

Design & Access Statement

Construction of a two bedroom dwelling for a rural worker, solar panels and landscaping.

NJS Rehabilitation
Whitewell Road
Lees
Clitheroe
BB7 3DG

On behalf of Zoe Swingler

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

3.0 Design Principles and Concepts

4.0 Access

5.0 Planning Context

6.0 Conclusion

Attached separately:

Plans & Drawings

Letters of support

Noise Assessment

Foul Water Drainage Scheme

Justification of need

Landscape and Visual Impact Assessment

SECTION 1 BACKGROUND

- 1.1 This statement supports a planning application for the construction of a two bedroom dwelling at NJS Rehabilitation, Cow Ark, on behalf of Zoe Swingler. This statement should be read in conjunction with the planning application forms, plans and supporting documents.
- 1.2 NJS Rehabilitation is a specialist equine rehabilitation practice owned and managed by Zoe Swingler. Zoe is a qualified equine osteopath specialising in the treatment of horses with complex injuries and conditions. She works closely with a number of other professional businesses including veterinary practices, saddlers, farriers and equine dentists etc.
- 1.3 The business operates on a full livery basis where horses are stabled at the premises during their treatment period. Up to four horses are accommodated in the stable for the treatments. Two additional stables accommodate Zoe's own horses. The infrastructure at the centre includes a large equine menage which allows close scrutiny of the horse for diagnosis and appropriate exercise programmes for recovery. The individual paddocks allow rest and turn-out when required.
- 1.4 The nature of the rehabilitation treatment requires close and constant attention. The animals which are treated at the centre undergo individual and intensive care. Animals have usually suffered a traumatic event or injury. In addition to the usual basic husbandry associated with stabled horses the animals at NJS undergo a range of tailored treatments and rehabilitation treatments which require a rural location to operate.
- 1.5 The current premises were approved for business use in 2022. The rehabilitation programme involves specialist individual procedures using a variety of manual techniques and procedures for neuromusculoskeletal injuries which are carried out within the stable building, coupled with a programme of exercises using the menage facility.
- 1.6 Currently Zoe resides at Clitheroe and has to travel to the stables at least twice a day, involving twenty mile round trips. This means that vulnerable animals are left unattended during the evening hours and means that Zoe is often working a 16 hour day, 7 days a week.
- 1.7 The business provides a vital service to horse owners across the northwest. The welfare of the animals is paramount and it is critical that a person resides at the premises to monitor and respond to any need that may arise. Letters of support are provided.
- 1.8 A previous application for a timber lodge was refused by the council (Application3/2023/1028). We feel this application has addressed the concerns of the council and is accompanied by a justification document which provides the information required for the planning authority to determine the need for a rural workers dwelling in line with the appropriate government guidelines.

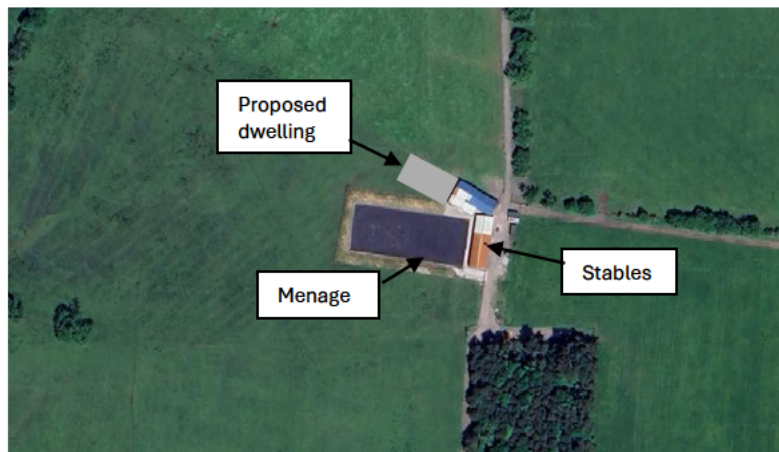
1.9 The proposed development will include:

- The construction of an off-grid stone clad dwelling.
- The installation of solar panels on the existing stables and agricultural building.
- The Installation of a package treatment unit
- Landscaping with native species hedgerow and trees

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1 NJS Rehabilitation is located at Lees approximately 1 mile south of Cow Ark and 2 miles west of Bashall Eaves.
- 2.2 The proposed site is within a parcel of grassland adjacent to the existing buildings and menage.



