

## Design & Access Statement

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Construction of an agricultural building for sheep housing and handling.

Fir Trees Barn  
Rimington  
BB7 4DS

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On behalf of  
Mark Dewhurst

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**

- Assessment
- Involvement
- Evaluation

## **3.0 Design Principles and Concepts:**

- Appearance
- Layout
- Scale
- Landscaping

## **4.0 Access:**

- An Accessible Environment
- Vehicular and Transport Links
- Access and Movement Patterns
- Emergency Services Access

## **5.0 Planning Context**

- Planning History
- Planning Policy Framework
- Planning Appraisal

## **6.0 Conclusion**

### **Plans & Maps**

**Appendix A          Justification for Proposed Building**

**Appendix B          Galebreaker Detail**

## **SECTION 1            BACKGROUND**

- 1.1** This statement supports a planning application for the construction of a an agricultural building at Fir Trees Barn, Rimington on behalf of [REDACTED]. This document should be read in conjunction with the attached planning application forms, plans and supporting documents.
  
- 1.2** The applicant's son, Mark Dewhurst, runs a flock of pedigree Texel sheep together with a commercial mule flock producing lambs for the finished market. Store lambs are also bought in for finishing. The lack of sheep housing at Fir Trees Barn means that sheep are lambing outdoors and lambs that have not finished on grass are sold into the store market at significantly lower prices than finished animals.
  
- 1.3** To enable lambing ewes and unfinished lambs to be housed from September through to May there is a need for a modest sized steel frame building at the holding.
  
- 1.4** The proposed development will include:
  - The construction of a steel frame building for lambing sheep and finishing lambs.

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## SECTION 2      CONTEXT OF SITE

### Assessment

- 2.1 The site lies to the south of the existing stables/storage building and manure store.



- 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. Scattered woodland and boundary trees are widespread.
- 2.3 The position of the proposed building has been selected to allow convenient access to grazing land.
- 2.4 The site is a partially concreted and permeable stone surface. A lodge style mobile unit occupied the site until June 2024 when the structure was removed.
- 2.5 The site is located in Flood Zone 1 on the Environment Agency Flood Map for Planning with a low risk of flooding. Environment Agency Surface Water flood maps show no risk of surface water flooding.
- 2.6 There are no public rights of way (PROW) within the site.
- 2.7 No protected species or habitats will be affected by the development.
- Proposed development**
- 2.8 The proposed development will involve the construction of a steel frame, timber clad building extending from the existing building.

- 2.9** The building will be served by the existing access and provide pens and handling facilities for lambing sheep and finishing lambs. A justification for the building is provided at Appendix A.
- 2.10** No habitat, linear feature or water feature will be affected by the development and as such the application is not subject to a Biodiversity Net Gain assessment. However, the applicant is keen to enhance the biodiversity of the site and a number of native species trees and hedgerow to enhance the appearance of the site and to benefit wildlife.

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## SECTION 3 DESIGN PRINCIPLES & CONCEPT

### Design

- 3.1** The design of the building is common for agricultural buildings within the FoBNL setting.
- 3.2** The building will be of steel frame construction with concrete panels to 1200mm and clad above with Yorkshire boarding to ensure adequate ventilation for livestock.
- 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** A timber clad steel gate with a retractable screen above will allow additional ventilation. (Details of the proposed screen system accompanies the application).

### Appearance

- 3.5** The design objective is to create a functional livestock building which has minimal impact on the wider area and is in keeping with the landscape character.
- 3.6** The use of contrasting timber cladding to the existing fibre cement sheets reduces the stark utilitarian appearance of the building. The proposed building is a bay (4572mm) less than the original building which will break the overall mass of the structure.

### Scale

- 3.7** The building measures:
- |                  |        |
|------------------|--------|
| Length:          | 13.70m |
| Width:           | 13.70m |
| Height to eaves: | 4.00m  |
| Height to ridge: | 5.60m  |

## **SECTION 4      ACCESS**

### **Access**

- 4.1** Access to the site is via the existing access off Rimington Lane.
- 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.

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## SECTION 5 PLANNING POLICY CONTEXT

### Planning History

- 5.0 The Ribble Valley planning website shows 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 is required to allow a small sheep enterprise to meet animal welfare regulations and protect soils from poaching.***

## 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.*

***The building incorporates a design and materials which minimises visual impact whilst providing the functionality required. Timber cladding will fade down to a neutral grey. Anthracite roof colour is the preferred choice of most planning authorities. The design is harmonious with the rural setting.***

### 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 an existing building. 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. There are no PROWs within the site. The closest footpath is 220 metres to the east.***

### **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 remains unaltered. 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.

