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New Shepherds Huts at Forty Acre Farm

Forty Arce Farm
Forty Arce
Lane
Longridge
Lancashire
PR3 2TU

Planning Statement

Nov 2023

1 Introduction

This is a Planning Statement written in support of a full planning application for the construction of 2 No of Shepherds huts at Forty Acre farm. Mrs Ann Lupton ("the Applicant") operates the farm with her husband at Forty Acre Farm, they operate a farming enterprise from here for breeding and fattening cattles. This proposal aims to enhance the existing farm facilities and contribute positively to the rural character of the area.

1. Site Description:

- The site is typical of a working farm and is still in use today, and is mainly for dairy cows and has previously had poultry, but has worked to diversify by providing a workshop on site for functions by means of the Business known as the Lovely Cow Shed. The site is elevated and looks into the Ribchester valley below and over to Blackburn. As the name suggests it covers forty acres, however the owners have other land off site.

2. Development Proposal:

- The huts are to be located as shown on the site plans immediately adjacent to the working kitchen known as the lovely cow shed by 2No of huts measuring 6.1x3.1m wide respectively and be 2.4m high. The materials used will be profiled sheets and timber windows and doors.
- The huts will be used as holiday lets as well as accommodation for in house cooking courses, and will contribute to the farming business continuing as all materials will be locally sourced on the farm.

3. Land Use and Zoning Compliance:

- The huts will be in align with similar units dotted around the RVBC, and will sit comfortably into the area as they will be used in conjunction with the farming business. They have been sited adjacent to the already existing unit and within a walled area that is currently vacant

4. Impact Assessment:

- There will be no impact on the surrounding development as they will be on wheels in order to be moved and sited easily on the grassed area within the farmhouse curtilage.
- The huts have been sited in the farmhouse boundaries and is surrounded by a dry-stone wall, which will provide screening as the ground level is lower than the adjacent road.

5. Access and Transportation:

- The farmhouse is accessed off Forty Acre Lane for all vehicles and farm machinery, and therefore has no impact on that that is already existing

- Parking is already laid out at the front of the adjacent building and provides for approx. 4 cars, whilst farm machinery and vehicles are located elsewhere.

6. Environmental Considerations:

- The huts have been designed sympathetically using re-used materials so as to impact on the carbon footprint as it will all be sourced locally and using local trades.
- The units will be built off site in a workshop approx. 4-5 miles from the site and then brought flat packed and erected on site.

7. Community Engagement:

- No engagement with locals has taken place as the site isn't surrounded by any great deal of properties.

8. Conclusion:

- To summarize business needs to expand relatively quickly in order to meet demand, and by providing the huts will provide space on the site to house on-going courses that are providing a much needed input to the community as well as keeping the resources on site.

I trust that the proposed development aligns with the local planning policies and contributes positively to the community. I look forward to the opportunity to discuss this application further if required.

Thank you for considering this planning application.

Sincerely,



Mr A.T. Lloyd-Haydock
On behalf of
ALH Design Services

