

DESIGN AND ACCESS STATEMENT

FOR

PROPOSED AGRICULTURAL BUILDING

AT

MANOR CROFT,

GLEN AVENUE,

KNOWLE GREEN:

PRESTON

PR3 2ZQ



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

www.sunderlandpeacock.com

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CONTACT INFORMATION

Matthew Fish B.Sc (Hons) M.Sc (BldgCons) MCIAT IHBC
E: Matthew.Fish@sunderlandpeacock.com
T: 01200 423178

Sunderland Peacock and Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
Lancashire
BB7 2AG

www.sunderlandpeacock.com

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1.0 INTRODUCTION

1.1 OVERVIEW

- 1.1.1 This Design and Access Statement has been produced in support of an application for planning permission for the proposed erection of an agricultural building to land at:

Manor Croft, Glen Avenue, Knowle Green Lancashire, PR3 2ZQ

- 1.1.2 The site of the site of the proposed development proposals currently forms part of a registered small holding and the proposed building is required for the purposes of agriculture as detailed within this report. The site is located outside of the south boundary of the forest of Bowland Area of Outstanding Natural Beauty. This document is to be read in conjunction with all other submitted planning documents.

1.2 PURPOSE

- 1.2.1 The purpose of this document is to describe the nature and necessity of the proposals and provide the relevant justification and how the proposals comply with the necessary local planning policies. This document has been written with reference to CABI best practice guidance; Design and Access Statements – How to write, read and use them (2006)¹

2.0 SETTING AND CONTEXT

2.1 SITE LOCATION

- 2.1.1 The application site is located in the small residential village of Knowle Green, in the Ribbles Valley Borough of Lancashire. It is located to the south east of Manor Croft, which itself is situated on the south side of the B6243 Clitheroe Road and is accessed from Glen Avenue, which leads off the south side of Clitheroe Road southwards. The application site lies adjacent to the south east side of Glen Avenue.

2.2 SITE DESCRIPTION

- 2.2.1 The application site consists of a rectangular parcel of land used as conifer plantation for the sale of Christmas trees. Open pasture surrounds the plantation which is used for grazing and for mowing for the provision of hay bales for feed and bedding. A gravel hardstanding / access leads from the east corner of the site of the Manor Croft Dwelling and travels south west towards the north corner of the plantation before turning south east along the north east side of the plantation and is lined with trees. A public footpath (3-35-FP 11) passes through our client land to the north west of the application site and traverses from the site access to the north of our client's land towards the south east.

¹ Commission for Architecture and the Built Environment (2006) Design and Access Statements – How to write, read and use them (Online) Available at: <https://www.designcouncil.org.uk/fileadmin/uploads/dc/Documents/design-and-access-statements.pdf> (accessed on 14th June 2022)

