

DESIGN ACCESS STATEMENT

FOR

DEMOLITION OF FORMER CALF BUILDING, OFFICES
AND RETAIL UNITS AND CONSTRUCTION OF NEW BUILDING
SPLIT INTO TWO UNITS

AT

GISBURN AUCTION MART



DESIGN STATEMENT

1.0 Site Location

Gisburn Auction Mart is located to the north side of the A59 in the village of Gisburn with Mill Lane to the East of the site and a Petrol filling station to the west.

2.0 Use

The main activity on the site is the Cattle Market where auctions are carried out currently on Thursdays and Saturdays.

A cafe and office building is attached to the main animal building along with the covered animal pens.

Croft bungalow is sited between the former calf building and the open yard area east of the petrol filling station. The bungalow is occupied by the site manager and his family. The open yard area adjacent to the bungalow has the benefit of Planning permission to construct a workshop with offices and showroom ref 3/2018/1000 which expires on the 12th February 2022. This proposed building is not large enough for the two prospective tenants.

3.0 Amount of Development

It is proposed to demolish the former calf building, office and small retail units which have an overall footprint of 1053m². They are not ideal structures to modify or extend.

A new building is proposed over and beyond the footprint of the existing buildings measuring 56m x 35.5m. (1988m² footprint an increase of **935m²**)

UNIT 1

Approximately 1000m² Ground floor area and a first floor of 723m²

The unit will house a Farmshop with its own bakery, butchery department, storage and ancillary accommodation.

UNIT 2

Approximately 930m² The unit will be for the sale of farming equipment, supplies and feed, with a 50/50 split between sales area and warehouse

4.0 Layout, Scale and Appearance

The new building will follow the northern line of the existing building whilst maintaining the existing roadway and the main car park to the centre of the site. Existing access to Croft Bungalow will be slightly altered due to the new building being closer to the A59 road. The new building will be set back slightly from the existing cafe and office building line attached to the main animal building.

The building will be split to form two units and be 56m long x 35.5m wide with an eaves height of 6.1m from slab level and a ridge height of 8m. The site has a crossfall of approximately 1 in 21.5 and the slab level will be set 205mm below the existing offices which are to be demolished.

Artificial stone walling will be built at low level with vertical plastisol coated profiled cladding will be fixed over in goosewing grey to the main wall areas, broken up with contrasting horizontal cladding in merlin grey at high level to the North West and South East elevation fronting the A59 Gisburn Road. Merlin grey vertical cladding will be fixed to the corners and mid span of these elevations to again contrast with the goosewing grey cladding. The North East elevation to the Farmshop will have first floor powder coated aluminium windows and vertical timber boarding. Entrance and exit doors will be finished in merlin grey.

5.0 Access

The site access off the A59 will be unchanged and a new drop kerb line will be installed to form a demarcation between the site roadway and the pedestrian access, parking area to the Farmshop.

Access to the Agricultural Supplies unit will be via the existing yard/compound behind Croft Bungalow.

6.0 Traffic and Parking

Traffic movement to and from the site is more prevalent on auction days, Thursdays and Saturdays.

The existing car park can accommodate a vast number of cars and vehicles with trailers. Drawing number 645/12 shows an indicative layout of 66 car spaces and 81 vehicle with trailer spaces.

The proposed Farmshop has 9 dedicated car spaces which includes 2 disabled bays and the Agricultural Supplies Unit has 10 spaces which again includes 2 disabled bays.

It is anticipated that the new retail units will be mainly visited on auction days by people attending the auction. On other days the traffic movement will be considerably less and the existing car parking arrangements will be more than adequate.

7.0 Crime Prevention

The site has the benefit of a Foreman who lives on site in Croft Bungalow. All doors will have security locks and the buildings will be alarmed. The Agricultural Supplies unit will have the added protection of the existing palisade fencing and gates.

8.0 Renewable Energy and Energy Efficient Design

The building will be thermally insulated to the latest standards and comply with the Building Regulations Part L

Energy efficient lighting will be provided throughout and consideration will be given to air source heat pumps and solar panels.

