

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?

We have considered the type of building that would best suit the rearing and maintenance of a flock of 40-50 pedigree sheep. Allowing for ~40 ewes during pregnancy and lambing at ~2.2m² per ewe; plus ~10 non-pregnant sheep at ~1.4m² each; plus ~20m² for storage of machinery and haylage indicates a building size of c.120m². In determining the location we have considered a number of factors including the prevailing weather the proximity to Great Dudlands itself for convenience and its relative concealment from other properties.

Use

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

We currently have a flock of 20 sheep and have recently purchase a further 10 ewes. We intend to breed these ewes and maintain a flock of c.40-50 sheep. The purpose of the building is to provide a winter shelter for the sheep plus lambing facilities and space for the storage of haylage and agricultural equipment.

Amount

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

Ttal size of the proposed building is 120m² - (L) 12m x (W) 10m x (H) 4.164m (at apex). The size has been calculated based on the number of sheep planned. The nature of these animals is that they are larger than other breeds of sheep and also require intensive supervision during lambing, hence the proximty to the farm house.

Layout

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

We have chosen a simple design of building. The open-plan layout will provide flexibility with regard to positioning of modular animal pens and segregation of sheep breeds, ewes and their lambs.

Scale

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

The scale of this building is in keeping with the rest of the site. It is substantially smaller than the original barn (now converted into a habitable dwelling) for Great Dudlands and of an appropriate size considering the 25 acres of agricultural land it would serve.

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?

Not applicable. The proposed site of the barn is such that the existing hawthorn hedge can be maintained as normal and there is no other landscaping necessary.

Appearance

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

We have considered materials that will help to lessen its visual impact. This includes the use of tanalised timber walls, doors and window shutters which will fade over time to a grey-green colour. Also, for the roof, we have chosen a 'juniper green' colour.

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

The building will be accessed from the driveway and entrance to Great Dudlands farmhouse and accessed via a hardcore, terram short track from the field gate at Great Dudlands.