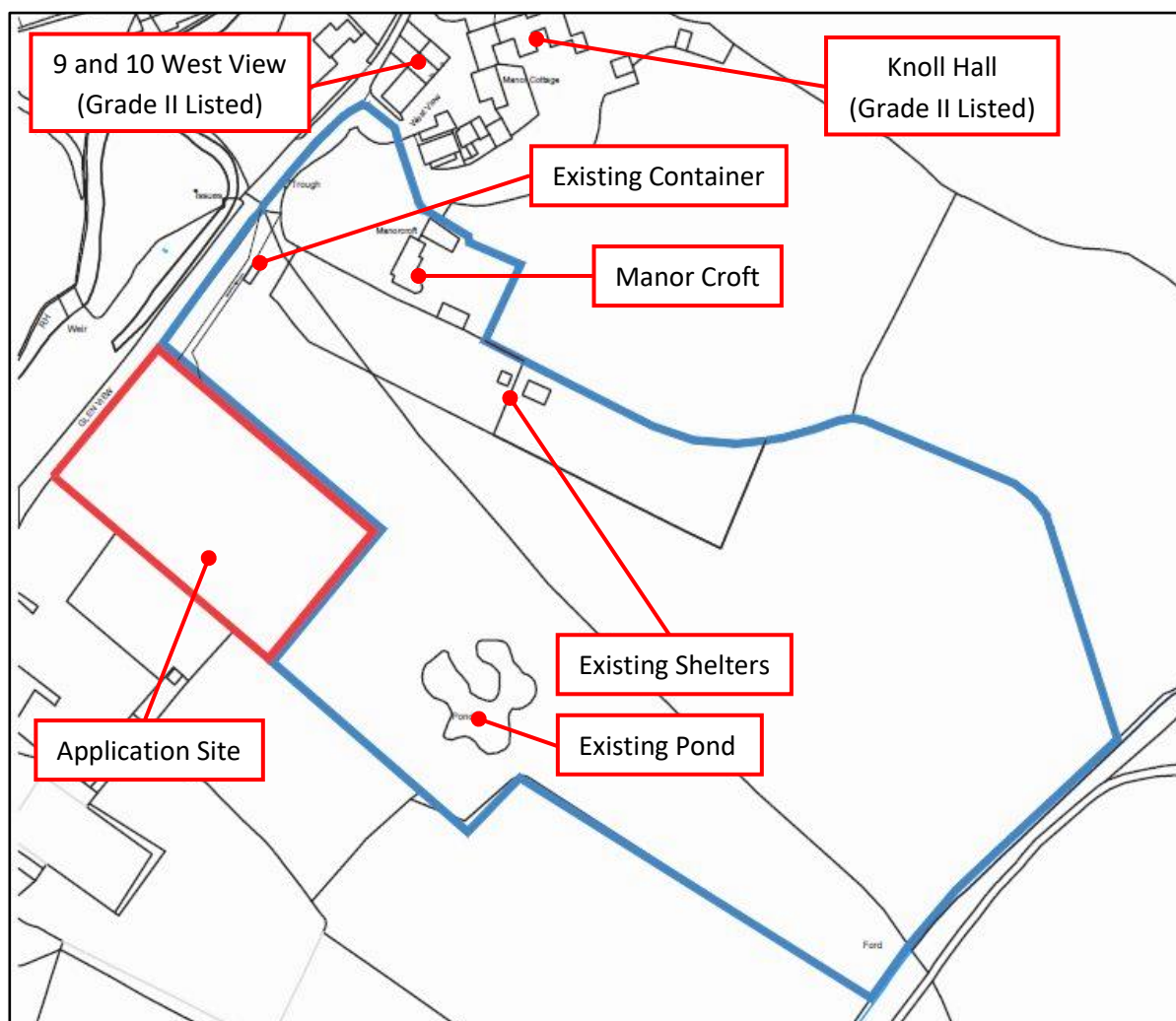


Fig 01: Location Plan showing the location of the application site.

3.0 PLANNING HISTORY

3.1 PAST PLANNING APPLICATIONS

3.1.1 A search of the online planning applications on the Ribble Valley Borough Council website has yielded the following results. Please note that this search was not exhaustive and older applications could exist.

Application Reference	Proposals	Decision
3/2009/0735	Proposed wooden agricultural storage shed for the storage of tractor and hay / straw.	Refused – 20.11.2009
3/2012/0396	Agricultural storage building for Alpacas and storage of hay and agricultural implements, and associated hardstanding.	Approved with conditions – 23.08.2012

4.0 PLANNING POLICY CONTEXT

4.1 NATIONAL LEGISLATION

- 4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the relevant development plan, unless material considerations dictate otherwise. In this instance, the relevant development plan for the area is the Ribble Valley Core Strategy.
- 4.1.2 In this Instance, section 66(1) of the Planning (listed Buildings and Conservation Areas) Act 1990 may apply due to the close proximity of both Knoll Hall and 9 and 10 West View and the adjoining barn, all of which are grade II listed buildings and are located some 115m to the north east of the application site. As such, the setting of these designated heritage assets is a material consideration in considering whether to grant planning permission.

4.2 NATIONAL PLANNING POLICY

- 4.2.1 The relevant national planning policies are contained within the National Planning Policy Framework (NPPF). The ability to achieve sustainable development is at the core of this guidance and is underpinned by a three tined approach which seeks to secure economic, social and environmental benefits in terms of new development. The relevant paragraphs consist of;
- Section 6. Building a Strong and Competitive Economy – Paragraphs 84 and 85
 - Section 12. Achieving Well Designed Places

4.3 LOCAL PLANNING POLICIES

- 4.3.1 The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014) and consist of the following;
- Key Statement DS2: Presumption in Favour of Sustainable Development
 - Key Statement EC1: Business and Employment Development
 - Key Statement EN2: Landscape
 - Key Statement EN5: Heritage Assets
 - Policy DMG1: General Considerations
 - Policy DMG2: Strategic Considerations
 - Policy DMB1: Supporting Business Growth and the Local Economy
 - Policy DME4: Protecting Heritage Assets
 - Policy DME5: Renewable Energy

5.0 DEVELOPMENT PROPOSALS

5.1 BACKGROUND AND PROPOSED USE

- 5.1.1 Our client operates an existing small holding at Manor Croft totaling 3.6 hectares part of which is used as a conifer plantation. The remaining land is used for grazing by the existing sheep flock as well as being mown to produce approximately 540 hay bales per year. At present, our client only has 2 small shelter buildings as well as a container sited on the land (this will be removed should planning permission be forthcoming) but does not have a specific building that is suitable for the purpose of storing hay bales and bedding, farming equipment and machinery, undertaking the bagging of trees from the plantation (i.e., Christmas trees). Space is also required

for the sheltering of sheep and lambs during the lambing season. The proposed agricultural building seeks to address this shortcoming and will allow our client to operate their small holding more efficiently and sustainably as well as ensuring a high standard of welfare for the existing sheep flock.

