

ML Planning Consultancy Ltd.

**APPLICATION TO
EXTEND EXISTING CATTLE DIARY UNIT AND ERECT NEW COVERED SILAGE
CLAMP**

at:

Slack Farm
Newsholme
Gisburn
Lancashire
BB7 4JF

For Client Mr D Newbould

DESIGN & ACCESS STATEMENT & SUPPORTING INFORMATION

DECEMBER 2015

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Applicant	Mr David Newbould
Address	Slack Farm
	Newsholme
	Gisburn
	Lancashire
Postcode	BB7 4JF
Tel No	
Mobile	
Email	
Site Address	As above

Outline Description of the Application

The proposed development is for:

- An extension to an existing dairy cattle unit in the form of a lean to.
- New silage clamp

The extension to the dairy building is for 2 bays only on the north west side

The new silage storage building is to the south east of the dairy building and is detached.

Background & Reason for Application

Slack Farm is located close to the village of Gisburn with the borough of Ribble Valley. It comprises of the main farmhouse, slurry store and a number of modern agricultural buildings.

The reason for this application is to provide a separate cattle handling area attached to the dairy cow housing, for animal welfare reasons.

The silage clamp is to accommodate silage made on the farm, for which there is insufficient capacity, given the age of the existing clamps, and their poor state of repair.

Existing vehicular access is gained from the A682 along a private access track.

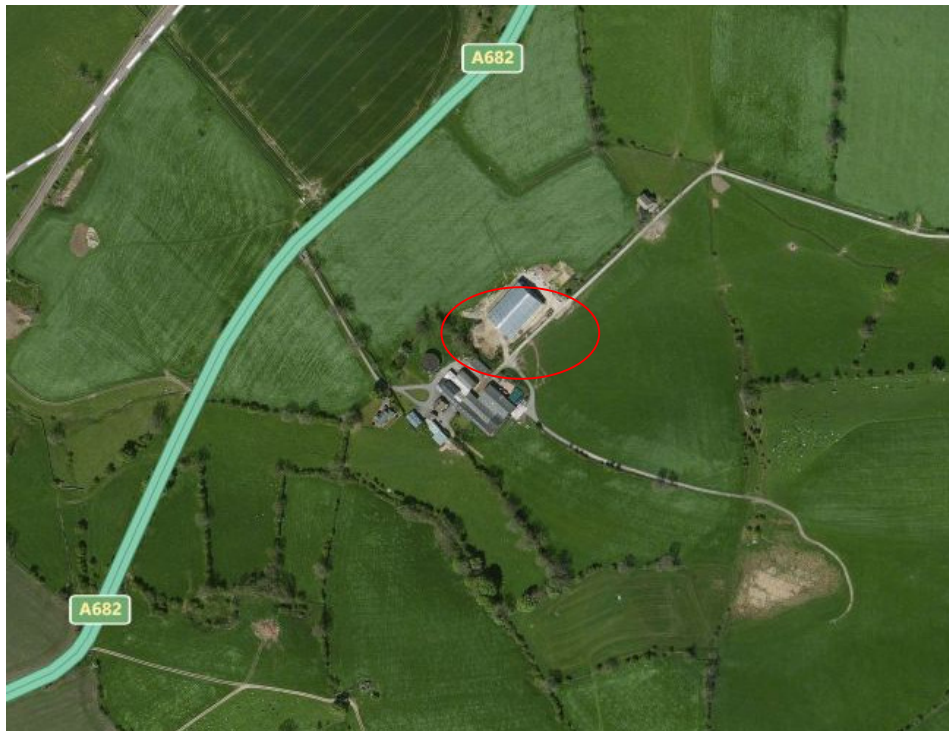
Site Appraisal

The existing dairy building is 45.6m long and 30.1m wide. The proposed extension would increase the buildings area by 74.6 sq m, providing a dedicated handling area

The proposed silage clamp is 17.6m wide x 36m long, giving a new floor area of 612 sq m. The proposed eaves height is 7.8m with a ridge height of 10.1m

Location

Below shows the location of the site:



Planning Considerations

In accordance with national government policy, it is important to ***promote sustainable, diverse and adaptable agriculture sectors where farming achieves high environmental standards, minimising impact on natural resources, and manages valued landscapes and biodiversity; contributes both directly and indirectly to rural economy***".

To raise the quality of life and environment in rural areas, local authorities must ensure the quality of local neighbourhoods by encouraging developments which add to the long term sustainability of rural communities.

Planning authorities should support a wide range of economic activity in rural areas. Taking account of regional priorities expressed in RSS, local planning authorities should:

- ***"set out in LDDs their criteria for permitting economic development in different locations, including the future expansion of business premises, to facilitate healthy and diverse economic activity in rural areas"***

Planning policies in RSS and LDDs should recognise and support development proposals that will enable farming and farmers to:

- ***"become more competitive, sustainable and environmentally friendly;***
- ***adapt to new and changing markets;***
- ***comply with changing legislation and associated guidance;***
- ***diversify into new agricultural opportunities***
- ***broaden their operations to 'add value' to their primary produce"***

Design Principles

The proposed extension will reflect the existing building in terms of design and materials.

The proposed silage clamp will also be in materials matching other buildings on the farm

Access

Access will be gained via the existing track off the A682. There is adequate room in the existing entranceway for turning and maneuvering vehicles, plus access for emergency services if they were ever needed.

No impacts are predicted on the network of public roads or rights of way during the construction or operation periods, therefore no additional measures are thought to be necessary.

Conclusion

The proposed development will provide much needed additional cattle facilities to meet current welfare standards.

The silage clamp will provide storage space for silage which would otherwise have to be wrapped, which is expensive and often not practical.

The surrounding landscape is that of established farmland, and will enable the new buildings to be added without causing any significant visual impacts. The existing building on site is not listed, no part of the site lies within a conservation area, and there will be no resulting visual impacts on the neighbouring properties. Therefore it is deemed that there are no contentious planning issues in question here.

The construction will not adversely affect the integrity, character and value of the local landscape. All materials will match the existing. All works may be carried out without prejudice to any local public highway throughout the construction and operational phases.