

Design & Access Statement

General Purpose Agricultural Building

Land at Lower Monubent (Grid SD7923 5159)

On behalf of
Thomas & Sarah Whitwell

John Metcalfe
Rural Futures



This statement has been structured with reference to CABI best practice guidance; Design & Access Statements – how to write read and use them. CABI 2006. The document also includes an assessment of the development proposal in relation to national, regional and local planning policies.

1.0 Background

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Appendix A Landscaping Scheme

SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for the construction of general purpose agricultural building at Lower Monubent Farm, Bolton-by-Bowland. On behalf of Thomas and Sarah Whitwell. This document should be read in conjunction with the attached planning application forms, plans and supporting documents.
- 1.2** Lower Monubent Farm extends to 96 acres (39ha) of permanent grassland and supports a herd of beef cattle and flock of breeding sheep. The unit is under a Mid Tier Stewardship agreement with options for low input grazing and hay making to encourage species rich meadows and pasture. Fencing livestock off Monubent Beck has been undertaken as part of a riparian management plan and capital works have included hedgerow planting and maintenance.
- 1.3** The land has no buildings and concerns regarding poaching and animal welfare have prompted an application for a general purpose agricultural building
- 1.4** The proposed development will include:
- The construction of a 32.00m x 12.20m steel frame general purpose building for livestock housing, storage of fodder and machinery and a manure store.
 - Landscape planting with native species hedgerow and tree/shrub planting.

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1** The location of the proposed building is within the northern boundary of a parcel of permanent pasture, immediately adjacent to an existing track. Grid Reference SD 7923 5159).



- 2.2** The site is located within the Forest of Bowland Area of Outstanding Natural Beauty (FoBAONB). The character of the surrounding area is undulating pasture sloping westward towards Monubent Beck. Field boundaries are scattered boundary trees with hedgerow and wire fences.
- 2.3** The Lancashire Landscape Character Assessment describes the landscape as Undulating Lowland Farmland and the character area as Lower Ribblesdale.
- 2.4** The site is improved pasture with no intrinsic ecological value. No protected species or habitats will be affected by the development.
- 2.5** The site is located in Flood Zone 1 on the Environment Agency Flood Map for Planning.
- Proposed development**
- 2.6** The proposed development will involve the construction of a steel frame building in a west/east ridge line orientation. A boundary fence with native species hedgerow planting will be formed around the west and south of the building. Additional planting with native tree species will be undertaken on the western side of the development.

- 2.7** The surface material surrounding the building will be permeable stone hardcore.
- 2.8** Access to the building is directly off the access track arriving from Hellifield Road.

SECTION 3 DESIGN PRINCIPLES & CONCEPT

Design

- 3.1** Careful thought has been given to the choice of materials to ensure the building is appropriate within the FoBAONB setting.
- 3.2** The building will be of steel frame construction with pre-cast concrete panel walls. The walls will be clad over from the eaves to within 400mm of the ground with timber space boarding (Yorkshire boarding) which will provide ventilation for livestock and maintain a rural appearance.
- 3.3** The roofing material will be Eternit Farmscape fibre cement profile sheets in matt anthracite grey. These sheets are commonly specified in national parks and AONBs.
- 3.4** Gates and doors will be steel frame and clad with timber boarding.
- 3.5** The hardcore stone surface will be millstone to reflect the local geology.
- 3.6** Access gates will be timber.

Appearance

- 3.7** The design concept has been to maintain the rural character of the site. Whilst the functional and physical nature of the building requires a degree of visual intrusion this has been mitigated by careful choice of materials and limiting the height of the building to the minimum height practical for access with modern agricultural machinery.
- 3.8** The building will have a mains water connection and no electrical power.

Scale

- 3.9** The building measures:
- | | |
|------------------|--------|
| Length: | 32.00m |
| Width: | 12.20m |
| Height to eaves: | 4.00m |
| Height to ridge: | 5.70m |

SECTION 4 ACCESS

Access

- 4.1** Access to the site is via the existing stone access track extending from Hellifield Road.
- 4.2** Within the site there is adequate room for vehicles to turn. Entry and exit will be in a forward direction.
- 4.3** Access for emergency vehicles is good.