- 5.1.2 The proposed use of the building is in accordance with Key Statements DS2 and EC1 as well as policies DMG2 and DMB1, and is acceptable outside of a defined settlement area, as it is to be used solely for the purposes of agriculture and the development proposals will strengthen and enhance the existing agricultural operations on the site therefore contributing to the local rural economy.

5.3 APPEARANCE

- 5.3.1 The proposed building is a rectangular steel portal frame structure, with a shallow pitched gable form roof and is to be clad with profiled metal sheet cladding to both the walls and roof. A large roller shutter door is present to the north west gable elevation to provide vehicular access and a single leaf personnel door is located to the north side of the north east elevation.
- 3.5.2 The building is modest in its size and appearance is of the minimum size required to be sufficient for our clients' requirements. The building is to be 15.9m in length and 8.09m in width, with a ridge height of 4.36m and eaves height of 3.65m. The roof is to be shallow pitched therefore having a lesser degree of massing and the cladding is to be coloured green in order to harmonise with the local woodland setting and the wider rural landscape. The proposed materials are functional and durable and possesses the general agricultural aesthetic common amongst such buildings and portrays a functional building of 'light-weight' construction. The height required is dictated by the need to provide access for modern farming equipment and machinery in and out of the building.
- 3.5.3 Given the harmonious nature of the building's appearance, it will largely be screened on all sides by the existing trees present to the plantation as well as the trees and hedges which line the roadside to the north west. This will largely screen the building from the public realm, including from the public footpath which passes through our client's land to the north west of the application site. For the reasons discussed, the building design of the building is suitable for its intended use and responds to the character of its sensitive rural location and is therefore compliant with Key Statement En2 and Policy DMG1 of the Ribble Valley Core Strategy.



PL01: View of the proposed agricultural building from the west.



PL02: View of the proposed agricultural building from the north.



PL03: View of the proposed agricultural building from the existing site access to the north east.

5.4 LANDSCAPING

- 5.4.1 Proposed landscaping is minimal and limited to the creation of a new access from the existing access track to the north west edge of the application site that will extend through into the plantation, with the inclusion of a new gated access. A new hardstanding is proposed to the perimeter of the building.

5.5 HIGHWAYS AND ACCESS

- 5.5.1 New access from the existing highways is required. The existing access track within the site is to be extended to provide access to the proposed building. The existing highways and vehicular access will remain unchanged with no foreseeable obstructions caused to access by the emergency services.

5.6 FLOOD RISK

- 5.6.1 The application site is located in an area designated as Flood Zone 1 and has a low probability of flooding from rivers and sea. The site also has a very low risk of flooding from surface water sources. As a result, a flood risk assessment is not required as part of this application for planning permission and as such Policy DME 6 (water management) of the Ribble Valley Core Strategy is satisfied.

5.7 TREES AND HEDGES

- 5.7.1 a number of trees to the existing conifer plantation will required removal in order to facilitate the construction of the proposed agricultural building. However, these trees make a limited contribution to the local character of the area and are of a lesser degree of value from an ecological and biodiversity perspective when compared to well established native species and only exist as part of the Christmas tree plantation. No other trees or hedges require removal as part of the development proposals and as such Policies DME1 and DME2 are satisfied.

5.8 RENEWABLE ENERGY

- 5.8.1 It is our client's intention to install solar panels to the south west facing roof slope in order to generate electricity which will be directed to both battery storage and to provide power to the existing dwelling at manor Croft. This provides an element of sustainability to the scheme through the production of renewable energy. The proposals will have a limited visual impact from the public realm due to being located to the south roof slope, which is shallow and will limit visibility, and through the building being screened by trees. There will be no impact from noise or shading with no obvious foreseeable impact on the existing agricultural operations to the site and surrounding areas as well as the residential amenity of the local inhabitants, whom our client is included amongst. It should therefore be considered that Policy DME5 is satisfied.

5.9 DESIGNATED HERITAGE ASSETS

- 5.9.1 The nearest listed buildings are approximately 115m away from the application site to the north west. The buildings are grade II listed and as there is no direct impact on the fabric of these buildings, the impact will be considered in relation to the setting of these buildings only. It is worth noting that 'setting' itself is not a statutory designation. The immediate setting of these buildings is rural in nature with small clusters of buildings dispersed within a wider countryside setting which is largely used for agricultural purposes. The construction of the proposed agricultural building will not adversely impact or change the character and appearance of the rural and agricultural setting of the listed buildings, as this will be maintained. The distance between the listed building and the application site appears to be sufficient so as not have a significant impact and the proposed building itself is proposed for the purpose of agriculture and is consistent with the surrounding agricultural land use. The screening of the building, as well as the siting of the Manor Croft and other buildings in between the application site and the location of the listed buildings provides a sufficient degree of visual separation between both. As a result, the less than substantial harm caused is not sufficient enough to warrant the refusal of the application and the public benefits of the development proposal outweigh this harm and therefore Key Statement EN5 and Policy DME4 should be considered as satisfied.