

## **Design and Access Statement & Planning Statement**

to support a planning application

for a new commercial building to support the expansion of  
Function 18 – Golf clothing store

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**

<b>Contents</b>	<b>Page</b>
<b>1.0 Introduction</b>	<b>3</b>
<b>2.0 The Site Details</b>	<b>4</b>
<b>3.0 The proposed development</b>	<b>5</b>
<b>4.0 Design &amp; Access</b>	<b>6</b>
<b>5.0 Planning Policy Framework</b>	<b>8</b>
<b>6.0 The determining Issues</b>	<b>15</b>
<b>7.0 Assessment of the determining issues</b>	<b>15</b>
<b>8.0 Conclusion</b>	<b>15</b>

## 1.0 Introduction

This application is for a commercial building which is an extension of the Garden Village at Hawkshaw Farm. The building will be let to an existing tenant who is seeking a larger unit to improve efficiency as well as to grow the business.

Function 18 is a specialist golf apparel supplier with direct to consumer retail sales. The business has been trading for 27 years and has been located within the Garden Village at Hawkshaw Farm for 6 years.

They currently utilise 5,500 square feet of space for warehousing and offices with the business being spread across 4 units within the Garden Village. In order to improve efficiency and ensure good communication between staff they are looking to bring all of the operations under one roof. They have also reached a stage where stock volumes are being restricted by space, thus preventing business growth.

The proposed unit will be located on the edge of the farm yard adjacent to the Garden Village as there is insufficient space to create the new single unit required to allow the business to expand within the same site.

The area of the farmyard adjacent to the Garden Village has historically been used as an outdoor storage area for the farming enterprise. Planning consent has been granted for a new farm storage building - 3/2022/0084, to the south of this area. The proposed building would be located parallel to this.

The creation of a new building would be a source of diversified income for Dowson's Dairies to support the farming activities at Hawkshaw Farm. The holding is a 135 acre dairy farm owned and occupied by Mr & Mrs Dowson and their family. Due to personal circumstances the dairy herd has been reduced in size as Mr Dowson's health issues have reduced the amount of time he can work with the cows.

The current herd of 50 milking cows still produces the milk which is used to make Mrs Dowson's award winning ice creams with currently over 55 different flavours available, including sorbets and vegan ice cream. Surplus milk is sold to the wholesale market. Ice cream making began on the farm in 2001 and has continued to grow on an annual basis. A small suckler herd and a beef rearing enterprise operate alongside the dairy cows. The commercial flock of sheep offer a "lambing live" experience to visitors every spring.

Mrs Dowson's Farm offers a wide range of visitor experiences and is open to the public at weekends and through the school holidays. There is a wide mix of animal species on the farm park including pigs, sheep, goats, poultry, camelids, ponies, donkeys, water buffalo, deer, emus and wallabies.

## 2.0 Site details

Hawkshaw Farm is located on Longsight Rd and is to the east of the A59. All the land at the farm is grassland with a mixture of pastures and silage meadows. The Garden Village contains a number of small business units and is located to the north of the farm buildings within a separate small curtilage. The farm park is located to the east of the farm buildings. Access is along the same farm road and then a separate drive to the south of the farm lane provides the route into the units.

Function 18 have leased the units in The Garden Village for 6 years now and have experienced consistent expansion. They have now outgrown the site and are seeking commercial space to enable them to bring all the operation under one roof.

There is adequate space at Hawkshaw Farm, adjacent to the existing commercial space, to enable the development of a new building which will provide warehousing and office space all under one roof and also providing space for additional storage to enable the continued expansion of the business. The area is already a mixture of hardcore and concrete which has previously been used for storage.

The site will be accessed via The Garden Village to continue the separation between farming activities and the commercial operations.

Hawkshaw Farm has excellent transport connections and the scheme for the access which was approved by highways when the original visitor centre was granted planning has been implemented. The work was completed to standards above those approved with the working amendments being agreed with a highways engineer during a number of site visits. Unfortunately this wasn't logged in a paper application but it can be seen that the widening works and improvements have been made thus ensuring a safe access for visitors and farm traffic alike.

Parking is already provided within the Garden Village site which is completely separate from the farm and the farm park activities. Additional car parking spaces are proposed to provide parking for the new unit as per the enclosed plan.

### **3.0 The proposed development**

The proposal is to develop a new building for commercial use alongside the agricultural storage building which already has planning consent. The building will mirror the agricultural building in size and in construction to ensure it is in keeping with the surroundings.

This area of the yard is either hard standing or concrete which has traditionally been used to store agricultural machinery and pallets of goods for use on the farm.

The majority of the building will be used for storage and for packing online orders. Within the building there will be a separate office space as well as staff toilet facilities.

Function 18 has expanded consistently over the last six years and has outgrown the available space within the Garden Village. Without the development of this new workspace the business will be looking to re-locate. They have already looked around the local area but it is likely that they will move out of the Ribble Valley, taking jobs away from the area.

New car parking spaces will be provided within the Garden Village curtilage with an accessible parking space adjacent to the building.

Foul waste will be treated via a Package Treatment plant as described in the attached document and as shown on the enclosed plans. The Klargest BioAir 4 provides sufficient capacity for up to 28 persons in a business premises without a canteen which is twice the number of staff currently employed.

## 4.0 Design and Access

### Context of Site

#### Assessment

This application is for a proposed building which will be leased to Function 18, providing storage and office space as well as staff facilities. The building will be erected on an existing area of hardcore and concrete within the farm curtilage.

#### Involvement

There has been no previous involvement with this application.

