development

- 2.1 One new building is applied for. It will form a cover over an existing midden/muck store, at present the midden is uncovered.
- 2.2 The proposed building will solve issues the farm has in relation to an existing midden. The waste is stored in a concrete walled clamp, which is a low walled two sided structure, this method of storage presents problems of run-off and leaching. This method of storing the waste is inadequate in terms of compliance with new EA guidelines from the Water Framework Directive, as the site is on catchment land.
- 2.3 As a result, the proposed building will reduce the impact of potential pollution by effectively sealing the midden, the impetus on this aspect of the development is further supported in section 3.

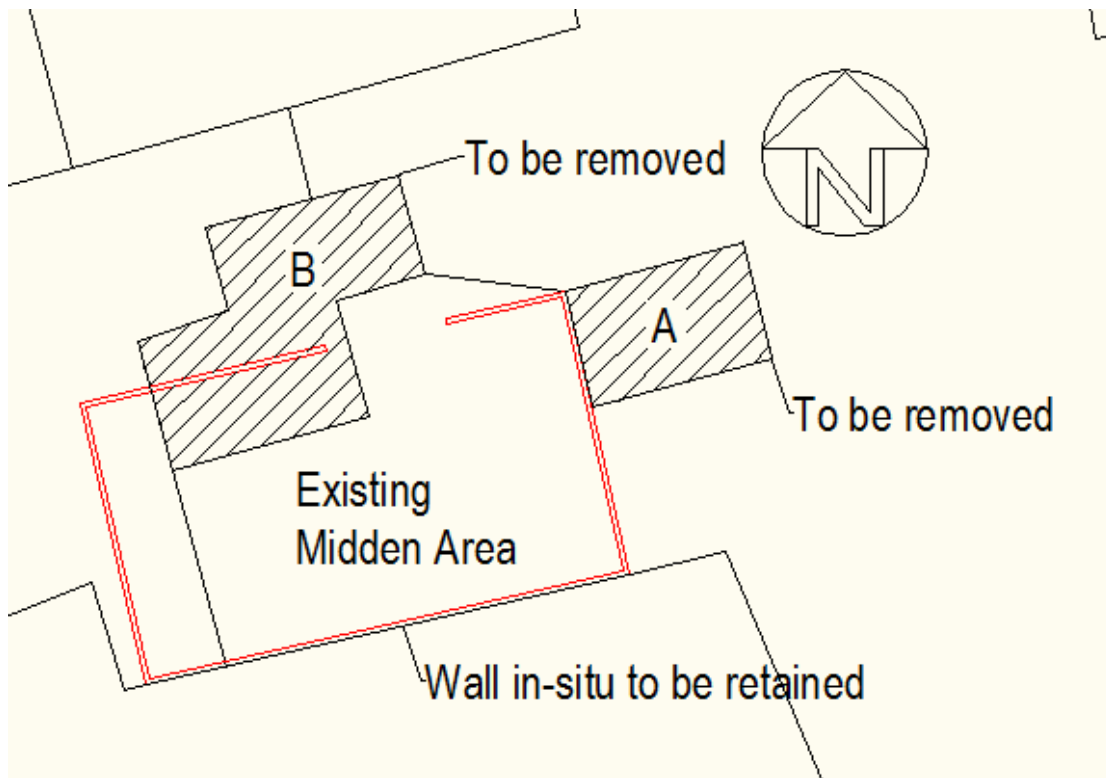


Image of Site plan showing position of buildings to be demolished and footprint of proposed development.

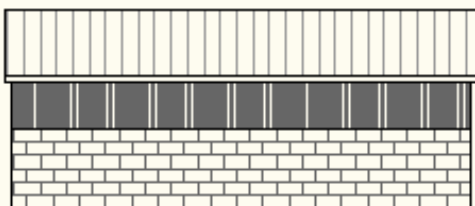


Image of dilapidated sheds and midden.