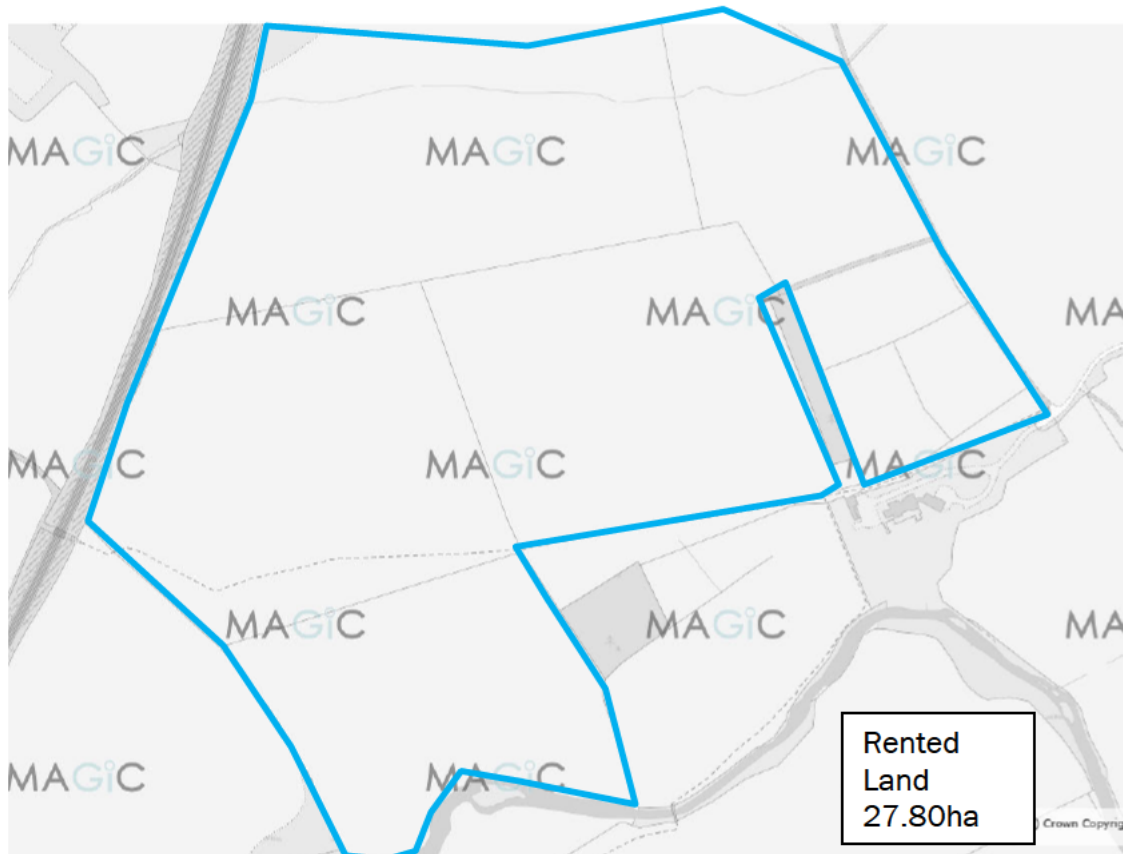
***The development is needed for the purpose of agriculture. The proposed building will provide housing for lambing sheep and finishing lambs to meet animal welfare regulations and improve financial returns.***

## **SECTION 6            CONCLUSION**

- 6.1**    The proposed development will provide an essential building for the small scale agricultural operations at Fir Tree Barn. 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 is congruous with national and local planning policy. We hope the planning authority will support the application.

November 2024

Maps



**Appendix A – Justification for the proposed building.**

Mark Dewhurst operates a small sheep enterprise including a flock of pedigree Texel ewes together with a flock of commercial mule ewes which are crossed with a Texel ram to produce high quality finished lambs. Additional store lambs are also bought in for finishing.

The main operations are conducted at the family holding at Fir Trees Barn [REDACTED] [REDACTED] The unit extends to 2.5 acres and is a registered agricultural holding:

CPH 21/672/0059.

In addition to the Fir Trees Barn land a further 68 acres of grazing land is rented 4 miles away at Newsholme. In previous years a small building has also been used for short periods but this is no longer available.

The sheep enterprise includes 12 pedigree Texel breeding ewes with offspring retained for breeding or sold in the pedigree market.

The commercial flock includes 100 mule and Texel cross ewes which are crossed again with the Texel to produce high quality finished lambs. Culled ewes will leave the flock at approximately 5<sup>th</sup> crop. Average lambing percentage for the commercial ewes is 170 - 180% (lambs born to ewes served)

Fodder is produced as silage or hay on the rented land or bought in as seed hay.

A sequential lambing system (ewes put to sire at different time periods) is practiced with all ewes lambed at Fir Trees Barn where Mark resides and can provide round the clock attention when required. The lambing period extends from January to late April.

Whilst the aim is to finish lambs off grass there is inevitably a proportion of lambs that have to be sold into the store market or fattened on a supplementary feed diet. The lengthening growing season experienced over recent years has also meant store lambs may be bought in to graze excess vegetation. Supplementary feeding is usually required for the bought in lambs.

**Need for the proposed building at Fir Trees Barn.**

The proposed building is essential for the management of the land and livestock. Lambing is a vulnerable time for ewes and extremely difficult in adverse weather conditions when losses can occur.

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. Additionally the financial cost of losses is significant.

Fattening late finishing lambs with supplementary feed can result in damage to soils as animals poach the land around feed troughs. 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 proposed development lies within the Ribble Valley Priority Catchment for Water Quality. Phosphate issues are a high priority.

The proposed building will provide essential housing for finishing lambs from September to December and housing for lambing sheep from January to May. The building will have significant environmental benefits in particular protection of soils and water quality.

In addition to the dedicated pens within the building a small handling system will allow animal husbandry tasks such as dosing, pregnancy scanning and other routine tasks

### **Conclusion**

The proposed building is essential for the management of the land by protecting soils and to meet animal welfare legislation. The profitability of the farming enterprise will be improved by avoiding losses and improving efficiency.

## Appendix B Galebreaker Detail



Retractable screen above doors allows controlled ventilation.

Galebreaker is the market leader for tough long-lasting material which brings solutions to farmers seeking weather protection for agricultural buildings, ventilation for livestock buildings, doors for agricultural buildings and roller screen systems for above gates, walls and feed barriers. Galebreaker products are available in standard sizes but can also be made for each customers individual job.