

PLANNING STATEMENT INCORPORATING DESIGN AND ACCESS STATEMENT

LAND FORMING PART OF STANDRIDGE FARM.

TOSSIDE ROAD

SLAIDBURN

BB7 4TR.

**ERECTION OF AN AGRICULTURAL BUILDING FOR
EGG PACKING UNIT TOGETHER WITH ASSOCIATED
CAR PARKING, ACCESS AND LANDSCAPING.**

February 2018

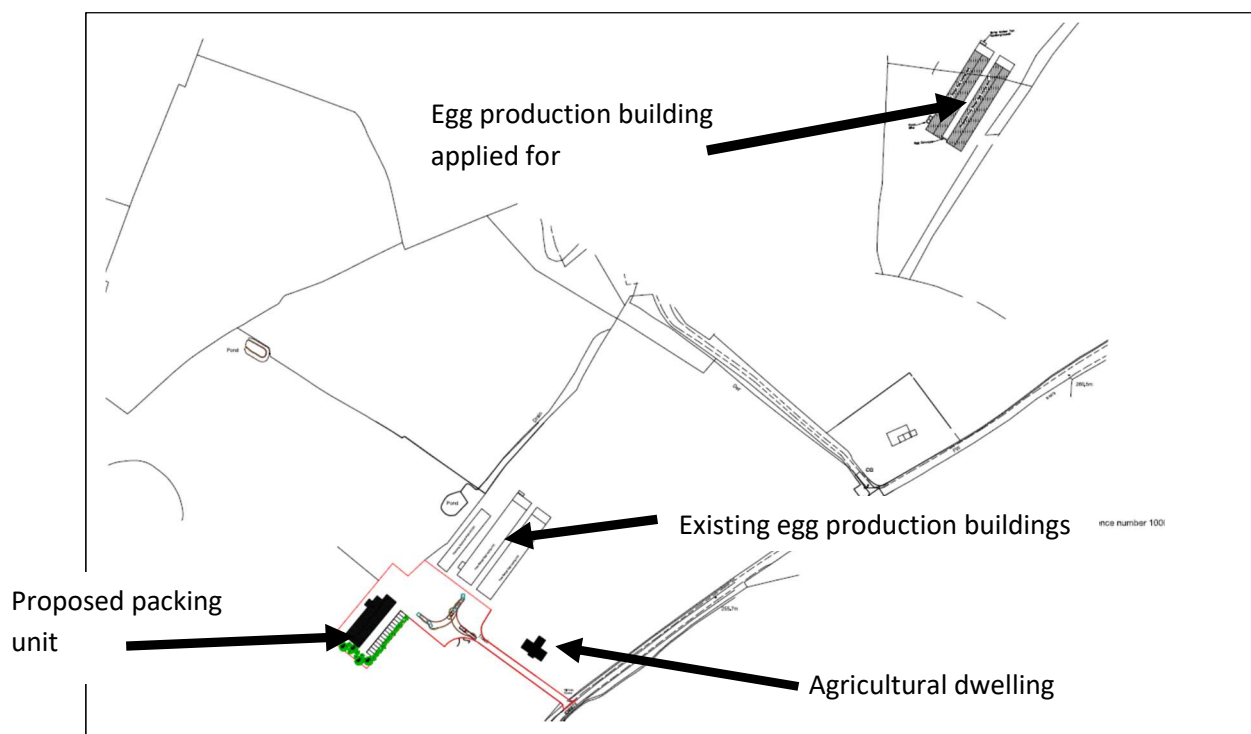
1 INTRODUCTION

- 1.1 This Planning Statement incorporates a Design and Access Statement supports a planning application for the erection of a new egg packing building and its associated works at the application site. It should be read in conjunction with the other submission documents and plans.

ASSESSMENT

2 SITE AND SURROUNDINGS

- 2.1 The application site comprises an existing agricultural enterprise that operates from Standridge Farm, Tosside Road, Slaidburn that extends to approximately 174 acres (70 hectares) of owner occupied land. The enterprise is situated about 2.5 kilometres (1.5 miles) to the east of the settlement of Slaidburn, on the B6478 road that connects Slaidburn to Tosside further to the east.
- 2.2 The agricultural enterprise comprises an existing free range egg production business with two existing poultry buildings of 16,000 birds each. These were constructed between 2015 and 2016 and also house a small egg packing and control area, egg store and bird house areas. The enterprise has been operated from The Cottage, Lower Edge Farm, Tincklers Lane, which is located just to the south of the application site. The enterprise however was granted planning permission in late 2017 for an agricultural workers dwellings to manage the egg production facility. A further egg production building for 27,000 birds is currently lodged with the Council and awaits determination. The enterprise currently employs four full time staff, increasing by a further 3 when the additional egg unit is operational.



