

Design and Access Statement & Planning Statement

to support a

**Retrospective planning application for the creation of two
timber classrooms and toilet facilities with package
treatment plant for use by Adam's Activity Ark CIC within
the farm park**

At
**Hawkshaw Farm
Longsight Road
Clayton Le Dale
Blackburn
BB2 7JA**

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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.

Design & Access Statement and Planning Statement

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1.0 Introduction

This retrospective planning application is for the addition of two timber classroom buildings and a building for toilets and storage within the farm park at Hawkshaw Farm. All three buildings are for the sole use of Adam's Activity Ark, a Community Interest Company (CIC).

All three of the buildings have been erected in a space between the existing animal housing within the farm park. Users of the facility also undertake supervised activities within the farm park enterprise such as animal care and horticulture.

2.0 Site details

Hawkshaw Farm is located on Longsight Rd and is to the east of the A59. Adam's Activity Ark CIC operates from within Mrs Dowson's Farm Park but is a totally independent enterprise.

The buildings which are the subject of this application include two timber cabins which are used as classrooms for activities and meal times. The third building is a new steel frame monopitch building to provide accessible toilets and storage for the enterprise. The toilets are served by a package treatment plant.

Access to the site and parking for attendees is via the main farm access and utilises the existing car park. Adam's Activity Ark is open Tuesday – Friday each week.

3.0 The development

This retrospective application seeks planning consent for three buildings within Mrs Dowson's Farm park for the sole use of Adam's Activity Ark and its attendees. Adams Activity Ark CIC was established in 2015 to provide a supported learning environment for adults with a range of disabilities and special needs.

Historically activities were offered within the original farm park buildings but any projects had to be completely cleared and stored away when the park is open to visitors. This also restricted the number of days activities could be offered as well as restricting the number of attendees.

Now there are two timber cabins which provide teaching facilities for cookery/baking, woodwork and crafting activities. They also provide space for dining and refreshments etc for attendees. Originally attendees had to use the toilet facilities in the farm park buildings which are some distance from the classrooms. The adjacent toilet facilities have been added to provide fully accessible toilets and facilities, catering for the needs of all users.

The provision of two classrooms solely for the use of Adam's Activity Ark and the subsequent addition of the toilet facilities has enabled the group to offer more places for attendees. There are currently 20 attendees at Adam's Ark with some users joining sessions more than once per week. Activities are available between 9.00am and 4.00pm from Tuesday to Friday with four staff and one volunteer supporting

clients. The attendees have a range of different requirements including learning difficulties, mobility disabilities and mental health needs.

Each day the attendees undertake animal care tasks and weather permitting horticultural activities such as sowing seeds, pricking out plants and harvesting small scale food crops. Other activities then include cooking or baking using home grown produce where possible, woodworking may include making bird boxes or planters and then other crafting activities to complete the day.

Foul waste is treated via a Klargester Bio 4 package treatment plant. Details are provided in the attached separate document.

4.0 Design and Access

Context of Site

Assessment

This retrospective application is for three small buildings within Mrs Dowson's Farm Park which are for the sole use of Adam's Activity Ark.

The three structures have been erected between the existing livestock buildings within the farm park. Access is via the farm entrance with parking in the approved car park adjacent to the farm park entrance.

Involvement

There has been no previous involvement with this application.

Evaluation

The above works have all been added within the existing farm park visitor attraction and utilise the existing access and parking within the site.

Adam's Activity Ark CIC operates during the week from Tuesday to Friday and is a separate enterprise to the wider farm and tourism business. The attendees utilise some of the facilities within the farm park to undertake animal care activities and horticultural tasks. All other activities are managed within the buildings as described within this application.

Design

The two classrooms are simple timber buildings – elevation drawings are included with this application.

The toilet facilities are within a steel portal frame monopitch building which provides fully accessible toilets and a storage area for Adam's Activity Ark.

The three buildings are all adjacent to each other to provide ease of access and use of facilities for attendees.

Design Principles and Concepts:

Use

All three buildings are solely for the use of attendees to Adam's Activity Ark CIC. providing all of the facilities required in adjacent buildings.

Amount

The two classroom buildings measure 7.3m x 6.1m and 7.3m x 4.8m. The toilet and storage building measures 18.6m x 4.9m.

Layout

The submitted plans show the current site layout with the new buildings identified as described above.

Landscaping

As the buildings are located in between the existing livestock housing for the farm park no additional landscaping has been undertaken.

Appearance

The classrooms are simple timber buildings. The toilets and storage are within a steel frame building which has been clad to give the appearance of a farm building which is in keeping with the surrounding area.

Access:

An Accessible Environment

The site is easily accessible by car, public transport and cycle from Longsight Road.

Vehicular and Transport Links

The site has good vehicular access and public transport can be accessed from Longsight Road

Access and Movement Patterns

There is good access and adequate turning space for vehicles within the site.

Emergency Services Access

There is good access for the emergency services and this has not been altered by the works carried out.

5.0 Planning Policy Framework

Central Government provides policy advice in the National Policy Planning Framework 2023. In this instance the local planning policy which is relevant to the site comes in the form of the Core Strategy 2008-2028 A Local Plan for the Ribble Valley

5.1 National Policy

National planning Policy Framework 2023

The National Planning Policy Framework document has three overarching objectives to achieve sustainable development:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

This application supports a Community Interest Company in offering learning opportunities for adults with learning difficulties, mobility problems and mental health needs.

