

Supporting Statement

For

Roofing over the cattle yard to help in reducing the
quantity of dirty water created

For

**Hawkshaw Farm
Longsight Road
Clayton Le Dale
Blackburn
BB2 7JA**

Prepared by
Mary Miller
Rural Futures
78a Main St
Warton
Carnforth
LA5 9PG



1.0 Introduction

- 1.1 This Supporting statement is to be submitted along with a Planning Application for a roof over the cattle yard between the existing buildings at Hawkshaw Farm, Longsight Road, Clayton le Dale, Blackburn BB2 7JA.
- 1.2 This statement will address the design and access issues relating to the building and justifies the building in relation to Town & Country Planning issues. The statement must be read alongside the enclosed planning application, and plan drawings.

2 The Property and Site

- 2.1 The site is located within open countryside 2 km to the west of Clayton le Dale within the parish of Clayton le Dale. Access to the farm is from Longsight Road.
- 2.2 The site consists of a farmhouse, a second dwelling and a range of traditional and modern farm buildings, providing livestock accommodation, silage clamps, feed storage, and machinery storage and workshop.
- 2.3 There is an onsite dairy where some of the milk produced is used to make Mrs Dowsons Ice Cream.
- 2.4 A farm visitor centre has been developed in the field to the north of the farm yard and the business also operates the diversified enterprise Scare Kingdom.

3 Background to Farm Business

- 3.1 Hawkshaw Farm is a family owned and operated dairy unit with around 200 milking cows. The farm extends to approximately 135 acres and a further 250 acres of land which is rented.
 - 3.2 In addition to the dairy cows there are also around 50 replacement heifers and 100 young cattle on the holding aged from birth to one year.
 - 3.3 The farm is operated by Mr & Mrs Dowson along with their sons and several employed staff. The business operates primarily as a dairy farm with a diversified business manufacturing Mrs Dowsons ice cream on site. The farm and ice cream making enterprise currently employs 7FTE staff.
 - 3.4 The farm also offers a small tourism attraction in the form of a farm visitor centre. The centre opens at weekends, bank holidays and school holidays and enables visitors to see farm animals and other
-

livestock as well as offering a café and play areas for families. The visitor centre employs 2 FTE and up to 15 part time staff in peak season.

4 The Development

- 4.1 This application is for the erection of a new roof to cover the cattle yard between the existing buildings.
 - 4.2 The roof will cover the yard between the existing buildings for the dairy cows and the building for heifers and youngstock which was granted planning consent on 01/06/2016, App no. 3/2016/0317.
 - 4.3 The open yard area is an external loafing and feeding area for the dairy cows which is located to the west of the cubicle housing.
 - 4.4 The proposed roof will cover the yard and will attach to the existing buildings. The area to be covered is 20.3 metres x 15.8 metres, the height to the eaves will be 5.9 metres and to the ridge will be 7.5 metres.
 - 4.5 The structure will not have any walls to ensure the ventilation of the adjacent cattle housing is not reduced.
 - 4.6 The roof will be grey fibre cement sheets to match the other buildings on the site.
-

5.0 Planning Policy

5.1 Relevant planning policy and guidance in the determination of this application can be identified as being contained within the National Planning Policy Framework and the Ribble Valley Core Strategy.

National Planning Policies

3. Supporting a prosperous rural economy.

28 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. To promote a strong rural economy, local and neighbourhood plans should;
Promote the development and diversification of agricultural and other land-based rural businesses.

This proposal will assist the farm business to reduce the amount of rainwater which mixes with the cattle slurry and which has then to be stored prior to spreading on the land. Any reduction in slurry and dirty water assist in reducing the potential for pollution.

11. Conserving and enhancing the natural environment.

109. The planning system should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes, geological conservation interests and soils;*

110. In preparing local plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment.

The proposed building will be constructed using materials to reduce the visual impact and to fit with the materials on the neighbouring farm buildings. The roof will be cement fibre sheets to match the other farm buildings.

**Local Planning Policy
Core Strategy 2008 – 2028 A Local Plan for Ribble Valley Adoption
Version**

Policy DMG1: general considerations

10.4 *in determining planning applications, all development must:*

Design

- 1. 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)*
- 2. 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.*
- 3. 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.*
- 4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.*
- 5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

The building has been designed to match the other buildings on site and to reduce the visual impact in this location.

Policy DMG2: strategic considerations

10.5 *development should be in accordance with the core strategy development strategy and should support the spatial vision.*

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.

The proposed building is in keeping with the other farm buildings on the site and will also assist in pollution control by reducing dirty water.

6.0 Planning Appraisal

- 6.1 The proposed roof will enable rainwater to be diverted away from the farm buildings and will reduce the volume of dirty water to be collected and stored, thus reducing the risk of pollution.
-

- 6.2 The impact of the development is minimal as the new structure is located within the existing buildings and the materials are in keeping with other agricultural buildings in the area.
- 6.3 The proposed building conforms to planning policy. In light of these factors it is considered that there should be no obstacles to the granting of planning permission for the development applied for.

7.0 Design & Access

This section of the statement has been structured with reference to CABE best practice guidance; Design & Access Statements – how to write read and use them. CABE 2006.

Context of Site

- 7.1 **Assessment-** The new roof will cover the existing cattle yard and is situated within the complex of livestock housing structures.
- 7.2 **Involvement** – None
- 7.3 **Evaluation** – The building will reduce the quantity of dirty water by preventing rainwater from landing on the dirty yard. This in turn reduces the risk of pollution.
- 7.4 **Design-** a steel framed portal building to match the existing buildings, with a cement fibre sheet roof with roof lights.

Design Principles and Concepts:

- 7.5 **Use** – to cover the existing cattle yard
 - 7.6 **Amount** – The building is 20.3m x 15.8m. The height to the eaves is 5.9m and the height to ridge is 7.5m.
 - 7.7 **Layout-** The building matches the profile of the existing buildings to the west and east. There will be no internal fittings or walls to ensure ventilation of the adjacent cattle housing is not impeded.
 - 7.8 **Scale** – The proposed building is 30.3 metres x 15.8 metres. It will be sited over the footprint of the existing cattle yard.
 - 7.9 **Landscaping** – No landscaping is required.
 - 7.10 **Appearance-** The steel portal building is in keeping with the other buildings on site.
-

Access:

- 7.11 **An Accessible Environment** – Access to the building is from Longsight Road via the farm access track. This will remain the same.
- 7.12 **Vehicular and Transport Links** – Access by agricultural vehicles will be from the existing yard area.
- 7.13 **Access and Movement Patterns** – This will be unaffected by the new structure.

8.0 Justification for the new building

8.1 The new roof covers an open cattle yard and will prevent rainwater from mixing with slurry.

8.2 The new building will be a single span structure adjoining the existing buildings at either side of the yard.

8.3 The purpose of the building is to reduce the quantity of dirty water produced and to reduce the potential for pollution in periods of heavy rainfall.