Directors - Alan Kinder, Dip.T.P (Leeds). MRTPI & Val Kendall
2, Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

Phone: 01282 834834 Fax: 01282 451666 Web: www.avalontp.co.uk Email: planning@avalontp.co.uk

Avalon Chartered Town Planning is the trading name of Avalon Town Planning Ltd, Company No 07852064. Registered in England and Wales

3. BACKGROUND

- 3.1. In 2014, planning permission was granted for two livestock buildings for cattle accommodation (planning applications 3/2014/0189 and 3/2014/0190 refer). This enterprise diversified its operations at this site by gaining planning permission in 2015 for a free range egg unit building for 16,000 birds (application 3/2015/0723 refers). Following that approval, a further planning permission was granted in 2016 for an additional free range egg unit building for a further 16,000 birds planning application 3/2016/0916 refers). Those two egg production buildings are now operational on the site. In connection with that operation, outline planning permission was granted in 2017 for an agricultural workers dwelling in association with the egg production enterprise (planning application 3/2017/0313 refers). An application is currently lodged with the Council for the details of that workers dwelling. A further application for another egg production unit at the site is also lodged with the Council and awaits determination.

4 THE PROPOSALS

- 4.1. These proposals are to supplement the egg production unit at this site. The proposed building will be used for egg packing of the eggs produced at the site. Currently this service is outsourced and the egg production business at this site would benefit from its own 'in house' egg packing facility. As a result, a further 14 staff will be employed in the egg packing process.
- 4.2 The proposed building is to be located to the immediate south west of the existing egg production buildings at the site. Thus the existing access can be used to serve the building.
- 4.3. The new building is reflective in style and appearance to those that have been previously erected at the site. It is of portal frame construction with vertical timber cladding to the walls, coloured green, above low stone plinths and a pitched roof of corrugated sheet roofing, coloured dark green.

5 PLANNING POLICY

NATIONAL GUIDANCE

- 5.1. This is to be found in the National Planning Policy Framework (the framework) issued in March 2012. The framework is a material consideration in planning decisions.

- 5.2. The NPPF describes the overarching aim of the planning system as being to secure sustainable development; paragraph 7 states that there are three dimensions to sustainable development, namely economic, social and environmental and expands on those aspects and issues that are encompassed by each. Paragraph 14 in respect of the determination of planning applications states that this requires:
- *Approving development proposals that accord with the development plan without delay; and*
 - *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *Specific policies in this Framework indicate development should be restricted.*
- 5.3 Paragraph 17 details 12 core planning principles. The following extracts are of particular relevance:
- *Plans should be kept up-to-date*
 - *Proactively drive and support sustainable economic development to deliver the homes ... and thriving local places that the country needs*
 - *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*
 - *Take account of the different roles and character of different areas ...*
 - *Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable*
- 5.4. Paragraphs 18-22 of the framework set out the Government's objectives for building a strong, competitive economy.
- 5.5. Paragraph 18 states : *The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.*
- 5.6. Paragraph 19 states : *The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to*

encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

- 5.7. Paragraph 21 addresses the need for local authorities for planning policies to recognise and address potential barriers to investment and sets out factors to be taken into account in drawing up local plans. In particular it states : Investment in business should not be over-burdened by the combined requirements of planning policy expectations.
- 5.8. Paragraphs 56-68 are concerned with good design. In considering such matters, paragraph 59 advises : *.....design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.*
- 5.9. Paragraph 60 further advises : *Planning policies and decisions should not attempt to impose architectural styles or particular taste.....*’
- 5.10 At paragraph 65 goes on to state : *Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape....*’
- 5.11 Paragraph 115 sets out that great weight should be given to conserving the natural beauty of Areas of Outstanding Natural Beauty and paragraph 116 states that major development in these areas should be refused except in exceptional circumstances including the need for the development; the cost of developing elsewhere and any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which that can be moderated.

DEVELOPMENT PLAN POLICY

- 5.11. This is to be found in the Ribble Valley Core Strategy (CS), adopted in December 2014.
- 5.12 Policy DMB1 of the CS refers to the expansion of existing firms outside settlement being allowed provided it is essential to maintain the existing source of employment and can be assimilated within the local landscape.
- 5.13 Policy EN2 of the CS aims to protect the landscape and character of the Forest of Bowland AONB with the principle that the Council will expect development to be in keeping with the character of the landscape.

- 5.13. Policy DMG1 of the CS seeks a high standard of building design and considers scale, density, layout and massing and visual appearance; amenity and the environment.
- 5.14 Policy DME2 of the CS sets out to refuse proposals that significantly harm important landscape or landscape features
- 5.15 There is emerging planning policy in the form of the Council's Housing and Economic Development Plan Document (DPD) which is currently undergoing an Examination in Public but has not yet been adopted. It carries little weight for the determination of planning applications therefore. However, there are no changes proposed in this locality in the DPD that affect this development.