This provides a vital opportunity for adults to feel part of a community whilst undertaking vital training courses. By delivering this service in a rural location with outdoor activities there is a huge mental health benefit for attendees.

Supporting a prosperous rural economy

88. 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, beautiful 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 buildings are vital to provide a rural learning opportunity for those who do not have many other training options.

Adam's Activity Ark CIC also provides rural employment for local people.

Local Planning Policy

KEY STATEMENT DS1: DEVELOPMENT STRATEGY

This policy provides a hierarchy for planning development. It is difficult to apply in this situation as the work is the expansion of an existing enterprise and so could not be located elsewhere.

KEY STATEMENT DS2: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- specific policies in that Framework indicate that development should be restricted.*

The location and design of these buildings are in keeping with the surrounding area. The rural location is essential to deliver the education and support required by the attendees.

KEY STATEMENT EN2: LANDSCAPE

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 works are small scale within the park and are in keeping with adjacent farmland.

KEY STATEMENT EN3: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

The Council will seek to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change. In particular, all development will be required to demonstrate how it will contribute towards reducing the Borough's carbon footprint. The Council will assess applications against the current Code of Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards, or any subsequent nationally recognised standards.

Proposals for the development of new renewable energy generation facilities, including onshore wind turbine technologies, will be considered. This will require the consideration of many factors including the need to reduce the area's carbon footprint whilst also recognising its exceptional environmental and landscape context.

In adapting to the effects of climate change it is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods, such as the use of sustainable drainage systems, will be incorporated.

New development in vulnerable areas should ensure that risks can be managed through suitable measures, including through the conservation of biodiversity, improvement of ecological networks and the provision of green infrastructure.

All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, material and landscaping and address any potential issues relating to flood risk. Ribble Valley Borough Council will liaise with the County Council over development within Mineral Safeguarding Areas (MSAs) in both proposing future site allocations and in determining planning applications. This liaison will include consideration of the issue of preventing the unnecessary sterilisation of mineral resources within MSAs and, where feasible and practicable, the prior extraction of mineral resources.

On larger schemes, planning permission will only be granted for developments on sites that deliver a proportion of renewable or low carbon energy on site based on targets elaborated within the relevant Development Management policy and also incorporate recycled or reclaimed materials or minimise the use of energy by using energy efficiency solutions and technologies. Where developments fail to achieve any of these, it must be demonstrated why this cannot be achieved.

The site is accessible by public transport or cycle. It is also well related to the wider road network which is crucial for people travelling to the site with a range of disabilities.

POLICY DMG1: GENERAL CONSIDERATIONS

IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:

DESIGN

- 1. BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE 8 BUILDING IN CONTEXT 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.*

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.*

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.*

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*

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 works are in keeping with the above principles using natural materials were possible and by ensuring the built structures fit with the nearby buildings.

POLICY DMG2: STRATEGIC CONSIDERATIONS

DEVELOPMENT SHOULD BE IN ACCORDANCE WITH THE CORE STRATEGY DEVELOPMENT STRATEGY AND SHOULD SUPPORT THE SPATIAL VISION. 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.

The developments are in keeping with the surrounding landscape and are of a scale appropriate to enable suitable training programmes to be delivered to attendees.

POLICY DMG3: TRANSPORT AND MOBILITY

*IN MAKING DECISIONS ON DEVELOPMENT PROPOSALS THE LOCAL PLANNING AUTHORITY WILL, IN ADDITION TO ASSESSING PROPOSALS WITHIN THE CONTEXT OF THE DEVELOPMENT STRATEGY, ATTACH CONSIDERABLE WEIGHT TO:
THE AVAILABILITY AND ADEQUACY OF PUBLIC TRANSPORT AND ASSOCIATED INFRASTRUCTURE TO SERVE THOSE MOVING TO AND FROM THE DEVELOPMENT –*

1. *THE RELATIONSHIP OF THE SITE TO THE PRIMARY ROUTE NETWORK AND THE STRATEGIC ROAD NETWORK.*

The site is well linked to the primary road network and is on a bus route.

POLICY DME2: LANDSCAPE AND TOWNSCAPE PROTECTION

DEVELOPMENT PROPOSALS WILL BE REFUSED WHICH SIGNIFICANTLY HARM IMPORTANT LANDSCAPE OR LANDSCAPE FEATURES.

The siting and design ensures there is no significant harm to the local landscape.

6.0 Determining issues

It is considered that the determining issues in the case of this application are:-

- a) The visual impact of the works on the open countryside
- b) How appropriate the buildings are in this location
- c) The wider benefit to the attendees at Adam's Activity Ark CIC

7.0 Assessment of the determining issues

- a) All of the works have been undertaken within the existing curtilage of the farm park. The buildings are of timber or cladding which is in keeping with the surrounding farm park buildings.
- b) The buildings integrate with the surrounding farm park to ensure attendees can be offered a supported learning experience in a rural setting
- c) Adam's Activity Ark CIC offers training in rural skills for attendees with learning disabilities and the peaceful countryside surroundings are extremely beneficial for people struggling with mental health issues.

8.0 Conclusion

This proposal fits within planning policies and supports a CIC in line with Ribble Valley Borough Council planning policies.