SECTION 5 PLANNING POLICY CONTEXT

Planning History

- 5.0** There is no planning history relevant to this application.

National Planning Policy

- 5.1** National Planning Policy is contained within the National Planning Policy Framework (NPPF).

Relevant policies within the Framework which are applicable to this application are:

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

This proposed scheme is for the development of an existing agricultural business (see agricultural justification document).

The proposed development incorporates a design and materials which minimises visual impact whilst providing the functionality required.

7. Requiring good design

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Considerable thought has been given to design and materials to ensure the development is cohesive with the rural setting. Timber cladding enhances the physical appearance of the building and landscaping with native species hedgerow will create habitat and food sources for birds and small mammals

Local Planning Policy

Core Strategy 2008 – 2028 A Local Plan for Ribble Valley

5.2 KEY STATEMENT EN2: LANDSCAPE

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

The proposed development includes landscaping with native species which will mitigate the visual impact. The building is located adjacent to a boundary and there will be minimal impact on the wider setting and landscape character of the area.

POLICY DMG1: GENERAL CONSIDERATIONS

IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:

DESIGN

1. BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE BUILDING IN CONTEXT OF THE PRINCIPLES FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT.
2. BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.
3. CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.
4. USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY, AS DESCRIBED WITHIN POLICY DME5, HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.
5. THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES, OR ANY SUBSEQUENT NATIONALLY RECOGNISED EQUIVALENT STANDARDS, SHOULD BE INCORPORATED INTO SCHEMES.

ACCESS

1. CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.
2. ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.
3. CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS.

AMENITY

1. NOT ADVERSELY AFFECT THE AMENITIES OF THE SURROUNDING AREA.
2. PROVIDE ADEQUATE DAY LIGHTING AND PRIVACY DISTANCES.
3. HAVE REGARD TO PUBLIC SAFETY AND SECURED BY DESIGN PRINCIPLES.
4. CONSIDER AIR QUALITY AND MITIGATE ADVERSE IMPACTS WHERE POSSIBLE.

ENVIRONMENT

1. CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.
2. WITH REGARDS TO POSSIBLE EFFECTS UPON THE NATURAL ENVIRONMENT, THE COUNCIL PROPOSE THAT THE PRINCIPLES OF THE MITIGATION HIERARCHY BE FOLLOWED. THIS GIVES SEQUENTIAL PREFERENCE TO THE FOLLOWING: 1) ENHANCE THE ENVIRONMENT 2) AVOID THE IMPACT 3) MINIMISE THE IMPACT 4) RESTORE THE DAMAGE 5) COMPENSATE FOR THE DAMAGE 6) OFFSET THE DAMAGE.
3. ALL DEVELOPMENT MUST PROTECT AND ENHANCE HERITAGE ASSETS AND THEIR SETTINGS.
4. ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE INTO ACCOUNT THE RISKS ARISING FROM FORMER COAL MINING AND, WHERE NECESSARY, INCORPORATE SUITABLE MITIGATION MEASURES TO ADDRESS THEM.
5. ACHIEVE EFFICIENT LAND USE AND THE REUSE AND REMEDIATION OF PREVIOUSLY DEVELOPED SITES WHERE POSSIBLE. PREVIOUSLY DEVELOPED SITES SHOULD ALWAYS BE USED INSTEAD OF GREENFIELD SITES WHERE POSSIBLE

INFRASTRUCTURE

1. NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED. IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE NEEDS. REGARD WILL ALSO BE HAD TO THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.
2. HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT

AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.

3. CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION.

OTHER

1. NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS.

The proposed development has been carefully planned to respect the rural setting and its position in the landscape. Natural timber boarding (Yorkshire boarding) and matt roofing commonly used in national parks and AONBs are incorporated. Access to the site is via an existing track. There will be no negative impacts on the environment.