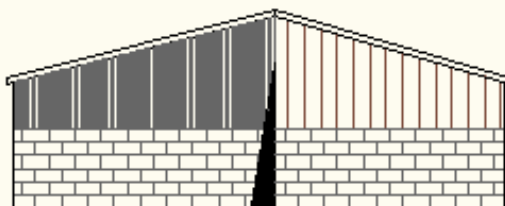
2.6 Two dilapidated structures on site are to come down. Both of these units are used as agricultural sheds for livestock and storage, but they are considerably deteriorated in structure and serve inadequately in terms of insulation and security, fundamentally there is no essential requirement for these structures on the farm any longer.

EXISTING BUILDING (B)

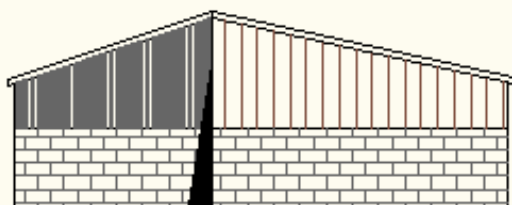
NORTH FACING SIDE



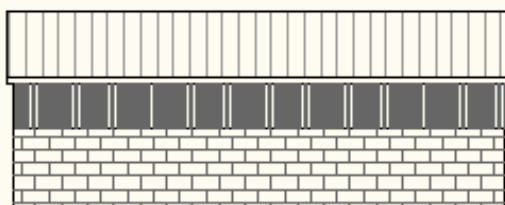
EAST FACING GABLES



WEST FACING GABLES

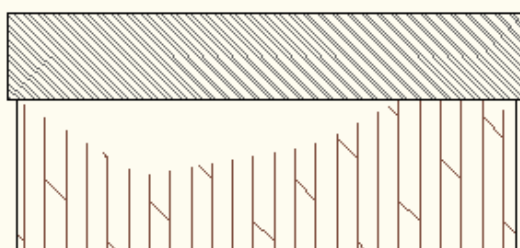


SOUTH FACING SIDE

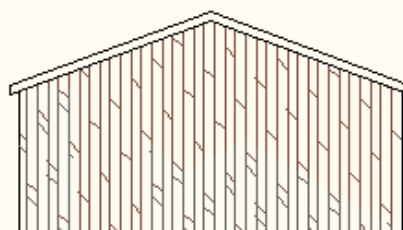


EXISTING BUILDING (A)

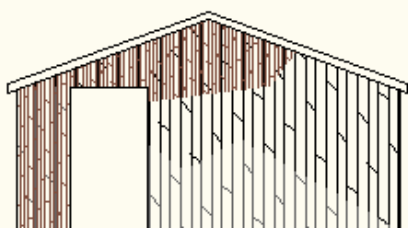
NORTH FACING SIDE



EAST FACING GABLE



WEST FACING GABLE



SOUTH FACING SIDE

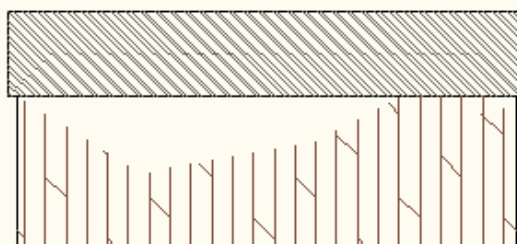


Image of Elevations of buildings to be demolished

3.0 Catchment Sensitive Farming, Capital Grant Scheme 2013

3.1 The need for the proposed development forms part of Catchment Sensitive Farming, Capital Grant Scheme 2013 was devised to ensure the sustainable environmental management of water catchment in the North West of England. The scheme is delivered by Natural England, The Environment Agency and Defra.

The scheme offers grant money to farmers to implement development proposals on sites which would benefit catchment sensitive areas via the improvement of waste management.

3.2 Industrial pollution, drainage installed in the moorland peat, wildfires and agricultural practices has had a negative environmental impact over recent decades. These have contributed to increased discolouration and pollution of water drawn from the catchment, which has to be removed through treatment processes. Working in partnership Natural England, The Environment Agency and Defra, local farmers and a range of other stakeholders have developed an integrated approach to managing the land in order to improve the quality of the water abstracted for drinking, as well as enhancing biodiversity and providing an enhanced source of income for tenant farmers.

