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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?

TO LINK WITH EXISTING WRA STRUCTURE ON THE RAIN

Use

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

TO BE UP TO DATE SLURRY STORAGE TO MEET SSAFO LEGISLATION - TO REDUCE DIFUSE POLLUTION
TO MAKE BEST USE OF AN ORGANIC MATERIAL - REDUCING THE NEED TO BUY ARTIFICIAL FERTILISERS - REDUCING THE CARBON FOOTPRINT

Amount

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

TO PROVIDE UP TO 6 MONTHS STORAGE OF SLURRY TO MEET WITH SSAFO LEGISLATION

TO REPAIR EXISTING WORN OFF DRAIN WHICH IS TO SHAR

Layout

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

THE ONLY PRACTICE SIZE

Scale

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

YES - THE FARM IS A MODERN DAIRY UNIT

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?

N/A

Appearance

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

THE TANK RIM WILL SIT BELOW THE EAVES LINE OF THE EXISTING BUILDING

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

N/A - FARM STAFF ONLY