
Design & Access/Planning Statement

**Application for the installation of transportable kennels and
two stables (Retrospective).**

**Little Dudland Farm
Rimington Road
Rimington
Clitheroe
BB7 4EA**

**On behalf of
Josh & Jane Greenwood**

John Metcalfe
Rural Futures (North West) Ltd
07791 488410
johnm@ruralfutures.co.uk



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

- Assessment
- Involvement
- Evaluation
- Design

3.0 Access:

- An Accessible Environment
- Access and Movement Patterns

4.0 Conclusion

Images

SECTION 1

BACKGROUND AND PROPOSED DEVELOPMENT

- 1.1** Rural Futures have been commissioned to submit a retrospective planning application for the installation of four mobile dog kennels and two stables for private use at Little Dudland Farm, Rimington on behalf of Josh & Jane Greenwood. This statement should be read together with the application form, plans and drawings and other supporting information.
- 1.2** Jane Greenwood is a passionate dog breeder and keen horse rider. She resides with her husband Josh and young children at Little Dudland Farm which comprises a tenanted farmhouse and two paddocks.
- 1.3** Unaware that planning permission was required for mobile structures a kennel unit has been erected within the garden of Dudlands Farm. Following a visit by a licencing officer from RVBC Jane has been made aware that planning permission is required for the kennels and two timber sectional stables.
- 1.4** Retrospective planning approval is sought for:
- 4 kennels within the garden curtilage of Little Dudland Farmhouse
 - 2 timber stables within the wider farm curtilage.

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1** Little Dudland Farm is located approximately 600 meters north of Rimington village outside the Area of Outstanding Natural Beauty.

- 2.2** A former dairy farm the farmhouse is now rented to the applicants together with two grassland units extending to approximately 15 acres.

- 2.3** The range of former agricultural buildings to the north of have been granted planning permission for residential use (Application 3/2016/0216).

- 2.4** As a licenced dog breeder Mrs Greenwood has installed four mobile dog kennels within the garden area of the farmhouse.

- 2.5** A double stable unit has been erected adjacent to the private access track to the west of the garden area with convenient access to the grazing paddocks.

- 2.6** Environment Agency Maps for Flooding show the site is within Flood Zone 1 with a low risk of flooding.

- 2.7** A number of public footpaths converge within the former farm complex to the north of the applicant's dwelling. The kennels and stables are well separated from the footpaths which are to the north and east of the farmhouse.

Involvement

- 2.8** There has been no pre-application discussions regarding this application with the LPA. The applicants have been contacted by the LPA to inform them that planning permission is required for the kennels and stables which accommodate the applicants horses.

Evaluation

- 2.9** The kennels are a modular structure which do not require any foundation or groundworks. They have been positioned within the domestic garden adjacent to a high wall which largely screens the kennels.

- 2.10** The stables are positioned adjacent to an existing farm building to the south of the curtilage. The stables provide shelter for the applicants horses and are critical for animal welfare.

Design

- 2.11** The kennels and stables incorporate a common design for such structures (see images) The kennels include a small resting area with an adjoining exercise area. The stables are a sectional timber design positioned on a hardcore base.

Scale

2.12 Kennels:

Length	6.5 metres
Width	3.0 metres
Height to apex	2.25m
Height to eaves	2.00m

2.13 Stables

Length	6.2 metres
Width	3.0 metres
Height to apex	2.30m
Height to eaves	2.00m

SECTION 4 ACCESS

An Accessible Environment

- 4.1** Access to the site is via a well maintained farm track off Rimington Road.
- 4.2** The kennels and stables will not result in any additional traffic movements.

Access and Movement Patterns

- 4.3** There is adequate turning space within the curtilage. Access and egress in a forward direction.

SECTION 4 CONCLUSION

- 6.1** The proposed development is small scale and has no impact on the landscape character. The kennels and stables are for the private use of the applicants.

- 6.2** The design and layout of the units is appropriate for the setting. Neighbour amenity is not affected.

September 2022

Images



Kennels



Stables