3.3 These sort of schemes take a holistic view of catchment management and includes blocking drainage ditches, restoring areas of eroded peat, tree planting, hay meadow restoration, the construction of farm buildings to enable indoor wintering of livestock and new waste management facilities to reduce run-off pollution.

The programme has been designed to improve the natural environment in catchment areas and reduce the need for 'end of pipe' water treatment. Reducing the deterioration of raw water quality at its source could reduce treatment costs and the need for future capital investment by water companies. This end-to-end integrated approach could benefit water customers through cheaper bills in the long-term.

3.4 Overall the benefits to the scheme are as follows:-

- protect and improve water quality
- enhance and protect the natural environment
- permit our moorland habitat to become more resilient to long term climate change
- reduce the impact of diffuse pollution that arises from rural and urban land use

4.0 Policy Assessments

4.1 The following policies are detailed as relevant to the application. In principle the proposal is acceptable in that it can clearly be shown to be reasonably necessary for the purposes of agriculture, as supported by PPS7 and other Planning Guidance notes, as well as double fold will preserve and enhance the environment.

- National Planning Policy Framework.
- Policy G1 - Development Control.
- Policy G5 – Settlement Strategy
- ENV1 - Area of Outstanding Natural Beauty.
- SPG - Agricultural Buildings and Roads.
- Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).
- Policy DMG2 of the Core Strategy (Regulation 22 Submission Draft).
- Policy DME2 of the Core Strategy (Regulation 22 Submission Draft).

4.2 National Planning Policy

The National Planning Policy Framework (NPPF) was published on 27 March 2012. The NPPF replaces various national planning documents including Planning Policy Statement 7: Sustainable Development in Rural Areas (published August 2004).

The NPPF is therefore a material consideration in the determination of applications for planning permission. A presumption in favour of sustainable development is at the heart of the NPPF.

The definition of sustainable development is outlined in the NPPF as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'. One of the Core Planning Principles (paragraph 17) is to contribute to conserving and enhancing the natural environment and reducing pollution.

Paragraph 28 of the NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development, it states that there should be support for sustainable growth and expansion of all types of business and enterprise in rural areas including well designed new buildings.

Planning policies should also promote the development and diversification of agricultural and other land-based rural businesses. The NPPF also places great emphasis on good design as it is a key aspect of sustainable development.

Policy G1 – Development Control

All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area.

In determining planning applications the following criteria will be applied:-

- (a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.
- (b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental
- (c) Developments should make adequate arrangements for car parking (see Policy T7).
- (d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
- (e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities
- (f) Developments should provide adequate arrangements for servicing and public utilities.
- (g) Developments should provide adequate day-lighting and privacy.
- (h) Materials used should be sympathetic to the character of the area.
- (i) Developments should not result in the loss of important open space including public and private playing fields.
- (j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.
- (k) Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.

- (l) Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements.
- (m) Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply, which will not derogate existing users.

Policy G5 – Settlement Strategy

Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small-scale developments which are:

- i) essential to the local economy or the social well being of the area; or
- ii) needed for the purposes of agriculture or forestry; or
- iii) sites developed for local needs housing (subject to Policy H20 of this plan); or
 - iv) small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RTI; or
- v) other small-scale uses appropriate to a rural area which conform to the policies of this plan.

3.2.18 This policy recognises the need to protect the countryside from inappropriate development. In doing so, it must be accepted that the countryside is a working area and a source of many Ribble Valley residents' livelihoods. As such it is subject to change and to development pressures. If properly managed, these can be accommodated without harming the basic character of the area.

3.2.19 Where issues of agricultural justification are raised by development proposals the Borough Council will gain appropriate specialist advice.

3.2.20 The settlement strategy of the plan will be implemented through the development control process.

4.2.5 AREA OF OUTSTANDING NATURAL BEAUTY

POLICY ENV1

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area.

