

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB).

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

All materials to be used are same as existing farm buildings. The scale and design is in keeping also. There is no change of use, the site is already in use as agricultural.

Use

What will the extension/development be used for and justify why this is necessary?

The proposed development is necessary to improve animal welfare. It is intended to isolate young stock away from other cattle on the holding to help reduce mortality rates and improve health.

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

Proposed size 18.29 m wide, 22.86 m length, height 6.26 metres highest point. This size needed to accommodate calf numbers and associated feeding/cleaning/preparation areas.

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

We have looked at facilities on other farms in the area that have proved successful and taken the best layouts from these and researched advice taken also from vets

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

Yes, this development is in scale relating to other buildings on the farm.

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

No landscaping necessary within existing boundaries of the farmyard.

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

Materials to be used are exactly the same as other existing buildings - Brown fibre cement sheets and Yorkshire Bricks

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

To be accessed from existing farm yard and access. No new access needed.