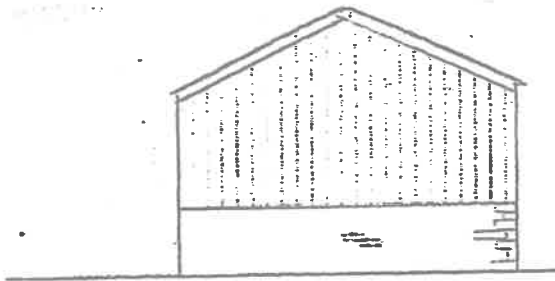


SITE LOCATION PLAN
AREA 4 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 372242, 445803

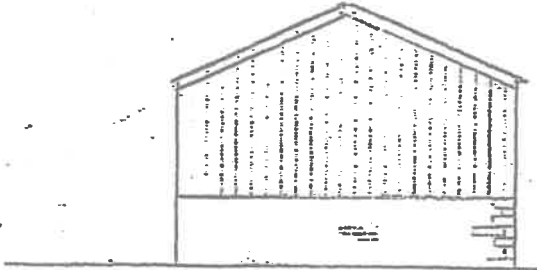


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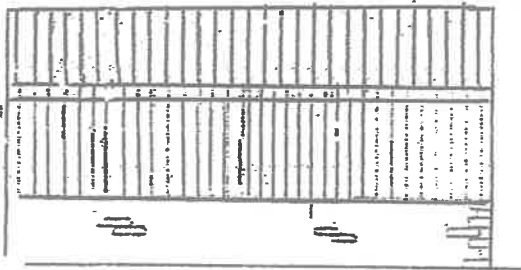
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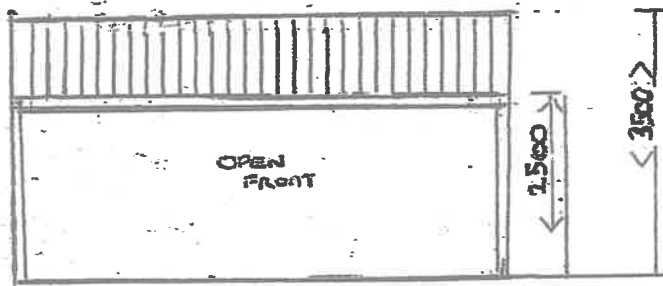
North Elevation



South Elevation

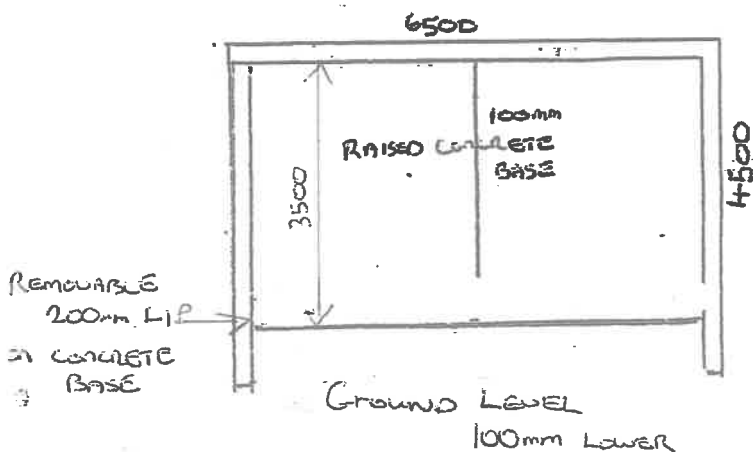


East Elevation



West Elevation

(Proposed muck midden)
Ashcroft
Mill Lane
Waddington



Elevations Scale 1:100 @ A4

Materials:
Walls – Block with stone clad to 950mm
& Timber boarding
Floor - sealed concrete
Roof - steel profile

