

DESIGN, ACCESS & AGRICULTURAL STATEMENT

PROPOSED AGRICULTURAL BUILDING
TO
LAND EAST OF BEECH HOUSE
ALSTON LANE
LONGRIDGE
BB7 3HU



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SECTION 01

INTRODUCTION

I.1 OVERVIEW

This document has been produced in support of an application for planning permission for the construction of a small, detached agricultural building on a parcel of land to:

East of Beech House, Alston Lane, Longridge, PR3 3BN

The building is to be used for the purposes of storage and livestock and poultry housing. The site 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.

I.2 PURPOSE

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 CABE best practice guidance; Design and Access Statements – How to write, read and use them (2006)¹

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 9th February 2023)

SECTION 02

UNDERSTANDING THE SITE

2.1 SITE LOCATION AND DESCRIPTION

The site is located within the open countryside outside a settlement boundary as defined in the Ribble Valley Districtwide Local Plan. The site relates to land at Beech House and is adjacent to a group of buildings at the southern end of Alston Lane on the east side of the river Ribble. The group forms a well settled area of countryside land and comprises the dwellings Beech House, Riverside Barn, Roth-Holm, Hob Croft, Boot Farm Barn and the large modern agricultural buildings at Boot Farm. The application site is bounded by Alston Lane on the west side the bank to brook on the east side.

Alston Lane is an adopted highway. A bridleway which passes Alston Old Hall connects to Alston Lane past the application site then travels south towards the river. The bridleway becomes a public footpath at this point which then follows the bank of the river Ribble.

Land around the site is used for grazing. Around the site are a number of trees which screens the site from the surrounding landscape.



Fig 01: Plan Showing Location of the application site (Plan taken from Google Maps 2023 ©)

2.2 PLANNING HISTORY

A search of the Ribble Valley Borough Council Planning Application database has been undertaken in relation to the application site and has yielded the following results;

Application Number: 3/2017/0361

Proposals: Construction of stables for private use and turnout area.

Decision: Approved with conditions.

Date: 30.08.2000

Application Number: 3/2017/0361

Proposals: The conversion of an existing outbuilding into two residential dwellings.

Decision: Withdrawn

Date: 17.04.2018

Application Number: 3/2017/0153

Proposals: Proposed demolition of stables and construction of four holiday cottages with associated parking and amenity areas.

Decision: Approved with conditions

Date: 12.04.2019

Application Number: 3/2017/0489

Proposals: Discharge of condition 3 (materials) from planning permission 3/2019/0153.

Decision: Approved with conditions

Date: 20.06.2019

SECTION 03

PLANNING POLICY CONTEXT

3.1 NATIONAL LEGISLATION

Section 38 (6) of the Planning and Compulsory Purchase Act Requires that planning applications are determined in accordance with the Development Plan which in this case is the Ribble Valley Borough Council Adopted Core Strategy 2008 - 2028, which was adopted in

3.2 NATIONAL PLANNING POLICY

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.

3.3 LOCAL PLANNING POLICY

The relevant local planning policies pertaining to the historic environment are contained within the Ribble Valley Borough Council Adopted Core Strategy which forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant Local Planning policies consist of the following:

- Policy DMG1: General Considerations - sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DMG2: Strategic Considerations – this policy expects development within the open countryside, 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. It is supportive of the principle of new development that is essential for the purposes of agriculture in areas of open countryside subject to an assessment of the material planning considerations.
- Policy DME1: Protecting Trees and Woodlands - the Council will take measures through appropriate conditions and management regimes

to ensure such trees are afforded a sufficient level of protection in order to ensure their long-term survivability.

- Policy DME2: Landscape and Townscape Protection – states that proposals will be refused which significantly harm important landscapes and features such as woodland, hedgerows and traditional stone walls.
- Policy DME6: Water Management - states that all development proposals must avoid unacceptable risks to flooding and exacerbating flooding elsewhere.

