

S 1202(1065)

Design & Access Statement

Machinery Store and Farm Workshop
Bank Top Farm, Sawley Road, Clitheroe, BB7 4RS

On behalf of
Robert Bolton



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

2.0 Context of Site

3.0 Design Principles and Concepts:

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5.0 Planning Context

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Plans & Drawings

Appendix 1 Landscaping

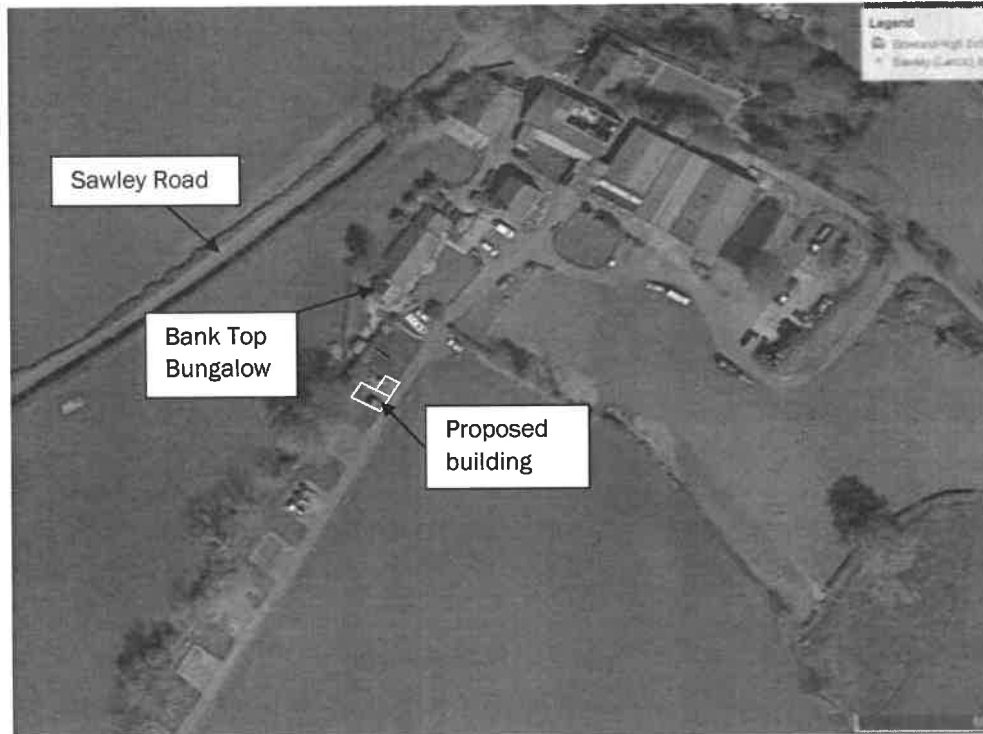
SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for the construction of a machinery building and farm workshop at Bank Top Farm, Sawley Road, Clitheroe, on behalf of Robert Bolton. This document should be read in conjunction with the attached planning application forms, plans and supporting documents.
- 1.2** Bank Top Farm extends to 40.50ha of permanent grassland. A further 12 ha is rented on an annual basis. The farming enterprise comprises a flock of 400 breeding ewes producing approximately 800 finished lambs annually. The family business includes Mrs J Bolton and her sons Michael and Robert.
- 1.3** The farm requires a machinery store and workshop to store and maintain the range of farm machinery and equipment used for farm operations.
- 1.4** The proposed development will include:
- The construction of a 13.70m x 11.00m steel frame machinery store together with a 4.57m x 4.57m lean to workshop.
 - Landscaping with native species hedgerow.

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1** The location of the proposed building is to the south west of Bank Top Bungalow. The site occupies a previous hard standing caravan pitch. Grid Reference SD 7709 4621).



- 2.2** The site is located within the Forest of Bowland Area of Outstanding Natural Beauty (FoBAONB). The character of the surrounding area is flat valley floor rising to the west. Field boundaries are predominantly hedgerow and scattered boundary trees. The Lancashire Landscape Character Assessment describes the landscape as Valley Floodplain and the character area as 11a Lower Ribble Valley.
- 2.3** The site is improved pasture with no intrinsic ecological value. No protected species or habitats will be affected by the development.
- 2.4** The site is located in Flood Zone 1 on the Environment Agency Flood Map for Planning with a low risk of flooding.
- 2.5** There are no footpaths or other Public Rights of Way within the site.
- 2.6** The ground profile rises steeply to the west and will result in the building having a low profile within the landscape setting. The land rises from the site at 82m AOD to Sawley Road at 94m AOD. The high hedgerow off

Sawley Road prevents the site being seen from the road or any public access points.