4.2.6 The Forest of Bowland Area of Outstanding Natural Beauty is of recognised national landscape value. The principal duties of the local planning authorities that administer this area are the conservation and enhancement of its natural beauty. This does not mean that no development will be allowed in the area. Where possible new development will be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Indeed other policies in this plan accept that there is a need for development to allow for appropriate employment generating facilities, countryside recreation opportunities and housing for those in need. However this should not be at the expense of those qualities which make the area special. This policy will be used to ensure that development which does take place is both appropriate and actually enriches the landscape

character of the area. In support of this a landscape assessment had been undertaken which is included in Appendix 2.

4.2.7 The Borough Council will work with the Forest of Bowland AONB Countryside Management Service and government bodies to protect, conserve and enhance key landscape areas/features throughout the AONB. The Council will protect threatened landscapes/landscape features through representation at the Technical Officer Group and through the joint advisory committee of the Forest of Bowland AONB. It will ensure that specific landscape schemes identified in the Forest of Bowland AONB Management Plan are implemented in accordance with the aims and objectives of that management plan. The Council will support better practice in the conservation and traditional management of

- Moorland/upland areas
- Woodlands
- Hedgerows/hedgerow trees
- Dry Stone Walls

In terms of nature conservation, the Council will also protect and conserve rare species/habitats and enhance the native biological diversity of the AONB.

4.2.8 This policy will be implemented by the use of development control powers

Core Strategy Regulation 22 Submission Draft

POLICY DMG1: GENERAL CONSIDERATIONS

10.4 IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:

- BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE 8 BUILDING IN CONTEXT PRINCIPLES (FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT.
- BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.
- CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.
- ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.
- CONSIDER ADEQUATE DAY LIGHTING AND PRIVACY DISTANCES.
- CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.
- CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS.
- ALL DEVELOPMENT MUST PROTECT AND ENHANCE HERITAGE ASSETS AND THEIR SETTINGS.

- WITH REGARDS TO POSSIBLE EFFECTS UPON THE NATURAL ENVIRONMENT, THE COUNCIL PROPOSE THAT THE PRINCIPLES OF THE MITIGATION HIERARCHY BE FOLLOWED. THIS GIVES SEQUENTIAL PREFERENCE TO THE FOLLOWING: 1) ENHANCE THE ENVIRONMENT 2) AVOID THE IMPACT 3) MINIMISE THE IMPACT 4) RESTORE THE DAMAGE 5) COMPENSATE FOR THE DAMAGE 6) OFFSET THE DAMAGE.
- ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE INTO ACCOUNT THE RISKS ARISING FROM FORMER COAL MINING AND, WHERE NECESSARY, INCORPORATE SUITABLE MITIGATION MEASURES TO ADDRESS THEM.
- ACHIEVE EFFICIENT LAND USE AND THE RE USE AND REMEDIATION OF PREVIOUSLY DEVELOPED SITES WHERE POSSIBLE.
- HAVE REGARD TO PUBLIC SAFETY AND SECURED BY DESIGN PRINCIPLES.
- CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.
- NOT ADVERSELY AFFECT THE AMENITIES OF THE SURROUNDING AREA.
- NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS.
- NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED.
- USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.
- CONSIDER AIR QUALITY AND MITIGATE ADVERSE IMPACTS WHERE POSSIBLE.
- THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES SHOULD BE INCORPORATED INTO SCHEMES.
- HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.
- CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION. IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE NEEDS. REGARD WILL ALSO BE HAD TO THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.

This policy helps deliver the vision for the area and gives an overarching series of considerations that the Council will have regard to in achieving quality development.

POLICY DMG2: STRATEGIC CONSIDERATIONS

10.5 DEVELOPMENT SHOULD BE IN ACCORDANCE WITH THE CORE STRATEGY DEVELOPMENT STRATEGY AND SHOULD SUPPORT THE SPATIAL VISION.

