

Design & Access Statement

Construction of a general purpose agricultural building
and access track.

PR3 2TS

On behalf of
Tim & Laura Williams

John Metcalfe
Rural Futures



This statement has been structured with reference to CABE best practice guidance; Design & Access Statements – how to write read and use them. CABE 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

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Plans & Drawings

Appendix A Justification for Proposed Building

SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for the construction of a general purpose agricultural/forestry building on land associated with Dusty Clough Barn on behalf of Tim & Laura Williams. This document should be read in conjunction with the attached planning application forms, plans and supporting documents.
- 1.2** Tim & Laura Williams own a parcel of grassland and adjoining woodland at Dusty Clough Barn, Thornley approximately 1.5 miles east of Chipping and immediately north of Green Lane. Dusty Clough Barn is let as a self catering holiday unit. The land ownership includes Dusty Clough Wood (1.9 acres) and 2.2 acres of permanent grassland.
- 1.3** The land and woodland is managed by the applicants under organic principles. A flock of Llanwenog rare breed sheep have been established and will be bred pure to help conserve the at-risk bloodlines. Store cattle are bought in and sold as finished stock. The woodland is managed for wood fuel.
- 1.4** Currently the land has no buildings. Concerns regarding poaching of soils and animal welfare during winter months and the requirement to store machinery and equipment associated with the land and woodland have prompted an application for a general purpose agricultural/forestry building to provide housing at lambing time and the storage of fodder, animal feeds, wood products and machinery/equipment.
- 1.5** The proposed development will include:
- The construction of a steel frame general purpose building
 - The creation of a 100m² access track
 - The creation of 150m² neutral grassland and planting of 4 individual trees.

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1 The location of the proposed building is on the eastern boundary of the grassland parcel adjacent to an access gate to Dusty Clough Wood (Grid reference SD64559 42674).



- 2.2 The site is within the Forest of Bowland National Landscape Area. The character of the surrounding area is flat and undulating pasture and meadow. Field boundaries are predominantly hedges and scattered woodland and boundary trees are widespread.
- 2.3 The position of the building has been largely dictated by the presence of electricity supply wires and the presence of ground source heat pump infrastructure. The need to ensure adequate root protection zone for trees has also been a consideration.
- 2.4 The site is improved pasture with no intrinsic ecological value. No protected species or habitats will be affected by the development.

- 2.5 An arboricultural assessment has been undertaken to ensure that the proposed building and access track will not damage tree roots.
- 2.6 The site is located in Flood Zone 1 on the Environment Agency Flood Map for Planning with a low risk of flooding.
- 2.7 There are no public rights of way (PROW) within the site.
- Proposed development**
- 2.8 The proposed development will involve the construction of a steel frame, timber clad building on improved grassland.
- 2.9 A stone access track will be formed to create a double wheel track from the access gateway.
- 2.10 A Biodiversity Net Gain assessment has been undertaken. The proposed compensatory planting will include the creation of 150m² of neutral grassland and planting of 4 individual trees.

SECTION 3 DESIGN PRINCIPLES & CONCEPT

Design

- 3.1 The design of the building and choice of materials have been given careful thought to ensure the building is appropriate within close proximity to the Forest of Bowland National Landscape setting.
- 3.2 The building will be of steel frame construction with timber cladding.
- 3.3 The roofing material will be Eternit Farmscape fibre cement profile sheets in matt anthracite grey. These sheets are commonly specified in national parks and national landscape areas.
- 3.4 One roller shutter door will be installed on the southern gable with two stock gates on the northern gable for when livestock occupy the building.
- 3.5 The stone track will be formed as a double wheel arrangement to ensure minimal visual impact.



Appearance

- 3.6 The design concept has been to maintain the rural character of the site. The position of the building is adjacent to the access to Dusty Clough Wood allowing convenient access for forestry work and is also practically located for stock husbandry and housing when required. Visual intrusion has been mitigated by careful choice of materials and limiting the scale of the building to the minimum size for the required use.
- 3.7 The appearance of the building is in keeping with those found in the local area.

Scale

- 3.8 The building measures:

Length:	14.25
Width:	6.70m
Height to eaves:	4.00m
Height to ridge:	4.70m

SECTION 4 ACCESS

Access

- 4.1** Access to the site is via the existing access off Green Lane. The stone access track will branch from the barn curtilage and follow the eastern field boundary.

- 4.2** There is adequate room for vehicles to turn within the site. Entry and exit will be 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.

Considerable thought has been given to design and materials to ensure the development is harmonious with the rural setting. Timber cladding will fade down to a neutral grey. Anthracite roof colour is the preferred choice of most planning authorities

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 developed to a high standard with materials appropriate to the site. The building is sympathetic to the existing land use and is small scale.

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 directly off the highway via an existing tarmac entrance. 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 and forestry. The proposed building will provide housing for lambing sheep and the storage of fodder and feed. Wood fuel products will be kept dry. Machinery and equipment will be stored in the building avoiding often unsightly accumulations where storage facilities are not available. .

SECTION 6 CONCLUSION

- 6.1** The proposed development will provide an essential building for the small scale agricultural/forestry 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. The development has been designed to preserve the character and special qualities of the AONB National Landscape.

- 6.3** The proposal has been fully assessed in regard of all relevant planning policies and issues and is congruous with national and local planning policy. We hope the planning authority will support the application.

August 2024

Appendix A – Justification for the proposed building.

Tim and Laura Williams own and manage 4 acres of permanent pasture/meadow land at Dusty Clough, Thornley.

The land is a registered agricultural holding: [REDACTED]
Single Business Identifier: [REDACTED]

The unit supports a newly established flock of Llanwenog rare breed sheep which will be bred pure to help conserve the blood lines of the at-risk breed. Gimmer replacements will maintain flock size at 12 breeding ewes with males sold for fat or breeding. Culled ewes will leave the flock at approximately 5th crop.

The average lambing percentage for a Llanwenog ewe in lowland setting is expected to be 180% (lambs born to ewes served)
<https://www.rbst.org.uk/llanwenog> .

1 acre of hay will be made annually to produce approximately 80-100 small bales. Straw bedding will be bought in with organic compound feeds as required. The unit has no storage facilities and fodder and feed costs are extremely high. Without adequate storage waste occurs and the risk of vermin increases.

Forestry management is focused on maintaining a healthy sustainable deciduous woodland which will provide valuable habitat for birds and other wildlife. Professional advice is taken regarding management and maintenance of the woodland to ensure wood is extracted when necessary. A number of trees with ash die back is currently being removed. A woodland management

The machinery and equipment required to manage the farm and forestry operations is expensive and susceptible to theft. Storing machinery and equipment outside results in an untidy site.

Lambing is a vulnerable time for the ewes and extremely difficult in adverse weather conditions and consequently losses can occur. Ewes will be housed for lambing but may be brought inside earlier if weather conditions are bad.

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 clay and in periods of prolonged heavy rain poaching can occur. 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 need for a building

The proposed building is essential for the management of the land and livestock. The storage of fodder and feed reduces waste and allows home grown fodder to be conserved and stored or bought in material to be stored without waste.

Equipment and machinery can be stored maintaining a tidy environment.

Animal feeds can be stored safely and securely, avoiding wastage from adverse weather and rodents. The building will allow routine dosing and husbandry tasks to be carried out within the building. 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, the animals it supports and the forestry operations. The size of the building has been limited to the requirements of the small-scale farming/forestry activities at Dusty Clough.