

GENERAL DESIGN STATEMENT

PROPOSED AGRICULTURAL BUILDING

LAND AT CORONATION WOOD

OFF OLD CLITHEROE ROAD

CHAIGLEY

LANCS.



JANUARY 2021

PD Construction Consultants

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INTRODUCTION

The land at Coronation Wood is located to the southern side of Old Clitheroe Road on the parish boundary between Aughton, Bailey & Chaigley and Dutton. The boundary stones are close to the western boundary of the site.

The site is within the boundaries of the Forest of Bowland Area of Outstanding Natural Beauty and is surrounded by open agricultural land.

There are two public footpaths to the west of the site (3-3-FP 2 & 3-16-FP 13), and one footpath to the south of the site (3-3-FP 6). There is a bridleway located to the east of the site (3-3-BW 8), which provides access to the site in the north-eastern corner.

The land is on a sloping site with an area of 2.88ha.

HISTORICAL PLANNING

There are no historical records for planning applications at the site, but there are two recent planning approvals for agricultural buildings on properties immediately adjoining the site.

3/2020/0589 Holly Hall Farm.

3/2020/0511 Intack Farm

RELEVANT PLANNING POLICY

In preparing the design reference is made to Ribble Valley Borough Council – Core Strategy 2008 – 2028 document.

The following policies are applicable to the site:

DMG1	General Considerations
DMG2	Strategic Considerations
DME2	Landscape and Townscape Protection
EN2	Landscape

EXISTING SITE

The site is accessed from the north-eastern corner via the access road off Old Clitheroe Road. This relatively narrow section of the land slopes upwards gradually at a 6° incline approximately 12.0m to main body of the land. The bulk of the site is on a knoll with a height difference of 18.0m, with the high point located in the middle of the western boundary. The north and west boundaries contain a significant number of mature trees. These have been identified by data from *“Bluesky’s National Tree Map”*. The site is in a class 1 flooding zone, with a small unnamed watercourse running along the north boundary.

PROPOSED WORKS

The proposed building is to be for agricultural use within the definition of Section 336 of the Town & country Planning Act 1990.

The proposed building is to be located in the relative flat, north-western corner of the site. This location is also well screened by the mature trees located on the site boundary. The proposed building is to be located 8.0m away from the watercourse in accordance with Environment Agency guidelines. The building is also located at least 12.0m from the nearest tree, to ensure that the root zones are not adversely affected by the development. The trees in this part of the site range between 8.0 – 10.0m in height.

The proposed building is to be 22.50 x 10.80m on plan externally. The eaves height is 3.75m and the ridge height is 5.25m. The building is to be a portal frame, open plan structure, constructed with grey fibre cement profiled roof at 15° pitch complete with 10% rooflights. The walls at low level are to be natural grey coloured concrete blockwork. The upper walls are to be natural coloured, preservative treated, vertical Yorkshire Boarding to allow for natural through ventilation of the building.

SUMMARY

The proposals are designed to have minimal impact in the overall visual appearance of the surrounding landscape in accordance with policies DME2 and EN2.

The building has been designed to reflect the policies of DMG1 and DMG2 with a high standard of design and is sympathetic to surrounding, existing land uses in terms of scale, intensity and nature.

The nearest dwellings are Intack Farm to the north and Crowshaw House to the west, both located 300m from the proposed building. This has minimal impact on the residential amenity of these properties, which is reinforced by the fact that these are also agricultural premises. In addition to this the natural screening provided by the existing trees and the topography of land the proposal is not visible from the public footpaths, bridleway and highway.

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Dated: 16th January 2021