- DEVELOPMENT PROPOSALS IN DEFINED SETTLEMENTS SHOULD CONSOLIDATE, EXPAND OR ROUND-OFF DEVELOPMENT SO THAT IT IS CLOSELY RELATED TO THE MAIN BUILT UP AREAS, ENSURING THIS IS APPROPRIATE TO THE SCALE OF, AND IN KEEPING WITH, THE EXISTING SETTLEMENT.

OUTSIDE THE SETTLEMENT AREAS DEVELOPMENT MUST MEET AT LEAST ONE OF THE FOLLOWING CONSIDERATIONS:

- THE DEVELOPMENT SHOULD BE ESSENTIAL TO THE LOCAL ECONOMY OR SOCIAL WELL BEING OF THE AREA.
- THE DEVELOPMENT IS NEEDED FOR THE PURPOSES OF FORESTRY OR AGRICULTURE.
- THE DEVELOPMENT IS FOR LOCAL NEEDS HOUSING WHICH MEETS AN IDENTIFIED NEED.
- THE DEVELOPMENT IS FOR SMALL SCALE TOURISM OR RECREATIONAL DEVELOPMENTS APPROPRIATE TO A RURAL AREA.
- THE DEVELOPMENT IS FOR SMALL-SCALE USES APPROPRIATE TO A RURAL AREA WHERE A LOCAL NEED OR BENEFIT CAN BE DEMONSTRATED.
- THE DEVELOPMENT IS COMPATIBLE WITH THE ENTERPRISE ZONE DESIGNATION. WITHIN THE OPEN COUNTRYSIDE DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AREA BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIALS, LANDSCAPING AND SITING. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD.

IN PROTECTING THE DESIGNATED AREA OF OUTSTANDING NATURAL BEAUTY THE COUNCIL WILL HAVE REGARD TO THE ECONOMIC AND SOCIAL WELL BEING OF THE AREA.

HOWEVER THE MOST IMPORTANT CONSIDERATION IN THE ASSESSMENT OF ANY DEVELOPMENT PROPOSALS WILL BE THE PROTECTION, CONSERVATION AND ENHANCEMENT OF THE LANDSCAPE AND CHARACTER OF THE AREA AVOIDING WHERE POSSIBLE HABITAT FRAGMENTATION.

WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD. DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AONB BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIAL, LANDSCAPING AND SITING. THE AONB MANAGEMENT PLAN SHOULD BE CONSIDERED AND WILL BE USED BY THE COUNCIL IN DETERMINING PLANNING APPLICATIONS.

FOR THE PURPOSES OF THIS POLICY THE TERM SETTLEMENT IS DEFINED IN THE GLOSSARY.

CURRENT

SETTLEMENT BOUNDARIES WILL BE UPDATED IN SUBSEQUENT DPDS.

This policy assists the interpretation of the development strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. In establishing broad constraints to development the Council will secure the overall vision of the Core Strategy.

POLICY DME2: LANDSCAPE AND TOWNSCAPE PROTECTION

10.13 DEVELOPMENT PROPOSALS WILL BE REFUSED WHICH SIGNIFICANTLY HARM IMPORTANT LANDSCAPE OR LANDSCAPE FEATURES INCLUDING:

- TRADITIONAL STONE WALLS
- PONDS
- CHARACTERISTIC HERB RICH MEADOWS AND PASTURES
- WOODLANDS
- COPSES
- HEDGEROWS AND INDIVIDUAL TREES (OTHER THAN IN

EXCEPTIONAL CIRCUMSTANCES WHERE SATISFACTORY WORKS OF MITIGATION OR ENHANCEMENT WOULD BE ACHIEVED, INCLUDING REBUILDING, REPLANTING AND LANDSCAPE MANAGEMENT)

- TOWNSCAPE ELEMENTS SUCH AS THE SCALE, FORM, AND MATERIALS THAT CONTRIBUTE TO THE CHARACTERISTIC TOWNSCAPES OF THE AREA
- UPLAND LANDSCAPES AND ASSOCIATED HABITATS SUCH AS BLANKET BOG
- BOTANICALLY RICH ROADSIDE VERGES (THAT ARE WORTHY OF PROTECTION).

