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## **Design & Access/Planning Statement**

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**Application for the installation of transportable kennels.**

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

**On behalf of  
Josh & Jane Greenwood**

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John Metcalfe  
Rural Futures (North West) Ltd



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**

**4.0 Access:**

- An Accessible Environment
- Access and Movement Patterns

**5.0 Planning Policy Context**

**6.0 Conclusion**

**Images**

**SECTION 1**

**BACKGROUND AND PROPOSED DEVELOPMENT**

- 1.1** Rural Futures have been commissioned to submit a planning application for the installation of six mobile dog kennels 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. She resides with her [REDACTED] [REDACTED] and [REDACTED] at Little Dudland Farm which comprises a tenanted farmhouse and two grassland paddocks which support a small flock of rare breed sheep.
- 1.3** Kennel facilities at Dudland Farm are limited and to ensure her dogs are provided with the highest standards of care Jane has decided to install additional kennels.
- 1.4** This application seeks planning approval for:
- 6 kennels within the curtilage of Little Dudland.

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**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 12 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 (Application 3/2022/0913).
- 2.5** The proposed units will be the same design as the existing kennels.
- 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.

**Evaluation**

- 2.9** The proposed kennels will be the same design as the existing approved units. These are a modular structure which do not require any foundation or groundworks.
- 2.10** The proposed units will be oriented so that the open side of the kennels faces north towards the existing buildings. This will ensure the dogs are not disturbed by visitors and keep noise to a minimum. Minimal lighting is required other than a single bulkhead unit which will be obscured from any view by existing buildings and the units themselves.
- 2.11** The units will be positioned adjacent to existing large agricultural buildings and the approved stables. The existing buildings are significantly larger than the proposed kennels and will ensure the visual impact of the kennels is minimal.



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**SECTION 3                      DESIGN**

- 3.1**    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.
- 3.2**    The proposed units are a mono-pitch design. The units are constructed with blockboard to ensure high standards of hygiene with galvanised steel grills.
- 3.3**    The walls are insulated and when required heating will be provided internally.

**Scale**

<b>3.4</b>	<b>Kennels:</b>	
	Length	12.00 metres
	Width	3.3 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 5 PLANNING POLICY CONTEXT

### Planning History

Application 3/2022/0913 Retention and regularisation of unauthorised kennels 6.5m x 3.0m, and stables 6.20m x 3.0m **Approved 08/12/2022**

### National Planning Policy

#### 5.1 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 kennels are a functional design to ensure high standards of animal welfare***

### Local Planning Policy

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

### 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 units are small scale and functional in design. The units are easily removable if required.***

#### **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 kennels 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. 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 in keeping with the landscape.***

## **SECTION 6                      CONCLUSION**

- 6.1**     The proposed development is small scale and has no impact on the landscape character. The kennels 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.

March 2023

Images



Existing modular kennels