POLICY DMG2: STRATEGIC CONSIDERATIONS

DEVELOPMENT SHOULD BE IN ACCORDANCE WITH THE CORE STRATEGY DEVELOPMENT STRATEGY AND SHOULD SUPPORT THE SPATIAL VISION.

1. DEVELOPMENT PROPOSALS IN THE PRINCIPAL SETTLEMENTS OF CLITHEROE, LONGRIDGE AND WHALLEY AND THE TIER 1 VILLAGES SHOULD CONSOLIDATE, EXPAND OR ROUND-OFF DEVELOPMENT SO THAT IT IS CLOSELY RELATED TO THE MAIN BUILT UP AREAS, ENSURING THIS IS APPROPRIATE TO THE SCALE OF, AND IN KEEPING WITH, THE EXISTING SETTLEMENT.

WITHIN THE TIER 2 VILLAGES AND OUTSIDE THE DEFINED SETTLEMENT AREAS DEVELOPMENT MUST MEET AT LEAST ONE OF THE FOLLOWING CONSIDERATIONS:

1. THE DEVELOPMENT SHOULD BE ESSENTIAL TO THE LOCAL ECONOMY OR SOCIAL WELL BEING OF THE AREA.
2. THE DEVELOPMENT IS NEEDED FOR THE PURPOSES OF FORESTRY OR AGRICULTURE.
3. THE DEVELOPMENT IS FOR LOCAL NEEDS HOUSING WHICH MEETS AN IDENTIFIED NEED AND IS SECURED AS SUCH.
4. THE DEVELOPMENT IS FOR SMALL SCALE TOURISM OR RECREATIONAL DEVELOPMENTS APPROPRIATE TO A RURAL AREA.
5. THE DEVELOPMENT IS FOR SMALL-SCALE USES APPROPRIATE TO A RURAL AREA WHERE A LOCAL NEED OR BENEFIT CAN BE DEMONSTRATED.
6. THE DEVELOPMENT IS COMPATIBLE WITH THE ENTERPRISE ZONE DESIGNATION.

WITHIN THE OPEN COUNTRYSIDE DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AREA BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIALS, LANDSCAPING AND SITING. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD.

IN PROTECTING THE DESIGNATED AREA OF OUTSTANDING NATURAL BEAUTY THE COUNCIL WILL HAVE REGARD TO THE ECONOMIC AND SOCIAL WELL BEING OF THE AREA. HOWEVER THE MOST IMPORTANT CONSIDERATION IN THE ASSESSMENT OF ANY DEVELOPMENT PROPOSALS WILL BE THE PROTECTION, CONSERVATION AND ENHANCEMENT OF THE LANDSCAPE AND CHARACTER OF THE AREA AVOIDING WHERE POSSIBLE HABITAT FRAGMENTATION. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD.

DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AONB BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIAL, LANDSCAPING AND SITING. THE AONB MANAGEMENT PLAN SHOULD BE CONSIDERED AND WILL BE USED BY THE COUNCIL IN DETERMINING PLANNING APPLICATIONS.

FOR THE PURPOSES OF THIS POLICY THE TERM SETTLEMENT IS DEFINED IN THE GLOSSARY. CURRENT SETTLEMENT BOUNDARIES WILL BE UPDATED IN SUBSEQUENT DPDS.

The development is needed for the purpose of agriculture. The proposed building is essential for the environmental objectives of the Mid Tier Stewardship Scheme to manifest and is critical for the efficient management of the unit. Post Brexit agricultural policies are focused on providing support to farmers for the public goods they provide. The environmental focus of the farming system is attuned to the objectives of the FoBAONB.

POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

Proposals that are intended to support business growth and the local economy will be supported in principle. Development proposals will be determined in accord with the core strategy and detailed policies of the LDF as appropriate.

The borough council may request the submission of supporting information for farm diversification where appropriate.

The expansion of existing firms within settlements will be permitted on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other plan policies of the LDF.

The expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the Local landscape. There may be occasions where due to the scale of the proposal relocation to an alternative site is preferable.