9.0 Landscaping

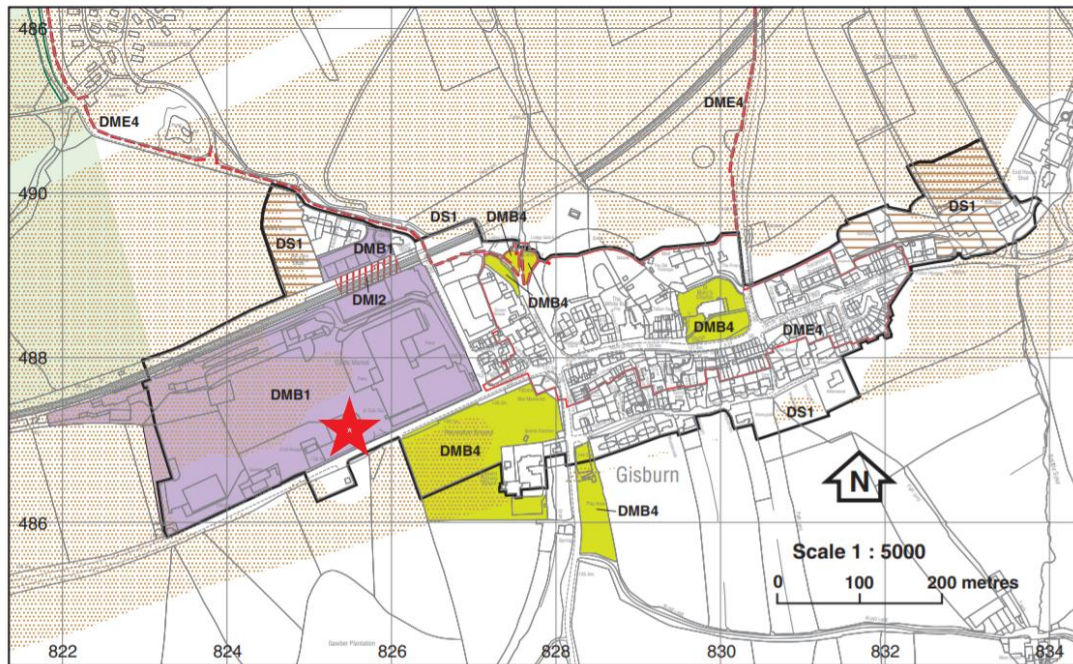
No soft landscaping is proposed.

10.0 Policy Analysis

Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires that application be determined in accordance with the plan, unless material considerations indicate otherwise.

For the purposes of this scheme, the development plan comprises the Ribble Valley Core Strategy (adopted December 2014). The application site lies within the settlement boundary of Gisburn, as shown in the Proposals Plan excerpt below, and is also designated as an Existing Employment Site. Accordingly the following policies are engaged and are relevant to the principle of development:

- **Key Statement DS1** – supports the delivery of new development in Tier 1 settlements (including Gisburn) as sustainable locations for growth;
- **Key Statement EC1** – outlines the hierarchy for locating new employment development, including sites which are well related to the A59 corridor. Particular preference will be given to the use of brownfield and existing employment sites, before alternatives are considered. Schemes which help to diversify and strengthen the local economy will also be supported in principle;
- **Policy DMG2** – requires new development in Tier 1 villages to 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;
- **Policy DMB1** – supports schemes which result in business growth and enhance the local economy. The expansion of existing businesses within settlements, within or adjacent to their existing site, will be supported provided that they result in no significant or unacceptable environmental issues.



Proposals Map Extract – site of development denoted by red star

In addition to the aforementioned Core Strategy policies, the National Planning Policy Framework offers support to economic growth.

Paragraph 8 of the Framework confirms that the Government is committed to building a strong, responsive and competitive economy, supporting growth and innovation. It also seeks to create vibrant and healthy communities, with accessible services which support health, social and cultural well-being.

Paragraph 83 confirms that planning policies and decisions should recognise and address the specific locational requirements of different sectors. Paragraph 84 seeks to facilitate a prosperous rural economy, supporting the sustainable growth and expansion of all types of business in rural areas, and through the development and diversification of agricultural and other land-based rural businesses. Paragraphs 92, 93 and 98 confirm that planning decisions should help to promote the creation of safe, healthy communities, with access to services and facilities which enhance their sustainability.

11.0 Appraisal

The principle of the proposed development is wholly compliant with the strategic requirements of the Core Strategy. The application site lies within a Tier 1 settlement, which is an accepted location for proportionate growth as detailed in Key Statements DS1 & EC1. Furthermore, Gisburn Auction Mart is an established

employment site, towards which development of this nature is to be directed as a priority.

The site is well related to the A59 corridor as required by Key Statement EC1, but is also highly accessible by means other than private car. There are a number of bus stops in the vicinity of the development, with regular services to both Clitheroe & Skipton. Additionally, the provision of the proposed Farmshop will enhance the range and availability of local services for the residents of Gisburn, addressing the requirements of the Framework in improving the sustainability credentials of communities.

In accordance with Policies DMG2 and DMB1, the proposed scheme is wholly contained within the confines of the settlement and comprises the expansion/diversification of an existing, long standing enterprise which is well known in the area.

Not only will the scheme help to support and sustain existing activities at the Mart, it will also help to diversify the range and type of business operating from the site. The direct benefits of this expansion, which represents a significant investment by the Applicant, are the creation of new employment opportunities within Gisburn, expenditure within the local economy and use of the local supply chain for goods and services.

The scale of the proposed development and the intended use is compatible with the surrounding area and is commensurate with the existing activity at the Auction Mart. The new building also offers the opportunity to secure visual enhancement and remove the existing, dilapidated structures at the roadside edge.

12.0 Conclusion

In accordance with Section 38(6), it has been demonstrated that the principle of development is compliant with the strategic aims of the Ribble Valley Core Strategy, by way of its location, nature and scale.

The scheme would not only help to diversify the existing uses at the site, but would also make a notable contribution to local employment opportunities and economic growth around Gisburn.

The delivery of such development, especially on brownfield sites, strengthens the network of sustainable rural businesses within the villages of the Ribble Valley, particularly those in close proximity of an arterial transport route such as the A59.

In light of these factors, the presumption in favour of sustainable development, as set out in paragraph 11 of the Framework, is engaged. The development should therefore be supported, with its numerous associated benefits given due weight in the decision making process.