



**Little Town Farm  
Thornley  
PR3 2TB**

Proposed Farm Worker's  
Dwelling and Farm Office  
over Detached Garage

**DESIGN AND ACCESS  
STATEMENT**

November 2022

## 1 Introduction

1.1 PGB Architectural Services are retained by Mr M Forshaw ('the applicant') to prepare drawings and documents sufficient for a planning application for:

- Proposed Farm Worker's Dwelling and Farm Office over a Detached Garage

1.2 This information is provided to support a planning application for the erection of a permanent farmer workers dwelling on land at Little Town Farm to accommodate a full-time stock person.

1.3 The dwelling is required for a worker who is employed fulltime in Agriculture to support the functional requirements to be readily available at all times of day and night to attend to the welfare requirements of livestock at Little Town Farm.

1.4 The farm is owned by the Forshaw family (M & E Forshaw) with the 4th generation now actively involved having studied Agriculture at Reaseheath, Nantwich.

1.5 The proposed site is owned by the family, as is all the surrounding land, and is situated on the western edge of the existing farmstead adjacent to existing farm buildings on the entrance to the farm itself. It would share the existing farm access. There are no increased traffic issues as the existing access is already used for access to the production unit and farm shop.

1.6 The remainder of this statement is structured as follows:

- Section 2 – Relevant Planning History
- Section 3 - Site Description
- Section 4 – The Proposal
- Section 5 – Design
- Section 6 - Access
- Section 7 – Landscaping
- Section 8 – Conclusion

## 2 Relevant Planning History

2.1 **3/2019/0515** Application for outline permission for one new farm worker's dwelling with all matters reserved. Approved 27/07/2019

2.2 **3/1995/0026** Dwelling for dairy worker (resubmission). Approved 20/06/1995

2.3 **3/1990/0711** Agricultural workers dwelling. Approved 23/10/1990

2.4 The 1990 and 1995 dwellings are occupied by family members as will this one if approved.

The 1995 approval is tied to the dairy business.

- 2.5 The outline application approved in 2019 has lapsed. The red edge for this put the house too close to the farm buildings. This application is therefore submitted to allow the red edge to be relocated.

### **3 Site Description**

- 3.1 Little Town Farm is accessed off Longridge Road approximately 1.5 miles Northeast of Longridge. The property includes a successful dairy and farm shop and more recently a small garden centre. It is a family enterprise and involves 4 generations.

- 3.2 The holding extends to approx. 490 acres. The application site is part of a field to the West of the farm buildings with the access to the Farm to the North. The access track forms the edge of the Forest of Bowland Area of Outstanding Natural Beauty to the North with the application site outside this area.

### **4 The Proposal**

- 4.1 The farmworkers dwelling is sited to the South of the access track in a location which will become a 'gatehouse' to the farm. It will be the visitor control point and hence the proposal for a farm office above the proposed garage.

- 4.2 Refer to the agricultural statement for the agricultural justification for this dwelling in the open countryside.

### **5 The Design**

- 5.1 The area is dominated by stone-built/rendered properties with slate roofs. This proposal is directly against the agricultural buildings and part of the farmyard setting. Farmhouses are typically very simple in form. Given the floor area restrictions for farmworkers dwellings, the design reflects this simple form and layout.

- 5.2 Stone is used on the front and West Facing gable with render on the other elevations. This gives the impression of a stone house when driving down the farm track and viewed from Longridge Road.

- 5.3 A rear canopy is added over the South facing rear elevation opening to act as solar shading and provide shelter when the doors are open.

- 5.4 A large utility is provided to allow the farm worker to 'de-robe' and wash before entering the main house.

### **6 Access**

- 6.1 The property is accessed off Longridge Road sharing the access to the Dairy, Farm Shop,

and Nursery before using the existing farm access track.

- 6.2 The position of the new farmhouse at the entrance to the farmyard gives better supervision of visitors. By providing a farm office this ensures visitors report there before entering the farmyard – currently they drive straight through to the main farmhouse which is not safe.

## **7 Landscaping**

- 7.1 The land is fairly flat with an existing field boundary to the South. This comprises a native hedge which will be infilled were needed. Otherwise, the farmworker is not wanting any maintenance so apart from hard paving in Indian flags the remainder of the garden is grassed.

## **8 Conclusion**

- 8.1 On the basis Outline approval was granted in 2019 and planning policies or farm circumstances are unchanged since then, we believe this application is only a matter of determining whether the design is appropriate.
- 8.2 The design is sympathetic with its surroundings and very simple in form. It meets the Department for Communities and Local Government technical housing standards – nationally described space standards. It is anticipated that this approval should be forthcoming.