

Design and Access Statement

Proposed Extension and Relocated Parking

To

Ann Forshaw's

Alston Dairy Ltd
Preston Road
Longridge
PR3 2BJ

Design and Access Statement

1.0 Introduction

- 1.1. To anyone that lives in the Ribble Valley the name Ann Forshaw is now synonymous with yoghurt. Established in 1983 the family business has grown to such an extent it now supplies Tesco, Sainsbury, Morrisons, Asda, Waitrose, Booths, Spar, Netto, Macro and Aldi as well as local shops. Whilst a chill store extension has recently been approved the company has just secured a major order with another large chain and the capacity needs to be doubled as soon as possible.
- 1.2. The approved extension has been implemented by make a start on the staff parking.

2.0 Proposal

- 2.1 The proposed extension is required to the North side of the dairy adjacent to the existing loading dock. This is a natural extension of the existing chill store in an area which will not cause any disruption to the production areas during construction.
- 2.2 The extension utilises the existing car parking area which as a consequence needs moving Northwards into the adjacent open field now owned by the dairy.

3.0 Planning History

- 3.1 The application site is specifically related to the production of Yoghurt. Bolton Fold Farm also includes a large fully functioning dairy farm with many applications specific to that. This document only lists relevant applications for the Dairy
- 3.2 List of applications:
 - i. 3/2016/0994 Proposed chill store extension – parking implemented – extension not started
 - ii. 3/2010/0932 Proposed chill store extension to existing dairy. Approved but never implimented
 - iii. 3/1993/0009 Processing and Distribution Building
 - iv. In the field north of application site 3/2009/0565 Resubmission of 3/2008/0227 to deal with elevation changes to construction of building to house farm shop, cafe, education room and bakery, layout of parking area and creation of small animal enclosures. Approved but never implemented.

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4.0 Design

- 4.1 The portal framed extension is designed to precisely match the existing metal clad dairy giving a dual portal appearance. With matching profiled sheeting and coloured flashings the only openings are a fire escape door and goods door.
- 4.2 The parking is enclosed by stock proof timber post and 5 rail fencing to precisely match existing including a native species hedge.
- 4.3 The existing steel container will be removed from site.

5.0 Landscaping

- 5.1 Landscaping is minimal with new parking areas and access tracks simply stoned using local stone and thus remaining porous. Disabled parking is retained on existing hard paved areas.

6.0 Scale

- 6.1 The 24.5m wide extension is the full 23.88m depth of the existing portal frame building. The gutter height is 5.07m and ridge 6.36m.

7.0 Use

- 7.1 The extension will be used to store chilled goods. The existing lean-to mechanical plant store will be used to house the additional condensers

8.0 Access

- 8.1 The existing site access is unaltered.
- 8.2 The relocated parking is off this access with adequate radiused kerbs provided to match existing. It's location facilitates the safest route for staff to access the building.
- 8.3 The existing loading dock will be sufficient for the increased throughput.
- 8.4 Access through the carpark is maintained to service the existing farm building feed silo, an existing dairy waste skip and to service the plant spaces to the rear. This includes facility for articulated vehicles to turn (1 delivery to farm silo per week). Access is also provided for 1 daily milk tanker

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9.0 Conclusion

- 9.1 This extension is essential for the continued success of this rural business and its newly aquired orders. The previously approved extension whilst implemented by the creation of the approved parking is now not big enough due to securing a large order with a national chain. Whilst the building extension is within the curtilage of the current business the parking extends into the adjoining field now owned by the dairy. This is the safest location for staff to then access the premises. The parking is fenced with a simple stock proof fence. This sympathetic extension safeguards rural jobs with an expected increase from 24 to 30 staff. The business needs to keep abreast of a highly competitive market.