

## Design & Access Statement

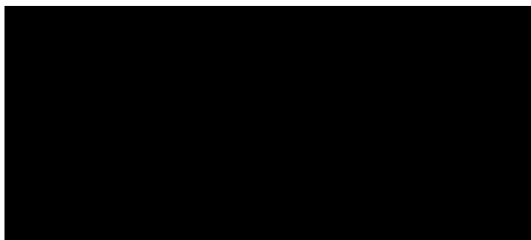
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Removal of an existing mono-pitch building and replacement with a steel frame building for livestock handling, including a rainwater harvesting system

Smithies Bridge Farm  
Sawley  
Clitheroe  
BB7 4NA

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On behalf of  
RB & JE Parker



This statement has been structured with reference to CABE best practice guidance; Design & Access Statements – how to write read and use them. CABE 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:**

**4.0 Access:**

**5.0 Planning Context**

**6.0 Conclusion**

**Plans & Drawings (Attached separately)**

## **SECTION 1            BACKGROUND**

- 1.1** This statement supports a planning application for the removal of a dilapidated mono-pitch building to be replaced with a steel frame structure for livestock handling at Smithies Bridge Farm, Sawley on behalf of RB & JE Parker. This document should be read in conjunction with the attached planning application forms, plans and supporting documents.
- 1.2** Smithies Bridge Farm is a 96.69ha all grass unit owned and managed by Richard Parker. The farm supports a herd of beef cattle of various ages from calves to strong store cattle together with a flock of breeding ewes producing lambs for the finishing market.
- 1.3** This application includes:
- The removal of an existing mono-pitch timber frame and tin sheet shed
  - The construction of a 10.50m x 6.50m steel frame building for livestock handling.
  - Incorporation of a rain water harvesting system

## **SECTION 2            CONTEXT OF SITE**

### **Assessment**

- 2.1**    Smithies Bridge Farm is located adjacent to A59 approximately 1 km south of Sawley Village. The surrounding countryside is characterised by flat open grassland with hedgerow boundaries and occasional field boundary trees. The River Ribble runs to the north west.
- 2.2**    The farm buildings include a range of traditional stone barns and modern cubicle housing. A dilapidated mono-pitch building constructed with timber poles and tin sheets is located immediately within the eastern farmstead boundary. The building is open fronted with an open concrete area extending to a traditional stone building.
- 2.3**    The building and concrete area has been used for livestock shelter and is now unsafe for use. Open concrete areas increase the risk of diffuse pollution to watercourses through dirty water run-off.
- 2.4**    Working closely with the Catchment Sensitive Farming Officer an application for grant funding has been approved to remove the existing building and cover the footprint and concrete area with a new structure which will allow efficient handling of livestock and protect the water quality within the Ribble catchment.
- 2.5**    The Environment Agency Flood Map for Planning shows the site as Zone 2 with a medium risk of flooding. A Flood Risk Assessment accompanies the application.
- 2.6**    There are no protected habitats in the area.

### **Proposed development**

- 2.7**    The proposed development will involve the removal of the existing building and the construction of a building that will cover the existing footprint and open yard area. Rainwater will be captured in an above ground tank for re-use for animals and agricultural operations.



## **SECTION 3            DESIGN PRINCIPLES & CONCEPT**

### **Design**

- 3.1** The proposed building will be a ridge structure extending from the existing stone building.
- 3.2** The eastern elevation will be clad above the existing stone wall to the eaves with Yorkshire boarding. The southern gable will be clad with Yorkshire boarding over a 250mm block plinth. The western elevation will remain open with steel gates.
- 3.3** Roofing will be Eternit Farmscape fibre cement profile sheets in slate grey.
- 3.4** The proposed building will provide a covered handling area for sheep and cattle.

### **Appearance**

- 3.5** The building is in a prominent position adjacent to the main road. The current building is in disrepair and unsightly. The proposed building will incorporate materials used in sensitive landscapes such as national parks and Areas of Outstanding Natural Beauty. The general appearance will be improved.

### **Scale**

- 3.6** The irregular building measurements are:
- |                         |        |
|-------------------------|--------|
| Length – East elevation | 11.00m |
| -    West elevation     | 9.75m  |
| Width:                  | 6.50m  |
| Height to eaves:        | 3.00m  |
| Height to ridge:        | 3.80m  |

## **SECTION 4      ACCESS**

### **Access**

- 4.1**    Access to the building is directly off the farm yard.
- 4.2**    Within the site there is adequate room for vehicles to turn. The proposed building will not result in any additional traffic movements.
- 4.3**    Access for emergency vehicles is good.

## SECTION 5      PLANNING POLICY CONTEXT

### Planning History

- 5.0 There is no planning history relevant to the proposed development

### National Planning Policy

- 5.1 National Planning Policy is contained within the National Planning Policy Framework (NPPF). Sustainability is central to the aims of the new guidance. The NPPF identifies that the three dimensions to sustainable development are: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role
- a social role
- an environmental role

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.

***This proposed scheme will support an existing agricultural business. The building will reduce the risk of diffuse pollution to a high priority catchment.***

## **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.*

***Materials have been selected to allow efficient management of the building and enhance the aesthetic appearance.***

### **Planning and Flood Risk**

168. Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 55.

55 A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

***The proposal is small scale agricultural development. A Flood Risk Assessment accompanies the application.***

#### **Local Planning Policy**

#### **Core Strategy 2008 – 2028 A Local Plan for Ribble Valley**

## **5.2**

### **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.

**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.

**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.

**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

**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 is an appropriate design for the functional purpose it serves. The proposed development will not impact on neighbour amenity.***

**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 needed or the purpose of agriculture. The building will reduce the risk of diffuse pollution. The development will have no detrimental impact on the character of the area.***

## **SECTION 6            CONCLUSION**

- 6.1**    The proposed development will provide a fit for purpose building that will allow the safe and efficient handling of livestock whilst ensuring there is no contamination of the priority water catchment. The appearance of the site will be much improved.
- 6.2**    A Flood Risk Assessment has been carried out. The building is small scale and is not a vulnerable use.
- 6.3**    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.

October 2022



Rain water harvesting tank (6000 litres)