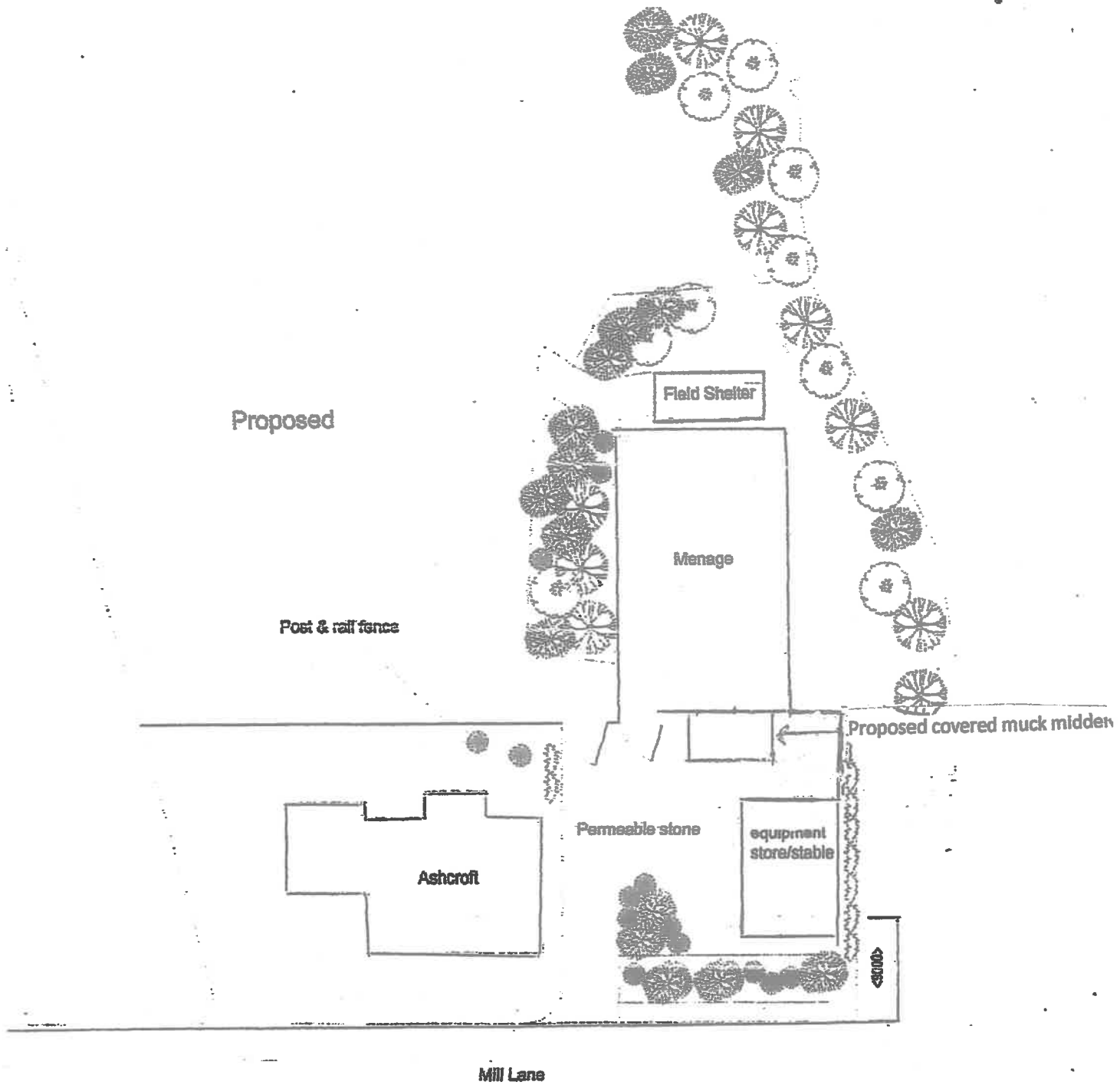
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(Proposed muck midden)
Ashcroft
Mill Lane
Waddington

Proposed

320230981P



Site Plan
Scale 1:500 @ A4



(Proposed muck midden)
Ashcroft
Mill Lane
Waddington

320230981P

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB).

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

- * COVERED BUILDING EXTERNALLY CLAPPED IN STONE/TIMBER WITH RAISED 100mm BASE
- * THIS WILL PREVENT LIQUID RUN OFF AND CONTAINMENT OF WASTE & BEDDING MUCK.
- * THE PROPOSED MUCK STORAGE WILL MATCH RECENTLY APPROVED APPLICATION 3/2023/0642.
- * BASIC OPEN FRONTED STRUCTURE.
- * AWAY FROM PARENT PROPERTY TO PREVENT UNWANTED SMELLS.

Use

What will the extension/development be used for and justify why this is necessary?

COVERED MANURE STORE TO PREVENT LIQUID RUN OFF
& CONTAINMENT OF WASTE/BEDDING MUCK.

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

6500 x 4500 (RIDGE 3500) REQUIRED TO PROVIDE STORAGE OF
BEDDING MUCK & WASTE TO COMPLY WITH CONDITION (8) OF PLANNING
APPLICATION 3/2023/0642.

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

SIMPLE LAYOUT TO PROVIDE EASE OF MUCKING OUT
REASONABLE DISTANCE FROM NEIGHBOURS & PARENT
PROPERTY

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

SIZE & SCALE CONSIDERED TO PROVIDE THE STORAGE OF
WASTE & BEDDING MUCK CAPABLE OF SUSTAINING THE RECENT
APPLICATION 3/2023/0642

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

SITE WILL BE SCREENED BY EXISTING HEDGEROW &
MATURE TREES

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

EXTERNALLY CLAD WITH STONE TO (950mm) FROM GROUND & THRU
VERTICALLY CLADDED IN TIMBER TO MATCH RECENTLY APPROVED
APPLICATION 3/2023/0642

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

EXISTING ACCESS TO BE USED