Proposals for the development, redevelopment or conversion of sites with employment

Generating potential in the plan area for alternative uses will be assessed with regard to The following criteria:

- 1. The provisions of policy DMG1, and*
- 2. The compatibility of the proposal with other plan policies of the LDF, and*
- 3. The environmental benefits to be gained by the community, and*
- 4. The economic and social impact caused by loss of employment opportunities to the Borough, and*
- 5. Any attempts that have been made to secure an alternative employment generating use for the site (must be supported by evidence (such as property agents details including periods of marketing and response) that the property/ business has been marketed for business use for a minimum period of six months or information that demonstrates to the council's satisfaction that the current use is not viable for employment purposes.)*

The proposal will enable the applicant to meet the welfare standards required to meet farm accreditation standards. Housing overwintering cattle, lambing sheep and finishing lambs will reduce the pressure on land and ensure the poaching of soils does not occur within an important catchment. The forthcoming Environmental Land Management Scheme, which replaces the current farm support scheme, requires all farmers to meet the highest environmental standards. Meeting these standards is critical to secure the viability of the farming business as well as delivering tangible benefits to the natural environment.

SECTION 6 CONCLUSION

- 6.1** The proposed development will provide essential infrastructure to allow an existing farm business to meet the strict animal welfare and environmental standards of a modern farm business.
- 6.2** Careful thought has been given to the scale and design of the proposed building to ensure the visual impacts are mitigated. The development has been designed to preserve the character and special qualities of the AONB.
- 6.3** The proposal has been fully assessed in regard of all relevant planning policies and issues. The development is congruous with national and local planning policy. We hope the planning authority will support the application.

May 2021

Appendix A – Landscape Planting Scheme

Proposed Planting Scheme.

Proposed planting scheme. (See proposed site plan showing areas for planting)

Tree and Shrub

A block of native species trees and shrubs will be planted on the western boundary adjacent to the proposed building and hedgerow. The area measures approximately 6.00m x 3.00m. The area will be planted with a mix of small standard trees.

Hedgerow

Planting will be in a double staggered row approximately 300 mm apart at 6 plants/m.

A planting schedule showing species and percentage mix is shown below.

Planting

General

All trees and shrubs shall conform to the relevant parts of B.S. 3936

Rejection of Plants

Any plant material, which does not meet the requirements of the specification, or is unsuitable or defective in any way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced.

Planting

All planting material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be clearly pruned prior to planting.

Planting of Transplants or Shrubs

The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in B.S. 4428: 1989. All plants shall be planted at the same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around the roots. All pots and root wrappings shall be carefully removed prior to planting

Tree Ties and Stakes

Trees shall be twin staked with cross bar. Ties shall be approved nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems. The following ties available from J Toms Ltd are approved: Feathered Type 04, Select standards Type L1, Extra heavy Standards Type L3.

MAINTENANCE

All dead, diseased, damaged plants must be replaced for up to 10 years with a tree of the same species and of similar size to that originally planted.

If damage by grazing animals such as rabbits, hares and deer are a problem spiral protection tubes should be used.

Pruning

At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape. Dress cut ends exceeding 25mm diameter with fungicidal sealant.

Watering

All plants will be watered to field capacity weekly during the months April – July for a minimum of 5 years. Watering will take place as required beyond this period in prolonged dry periods.

Litter

Site to be kept free of litter

PLANTING SCHEDULE			
TREES			
Area to west of building			
Species	Species	%	
<i>Sorbus aucuparia</i>	Rowan	40	
<i>Prunus avium</i>	Bird cherry	30	
<i>Malus sylvaticum</i>	Crab apple	30	
HEDGEROW			
Species	Species	%	
<i>Crataegus monogyna</i>	Hawthorn	50	
<i>Prunus spinosa</i>	Blackthorn	20	
<i>Prunus padus</i>	Bird cherry	15	
<i>Ilex aquifolia</i>	Holly	10	
<i>Rosa canina</i>	Dog rose	5	

