

Design & Access Statement

Polytunnel Sheep Housing

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

**On behalf of
Josh & Jane Greenwood**

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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

3.0 Design Principles and Concepts:

- Appearance
- Layout
- Scale
- Landscaping

4.0 Access:

- An Accessible Environment
- Vehicular and Transport Links
- Access and Movement Patterns
- Emergency Services Access

5.0 Planning Context

- Planning History
- Planning Policy Framework
- Planning Appraisal

6.0 Conclusion

Plans & Drawings

Appendix A Justification for Proposed Building

SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for a polytunnel structure for sheep housing and handling at Little Dudland on behalf of Josh and Jane Greenwood. This document should be read in conjunction with the attached planning application forms, plans and supporting documents.
- 1.2** Josh and Jane Greenwood are developing a small flock of rare breed sheep including Derbyshire Gritstones alongside their mule flock. The couple hold the tenancy of 7.4 acres at Little Dudland with an additional 5 acres rented on an annual grazing licence. Mule ewes produce lambs for the finished market and the Gritstones are retained for breeding with surplus weathers sold fat.
- 1.3** Currently the land has no buildings and concerns regarding poaching of soils and animal welfare have prompted an application for a polytunnel to provide housing at lambing time and for finishing lambs. A small handling area will also be accommodated within the structure.
- 1.4** The proposed development will include:
- The installation of a 18.30m x 9.15m polytunnel

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1** The location of the proposed building is within the northern boundary of a parcel of permanent pasture (Grid Reference SD 8076 4653).



- 2.2** The site is located outside the Forest of Bowland Area of Outstanding Natural Beauty (FoBAONB). The character of the surrounding area is undulating pasture. Field boundaries are walls, hedges and scattered boundary trees.
- 2.3** The site is improved pasture with no intrinsic ecological value. No protected species or habitats will be affected by the development.
- 2.4** The site is located in Flood Zone 1 on the Environment Agency Flood Map for Planning with a low risk of flooding. There is no evidence of surface water flooding.
- 2.5** There are no public rights of way within the site.

Proposed development

- 2.6** The proposed development will involve the erection of a standard hoop polytunnel frame and roof with Yorkshire boarded ends and timber rails to 1.00m along the sides
- 2.7** The floor material will be permeable stone.
- 2.8** The access will be a standard steel agricultural gate.
- 2.9** Internally the unit will be divided into pens with a handling area for routine husbandry operations.

SECTION 3 DESIGN PRINCIPLES & CONCEPT

Design

- 3.1** The design of the polytunnel is common in farm and horticultural settings.
- 3.2** The structure will be covered in high grade polythene sheeting. Ventilation is important for livestock and side and end cladding will allow a free flow of air.
- 3.3** The unit will be anchored with steel augers on a stone base.

Appearance

- 3.4** The design and siting of the proposed unit will ensure there is minimal impact on the character of the area.
- 3.5** The green roof and timber cladding will ensure the building is in harmony with the surrounding area.

Scale

- 3.6** The building measures:
 - Length: 18.30m
 - Width: 9.15m
 - Height to eaves: 1.70m
 - Max height: 3.60m

SECTION 4 ACCESS

Access

- 4.1** Access to the building is directly from the surrounding pasture.
- 4.2** Access to Little Dudland is via a well made track. Vehicles will enter and exit in a forward direction.
- 4.3** The proposed development will not result in any additional vehicle movements
- 4.4** Access for emergency vehicles is good.

SECTION 5 PLANNING POLICY CONTEXT

Planning History

5.0 There is no planning history relevant to this application.

National Planning Policy

5.1 National Planning Policy is contained within the National Planning Policy Framework (NPPF).

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.

The proposed development incorporates a design and materials which minimises visual impact whilst providing the functionality required.

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.

The structure is designed for the purposes of agriculture with adequate ventilation to minimise the risk of respiratory disease.

Local Planning Policy
Core Strategy 2008 – 2028 A Local Plan for Ribble Valley

5.2 KEY STATEMENT EN2: LANDSCAPE

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

The proposed development is small scale and is located adjacent to a boundary. There will be minimal impact on the wider setting and landscape character of the area.

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.

The building will be well maintained and the incorporation of handling equipment within the polytunnel avoids the potential for the accumulation of clutter externally.

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.

Access is good and no additional traffic movements will be generated

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.

The amenity of the surrounding area is not affected

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

The proposed building will have no impact on protected species or sites

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 has been carefully planned to respect the rural setting and it's position in the landscape. Access to the site is from an adjacent track and within the grassland parcel in which the proposed unit is located. There will be no negative impacts on the environment.

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 for the purpose of agriculture. The proposed building will provide housing for lambing sheep and handling equipment.

SECTION 6 CONCLUSION

- 6.1** The proposed development will provide an essential building for the small scale agricultural operations. The building will ensure compliance with animal welfare and environmental standards.
- 6.2** Careful thought has been given to the scale and design of the proposed building to ensure the visual impacts are mitigated.
- 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.

March 2023

Appendix A – Justification for the proposed building.

Josh and Jane Greenwood manage 12 acres of permanent grassland within 2 parcels of land at Little Dudland with a further 5 acres of land rented on a short term licence.

The land is a registered agricultural holding: CPH 21/672/0176.

The land is classed as Disadvantaged.

The sheep operations are small scale. Pedigree Derbyshire Gritstones will be retained for breeding with wethers sold in the finished market. Mule offspring are reared and finished on the holding.

Fodder and feed is bought in as needed as the unit has no storage facilities.

Equipment and machinery includes a stock trailer and portable handling pens, turning crate, sheep racks and hurdles and a variety of dosing equipment, knapsack sprays etc. Clipping and routine dosing operations etc are undertaken in temporary penning.

Lambing time currently takes place outdoors in April. This is a vulnerable time for the ewes and extremely difficult in adverse weather conditions. If necessary ewes are sheltered within a stock trailer, but this is limited to 2 ewes and their lambs. Consequently losses can occur.

The rules relating to animal welfare are laid down in the Animal Welfare Act 2006 which makes it an offense to cause or allow unnecessary suffering. General welfare requirements are outlined in the Welfare of Farmed Animals (England) Regulations 2007. Farmers must treat all farmed livestock so that their health and welfare meets the minimum requirements for care and husbandry.

Soils are damaged where poaching occurs. Where run off from land occurs over exposed soils diffuse pollution occurs. Phosphates are tightly bound to soil particles. If run off to ditches and drains occur sediments can leach to watercourses.

The proposed building is essential for the management of the land and livestock.

The building will allow routine dosing and husbandry tasks to be carried out within the structure.

Importantly lambing ewes can be housed when conditions require and losses will be avoided.

Conclusion

The proposed building is essential for the management of the land and animals it supports. The size of the building has been limited to the requirements of the small scale farming operations.