6 PRINCIPLE OF DEVELOPMENT

- 6.1 This application is for the expansion of an existing agricultural enterprise. That agricultural enterprise has been accepted as being financially viable on the approved application for the associated agricultural dwelling. In such case, the thrust of NPPF policy and policy DMB1 of the adopted CS is that such proposals should be allowed to secure growth and prosperity. Given that there are recently approved egg production buildings already approved at this site to which this building is associated, demonstrates that the principle of such buildings here are acceptable and there has been no change in that policy stance since those buildings were approved to indicate that any different decision on matters of principle should now be taken.
- 6.2 The application site is within the designated AONB where major developments should be refused as set out in the NPPF. However, in this case the building could not be located elsewhere as it is associated with the existing enterprise and is needed to enable expansion of that enterprise. There is little detrimental effect on the environment or landscape and these matters are explored below. The proposals are not therefore contrary to stated local or national policy

7 DESIGN

- 7.1 In terms of the new building, whilst the building sought to be retained with this application is functional in appearance, the former buildings and approved buildings reflected a similar design, therefore indicating that this type of building is acceptable at this location. The presence of an agriculturally designed building in the countryside is not uncharacteristic of

a rural landscape such as this. The scale and form of the development in relation to the landscape would mean that the building would be appropriately integrated with its surroundings and seen as an appropriate agricultural building within a rural landscape.

- 7.2. The design of the building is such that it will have coloured timber cladding that will help to break down the visual bulk and mass of the building. It is also modest in height which means that where it is seen in the landscape, it would not be unduly prominent.

8 IMPACT ON THE LANDSCAPE

- 8.1 The Framework and local policy does not seek to resist all new buildings in the AONB of the countryside but rather supports sustainable businesses and enterprise in rural areas through well designed buildings. It has been noted on the earlier approved planning applications, that the enterprise occupies a natural depression in the landscape that shields it from prominent public and long distance views. The same applies to the siting of this new building which follows along the same depression line so that it is sited well below the road level.
- 8.2 The landscape is also characterised by large areas of upland farmland that has dispersed groups of farmsteads and small settlements across it. The previously approved buildings at the site were noted as being well related to existing groups of buildings and would not therefore be prominent.

9 USE

- 9.1. The proposed use is for egg packing for eggs produced at the site. This enables the egg packing process to be carried at the site instead of being outsourced. This reduces the on costs of the business, enables control of the production process and removes the need to transport the eggs to an off site packing facility. Within the building the process involves sorting, grading, stamping, packing and labelling. The facility is required to be registered under Trade Regulations and as such, is subject to a strict inspection and compliance regime.

10 AMOUNT

- 10.1 The building measures 49 metres in length by 15.5 metres in width. It has a ridge height of some 5.2 metres. This gives the building a floorspace of some 730 sq.m.

11 SCALE

- 11.1 The size of the proposed building is commensurate with the scale of the process required, which is legislatively controlled for compliance. The scale of the enterprise is required to meet wider demand which meets the need for more production across the UK generally in a more sustainable way.

12 LAYOUT

- 12.1 The proposed building is laid out to reflect its function to provide for egg packing. Thus it is, in essence, a production line and this is reflected in the internal layout. The building is orientated in an east west direction to take advantage of climate, wind and sun warming factors.

13 LANDSCAPING

- 13.1 The site is mostly laid to grass externally with little opportunity for landscaping. This is an upland farmland landscape with few features except the open countryside beyond the site. However some boundary landscaping at the site is felt to be appropriate.

14 APPEARANCE

- 14.1 The proposed use will be contained within an existing undulation avoiding any ridge line so that the existing views of the site will be maintained and the building will not appear discordant in the landscape.

15 HIGHWAYS AND TRAFFIC

- 15.1 The access is existing and suitable to serve the building. There will be parking space adjacent to the building for staff parking and provision for the turning of a delivery vehicle, which will be a rigid 18 tonne lorry. Eggs from the packing unit will be delivered straight to customers, whereas presently they are taken from the egg production buildings and taken to an off-site packing facility. The egg distribution will require one delivery per day and as a consequence, will not result in significant traffic movements on the roads in the vicinity of the site.

15 OTHER MATTERS

- 15.1 The proposed development will be carried out to meet egg trade regulations as issued by the UK Government. This places the highest levels of protection on the operation of the proposed packing unit in order to protect residential neighbours and the environment as a whole and to provide quality assurance.
- 15.2 Paragraph 122 of the NPPF confirms that if an Environmental Permit is required, the planning system should not focus on issues which are controlled by the permitting process. In this instance, the permit controls all emissions from the site – odour, noise, dust, ammonia, waste disposal, dirty water management etc.

15 CONCLUDING REMARKS

- 15.1 These proposals will allow the expansion and continuation of this successful rural business that will contribute to the rural economy in line with national and local planning policies. Whilst this building would be an addition to the landscape of the AONB, it would not cause harm to the character and appearance of it. This is because of the siting of the proposed building is at a level lower than the road and therefore hidden from views from it, thereby protecting skylines and views into and out of the AONB. Even where views may be available from longer viewpoints, this is an agricultural building not unexpected in such an area and is designed with materials and colours to reduce any such impact.
- 15.2 Taking the above into account, this proposal is not contrary to the development plan or national guidance.

Directors - Alan Kinder, Dip.T.P (Leeds). MRTPI & Val Kendall
2, Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

Phone: 01282 834834 **Fax:** 01282 451666 **Web:** www.avalontp.co.uk **Email:** planning@avalontp.co.uk

Avalon Chartered Town Planning is the trading name of Avalon Town Planning Ltd, Company No 07852064. Registered in England and Wales