

Design and Access Statement to accompany the planning application

Land at Preston Road, Ribchester, PR3 3XL.

The site is located within Ribchester outside the settlement boundary therefore falling within open countryside but within close proximity to the centre of Ribchester. The site is agricultural land and has access direct from Preston Road.

The development proposed is change the use of the land to Heliciculture with small low level ground breeding pens adjacent to the main building. This main building will be single storey of 5000 sq.ft. (465 sq.m.) and will be the offices, hibernation unit, testing facility together with packing and despatch. There is also room for demonstrations and tutorials together with necessary ancillary accommodations, thus creating a 'countryside attraction'.

Together with the Heliciculture Building, it is proposed to erect 6no. individual log cabins for use as holiday units. These are sited off the main access road within the site, and are well related to the proposed main building and will add to and support the countryside attraction.

The proposed development would run educational courses for the local community as well as other visitors such as schools, special needs and other communities and will be a small scale tourism development.

The development proposed does not impact on any existing trees or features so no trees will be removed to accommodate the buildings.

Following the advices given in the pre application enquiry response, the main building has been designed as single storey low key with a rural appearance using materials appropriate to the rural environment.

Use:

As stated will provide a countryside attraction, being commercially viable and bringing a new business into the Ribble Valley. The log cabins will provide holiday accommodation to visitors and tourists to the locality.

This development will be of economic gain to the local area creating extra visitor numbers for nearby attractions and facilities.

Amount:

The main building is designed to incorporate all requirements for the successful operation of modern Heliciculture. All HVAC plant, services etc. will be within the building roofspace meaning there will be no machinery visible on the roof or walls.

The log cabins offer good sized family accommodation with a front veranda allowing the visitors to sit outside whatever the weather. Each cabin has space for 2no. vehicles together with a secure covered cycle store.

Layout:

The development is laid out direct from the access road from Preston Road and the buildings form a tight knit development designed to ensure minimal visual impact on the surrounding area and to facilitate easy access whilst making economical use of space available on site.

Scale:

The proposed development is all single storey so as to locate discretely within the site.

Appearance:

The materials proposed are all compatible with the rural area and surroundings. The main building will be in materials in keeping with the character and rural nature of the area.

The materials are the highest quality in use for this form of development and blend in well with the surrounding landscape.

Access:

It is proposed to use the existing open access from Preston Road, whilst having a gated entrance into the site proper. There will be CCTV surveillance within the site for safety and security.

Access to and within all buildings complies to the requirements of the Disability and Discrimination Act.