SECTION 04

ASSESSMENT OF DEVELOPMENT PROPOSALS

4.1 PRINCIPLES OF THE DEVELOPMENT

Our client proposes the demolition of an existing former stable building and the construction of a small, detached agricultural building located on land to the north west of Beech House.

The building will form part of a small hobby farm enterprise and will primarily be used for the keeping of sheep and poultry and for the storage of a tractor and associated equipment, implements, feed and bedding. The building will house in excess of 20 poultry and 15-20 sheep whilst also being used for lambing. The tractor and equipment are required for the management of our clients 6 acres of land, which includes,

- Tractor
- Mower
- Trailer
- Roller
- Chain harrow

The building is typical of modern agricultural buildings in both its construction and appearance. The building is to be of steel frame construction, with low level masonry cladding, either concrete blockwork or panels, with open timber boarding / Yorkshire boarding to the west elevation and to the central bay of the east elevation. This is to ensure there is ventilation to the parts of the building which are to be occupied by livestock. The north and south elevations will be clad with profiled metal sheet cladding which is to be coloured dark green. The roof will have an overhang to the east elevation to provide a degree of shelter.

The building is to be three bays in length and one bay deep, with a total length of 12.1m and a total width of 5.2m. The overall height of the building will be 4.2m to the ridge and 3.3m to the lowest eaves on the west elevation. The building is to be set 1.2m from the fence to allow for access to the rear of the building for maintenance etc. The building will largely be screened by an existing hedge located to the west of the proposed building.

Given that the building is located outside of a defined settlement area, it is therefore required to meet one of six considerations contained within Policy DMG2 of the Ribble Valley Core Strategy and includes 'development needed for the purposes of forestry or agriculture'. The building has been specifically designed for the purpose of agricultural activities and the size, appearance and layout of the building is commensurate with the scale of our client's proposed

enterprise. As a result, policy DMG1 should be considered as satisfied in respect of design and policy DMG2 also considered as satisfied in respect of proposed use.

4.2 LANDSCAPING

The proposed landscaping to the site is minimal and will see the majority of the site restored to grassland. A concrete hardstanding is proposed to provide suitable access and turning space for vehicles entering the site, as well as a concrete hardstanding along the front (east) side of the building.

4.3 HIGHWAYS AND ACCESS

The building will be located to the north end of the site and will be primarily served by the existing site entrance located to this end of the site. The proposed development will not lead to an increase in traffic within the area. The existing highways and vehicular access will remain unchanged with no foreseeable obstructions caused to access by the emergency services. An appropriate turning area has also been provided to ensure vehicles can leave the site in a forward gear. As no traffic or parking implications will be created and the existing site access is suitable for the very low amount of traffic movements to and from the site, the proposals comply with Policy DMG1 in respect of access.

4.4 FLOOD RISK

The Application site is located within an area designated as flood zone 3, with the entirety of the site being allocated as such. Planning permission was previously granted for a much larger development on the site and consisted of the construction of 4 no holiday lets, with associated amenity space and parking. The flood risk assessment which was submitted with the application (application ref: 3/2017/0153) demonstrated that the flood risk of the site was the equivalent of a site within flood zone 1. In terms of a sequential test relating to the consideration of other possible sites for the agricultural building, there are no other parcels of land within our client ownership which could accommodate the building. The construction of the proposed agricultural building will not worsen current site conditions in respect of flooding. It is considered that policy DME6 is satisfied.

4.5 TREES AND HEDGES

No trees or hedges are required to be removed as part of the development and the building has been situated outside of the root protection areas of the nearby trees. Therefore, it is considered that Policies DME1 and DME2 are satisfied with regards to trees and hedges.

4.6 RESIDENTIAL AMENITY

It is our client's own property which is closest to the application site and owns the land on which the building will be constructed. Given that the location is rural in nature and that there are already existing farming activities taking place in the local area, a level of noise and disturbance should be expected, however this will be minimal given the small-scale nature of the proposals and they would not unduly impact on other residents in the vicinity. This will therefore satisfy the requirements of Policy DMG1 in respect of residential amenity.