#### Evaluation

The proposed building will enable Function 18 to bring all of their business operations under one roof whilst also allowing additional storage space and sufficient space to accommodate future expansion.

The proposed building has been designed to match the adjacent agricultural building with the openings on the north elevation to enable access direct from the existing Garden Village site.

#### Design

The steel portal frame building will be clad in Juniper green sheets and will have a cement fibre sheet roof to match the surrounding farm buildings.

The access to the building will be via the existing Garden Village and parking will be within the commercial area of the site with the exception of an accessible parking space adjacent to the building.

The package treatment plant will be located to the west of the Garden Village with an outflow to the nearby watercourse – details are included in the foul water drainage plan.

### Design Principles and Concepts:

#### Use

The building will be used to provide storage space and packing space for the online orders as well as office and staff facilities. The business operates as an online retailer so the majority of the activity is packing orders for dispatch.

#### Amount

The building will measure 36.5 metres x 18.1 metres. It will measure 6.1 metres to the eaves and 7.45 metres to the ridge.

#### Layout

The submitted plans show the proposed site and building layout and indicates the access from the Garden Village.

### Landscaping

It is not proposed to undertake any additional landscaping. The bund around the Garden Village supports significant established planting which will screen the building when viewed from the north. The other three aspects of the building are adjacent to the farm buildings and will not be visible from outside the site.

### Appearance

The building will be clad with Juniper Green sheets and the roof will be cement fibre sheets to match the adjacent farm buildings.

There will be a large roller shutter door and a personnel door on the north elevation.

### **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 will not be altered by the proposed works.

## **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 the expansion of a small rural business which employs local people who live within the Ribble Valley. The solar PV panels on the roof will provide renewable energy for the building, reducing the environmental impact.**

**The location of the building is key to the business as the majority of staff live in the Ribble Valley and although some travel to work by car they travel together to reduce the number of car journeys.**

#### ***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 proposal will assist this small rural business to grow without relocating to a new premises outside the Ribble Valley.**

## **Promoting sustainable transport**

*Transport issues should be considered from the earliest stages of plan-making and development proposals.*

**The site is accessible by public transport or by cycle. Staff share car journeys and some travel to work using public transport as the bus stop is at the entrance to Hawkshaw Farm.**

## **Achieving well-designed places**

*130. Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

**The building has been designed to match the adjacent farm buildings and to ensure it is in keeping with the rural surroundings. Having the staff all under one roof will improve the efficiency of the business.**

## **Making effective use of land**

*123. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.*

**The proposed building will be located on land which was previously used to store farm machinery and other items. It is a large area of hardcore which is no longer used and so the erection of the new building is a re-use of previously developed land.**

## **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.*

**This development is key to expanding this small rural business whilst remaining in the Ribble Valley. As most of the staff live locally the business owner is keen to remain in this location.**

### **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 proposed building will be located to the south of the existing earth bund which will screen it from view. The chosen materials are the same as the neighbouring farm buildings so that the new building fits within the surrounding landscape.**

### **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 essential for this mail order, direct to customer sales enterprise. The installation of solar PV on the south facing roof elevation will provide renewable electricity for the business, reducing its carbon footprint.**

### **KEY STATEMENT EN4: BIODIVERSITY AND GEODIVERSITY**

*The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this.*

*Negative impacts on biodiversity through development proposals should be avoided. Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. It will be the developer's responsibility to identify and agree an acceptable*

*scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle be a net enhancement of biodiversity.*

*These sites are as follows:*

- *Sites of Special Scientific Interest (SSSIs)*
- *Local Nature Reserves (LNRs)*
- *Local Biological Heritage sites (CBHs)*
- *Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)*
- *Local Geodiversity Heritage Sites*
- *Ancient Woodlands*
- *Lancashire Biodiversity Action Plan priority habitats and species*
- *European Directive on Protected Species and Habitats - Annexe 1 Habitats and Annexe II Species*
- *Habitats and Species of Principal Importance in England.*

*With respect to sites designated through European legislation the Authority will be bound by the provisions of the relevant Habitats Directives and Regulations.*

*For those sites that are not statutorily designated and compensation could be managed through a mechanism such as biodiversity off-setting via conservation credits*

**The proposed building will be erected on a previously used site. The existing bund is already planted and landscaped and this will be retained and maintained.**

## **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.*

## Hawkshaw Farm

### 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 appropriate materials to ensure the built structure will fit with the nearby buildings.**

**The site is accessible with good links to public transport and the wider road network. The chosen location does not impact on the amenity of any neighbouring properties whilst it makes use of the existing site infrastructure.**

## **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 development is in keeping with the surrounding landscape and is of a scale appropriate to enable this small rural business to expand within the Ribble Valley.**

## **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. Most of the existing staff live within the Ribble Valley, reducing the distance travelled to their place of work.**

## **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 proposal is in this location
- c) The wider benefit of the development which will lead to the creation of additional jobs in the Ribble Valley

## **7.0 Assessment of the determining issues**

- a) The building has been designed to match the adjacent agricultural buildings. This will ensure it fits within the landscape with minimal visual impact.
- b) The building is located adjacent to the existing Garden Village and the business units located there. The access to the unit will be via the already established business area so the new building represents an extension to the existing site.
- c) Function 18 continues to grow every year and will continue to create new jobs within the Ribble Valley. The majority of the existing staff live within the Ribble Valley so this is a local business providing employment for local people.

## **8.0 Conclusion**

This proposal fits within planning policies and supports the local economy in line with Ribble Valley Borough Council planning policies.