The Council will seek, wherever possible, to enhance the local landscape in line with its key statements and development strategy. In applying this policy reference will be made to a variety of guidance including the Lancashire County Council Landscape Character Assessment, the AONB Landscape Character Assessment 2010 and the AONB Management Plan. Also the Council will take into account the potential cumulative impacts of development in areas where development has already taken place.

5 Amount

5.1 One new building is applied for; it measures 18.2 mtrs in length and 10.6 mtrs in width. The height to eaves is 3.048 mtrs and 4.649 mtrs to the ridge. The total new floor area proposed is 192.92 square mtrs.

Floorplan consisting of open plan storage over existing midden area.

4.5 meter opening on north facing side elevation, 4.5 meters westwards along from rear east facing gable.

Concrete floor

Rear wall at east facing gable and wall at south facing side elevation to be formed by walls in situ of existing midden.

6 Layout

6.1 The proposed building will be located at the Eastern end of the built environment of the farm.

7 Scale

7.1 In accordance with Policy G1 of the Local Plan, the proposed building is of an appropriate scale taking into account the the need to cover the midden and are located in the most suitable location. No cut and fill is required.

8 Landscaping

8.1 No Landscaping is proposed.

9 Appearance

9.1 The proposed appearance of the building will confirm with the character and appearance of the adjacent agricultural buildings.

9.2 Materials to be used for the roof Natural Grey BS Number 10A0 'Profile 6R' single skin fibre cement sheets.

	Colour Range: BS 4800/5252 Colour reference: 10 A 03 Description: Dawn grey / Sink grey / Flake grey
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9.3 The roof is to incorporate barge boards with 160mm half round P.V.C. gutters and fall pipes.

9.4 The materials used for the walls include Tanalized Yorkshire Boarding clad down to 1.2 meter high concrete block wall.

10 Access

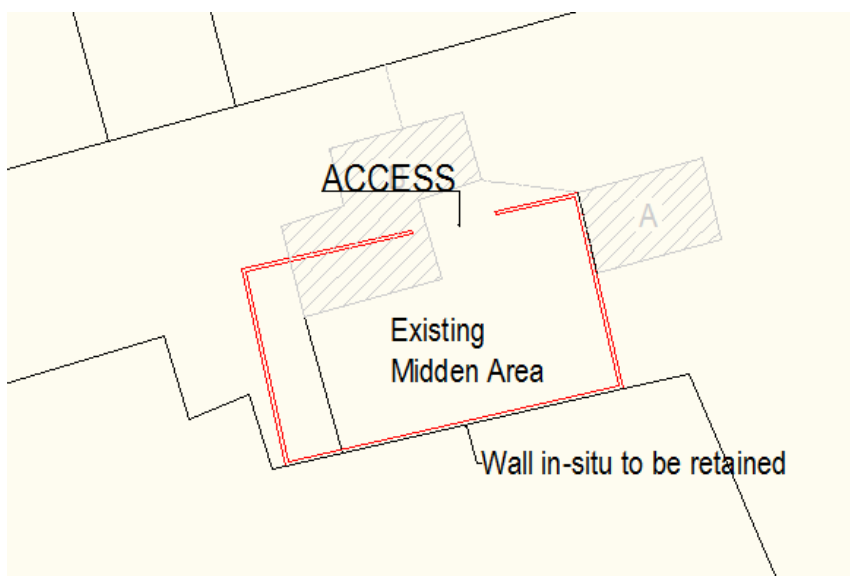


Image of plan to show access.

10.1 Access will be gained at the northern elevation. A 4.5 meter opening on the elevation, 4.5 meters westwards along from rear east facing gable will provide entry to the building for agricultural machinery to load and unload easily into the building.

10.2 This access depends on the removal of the sheds on site that are no longer required,

10.3 No new access tracks are proposed neither are any alterations or extensions to existing hardstanding.

11 Conclusion

11.1 This Design and Access Statement demonstrates that the proposed development promotes sustainable farming methods, with the aim of reducing the impact of existing farming methods on catchment land and water.