- 2.7** To the southwest of the site there are hard standing caravan pitches associated with the Caravan and Motorhome certified site that has operated for over 25 years.

Proposed development

- 2.8** The proposed development will involve the construction of a steel frame building in a northwest/southeast ridge line orientation to the south of Bank Top Bungalow. A 4.57m x 4.57m lean to will be constructed adjoining the northern elevation.
- 2.9** Access to the building will be from the existing permeable stone track.

SECTION 3 DESIGN PRINCIPLES & CONCEPT

Design

- 3.1** The design of the building and choice of materials have been given careful thought to ensure the building is appropriate within the FoBAONB setting.
- 3.2** The building will be of steel frame construction with precast concrete panels to 1.2m and clad over with steel profile sheets.
- 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** One roller shutter door will provide access for machinery with a single personnel door.

Appearance

- 3.5** The chosen design has been based on the functionality of the building and the unobtrusive site. The rising ground level to the west means that the eaves height to the rear (west) of the building will be reduced to 2.00m above ground level.
- 3.6** The appearance of the building will be in keeping with the farm buildings to the north east. Roof materials will be anthracite grey and the steel profile sheets will be forest green.

Scale

- 3.7** The building measures:
- | | |
|------------------|-------------------------|
| Length: | 13.70m |
| Width: | 11.00m |
| Height to eaves: | 4.00m (machinery store) |
| Height to eaves: | 3.00m (workshop) |
| Height to ridge: | 5.60 m |

SECTION 4 ACCESS

Access

- 4.1** Access to the site is via the existing stone access track extending from the farm main farm buildings which also serves the certified location caravan pitches.

- 4.2** The proposed development will not result in any additional vehicle movements.

- 4.3** Access for emergency vehicles is good.

SECTION 5 PLANNING POLICY CONTEXT

Planning History

- 5.0 3/2018/0761/P. Manure store Approved.

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.

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.

The building is designed for the intended functional use. Cladding and roofing materials are appropriate for the setting.

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 is small scale and is sited where the ground form and proposed hedgerow will minimise any impacts on the wider landscape setting and 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.

The building will be developed to a high standard with materials appropriate to the site. The building is sympathetic to the existing land use and is small scale.

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.

Access is good and no additional traffic movements will be generated

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.

The amenity of the surrounding area is not affected

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

The proposed building will have no impact on protected species or sites

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 it's position in the landscape. 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 required to allow the storage of machinery and equipment and provide a farm workshop which allows on farm maintenance of agricultural machinery and equipment. Storing machinery and equipment within the building will avoid unsightly accumulations of machines and paraphernalia.

SECTION 6 CONCLUSION

- 6.1** The proposed development will allow on farm maintenance of machines and equipment, reducing operational costs and extending the life of expensive replacement costs.
- 6.2** The building is small scale and visual impacts are minimal. The development has been designed to preserve the character and special qualities of the AONB.
- 6.3** There will be no impact on neighbour amenity.
- 6.4** 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.

June 2021

Appendix 1

LANDSCAPING SCHEME

Proposed Scheme

The landscaping scheme will include

13.00m of native species planting.

See schedule of planting showing density and numbers of plants below. The proposed site plan shows the scheme layout.

LANDSCAPING

SPECIFICATION

GENERAL

The works shall comply with B.S.4428 (1989) General Landscape Operations. Plants should be ordered to suit site requirements and only in accordance with the schedule spacings.

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

Hedgerow plants will be planted in a double staggered row at 6 plants per metre.

All planting material shall take place 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.

MAINTENANCE & AFTERCARE

All dead, diseased, damaged plants must be replaced for up to 7 years.

If plants are subject to grazing animals such as rabbits, hares or deer protective spirals should be used.

Weeding

All beds to be kept weed free by cultivating and/or by using approved herbicides.

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 3 years. Watering will take place as required beyond this period in prolonged dry periods.

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Planting Schedule			
Species	Common name	%	Number
<i>Crataegus monogyna</i>	Hawthorn	50	39
<i>Prunus spinosa</i>	Blackthorn	15	12
<i>Prunus padus</i>	Bird cherry	15	12
<i>Ilex aquifolium</i>	Holly	15	12
<i>Rosa canina</i>	Dog Rose	5	4
		Total	79