- 2.3 The site is located within the Forest of Bowland National Landscape (FoBNL). The surrounding land is characterised by open improved grassland with scattered woodland. Boundaries are hedgerow and wire fencing.
- 2.4 The Environment Agency flood maps for planning show the area is in Flood Zone 1 with a low risk of flooding. EA flood maps also show there is no risk from surface water flooding.
- 2.5 There are no sensitive habitats and protected species will not be impacted.
- 2.6 There are no public rights of way (PROW) within the site. FP0309015 runs 100 metres south of the proposed site.

Proposed development

- 2.7 The proposed development includes the construction of a single storey 2 bedroom dwelling. The building will maintain a design that is congruent with the existing buildings and uses.
- 2.8 Due to there being no mains electricity at the site the dwelling will be off grid and powered by solar arrays with a back up generator to a battery system. The solar panels will be mounted on the roofs of the stables and the existing agricultural building to optimise efficiency. A noise assessment has been undertaken which concludes the noise from the generator will be low impact and unlikely to affect neighbour amenity.

- 2.9** The foul water drainage will be dealt with through a package treatment unit with outflow returned to ground. A Foul Water Drainage Scheme accompanies the application.
- 2.10** The dwelling will be a self build scheme and as such is not subject to Biodiversity Net Gain (BNG) assessment. Nevertheless, the applicant is keen to enhance biodiversity. The domestic garden boundary will include native species hedgerow and trees. A planting scheme accompanies the application.

SECTION 3 DESIGN PRINCIPLES & CONCEPT

Design

- 3.1** The proposed design has been given careful thought in consideration of the location within the National Landscape. The chosen location has been mindful of the reasons for refusal of the previous application. A Landscape and Visual Impact Assessment(LVIA) has been undertaken to evaluate the impact of the proposed dwelling in the landscape. We feel the position of the dwelling and the incorporation of natural materials will ensure minimal visual impact and a design which integrates with the adjacent steel frame buildings.
- 3.2** The building extends to the west of the existing agricultural buildings and follows the same roofline and pitch. The 5 metre gap between the dwelling and existing building with a lower roofline limits the massing effect.
- 3.3** Steel profile roof sheets and the use of part timber cladding will ensure the dwelling maintains a consistent aesthetic with the existing buildings.
- 3.4** The dwelling will be fully off-grid. A solar/battery system combined with an air source heat pump energy use will be minimal. A backup generator will be employed to top up batteries when required, although this is anticipated to be infrequent. A noise assessment of the existing generator accompanies the application.
- 3.5** Vertex S+ Dual Glass high performance solar panels will be installed on the roof of the stables. The units are a matt colour and widely used in national parks and protected landscapes.

Appearance

- 3.6** The design of the building is appropriate within the rural location. Timber and natural stone are common to the area and settle within the landscape. The appearance is congruous with the rural setting. The profile steel sheets have an agricultural appearance and will ensure the property is harmonious with the existing agricultural buildings.
- 3.7** The solar panels are designed to eliminate glare.
- 3.8** The closest neighbouring property is 350 metres to the east. The position of the dwelling to the west of the existing buildings means there will be no visual impact on that receptor.

Scale

- 3.9** The dwelling will measure:
- | | |
|-----------------|----------------|
| Length | - 14.30 metres |
| Width | - 10.30metres |
| Height to eaves | - 2.96 metres |
| Height to ridge | - 3,91 metres |

SECTION 4 ACCESS

Access

- 4.1** Access to the site is via the existing track which joins Whitewell Road.
- 4.2** There is adequate room for turning and parking within the site. Access and egress will be in a forward direction. Two additional parking spaces will be provided.
- 4.3** There will be an estimated reduction in vehicle movements as a result of the proposed development due to the applicant living on site.
- 4.4** Access for emergency services is unrestricted with adequate turning and operating space for emergency vehicles.

SECTION 5 PLANNING POLICY CONTEXT

5.0 Planning History

The following applications are relevant to this application:

Application reference: 3/2023/1028

Proposed construction of one new two bedroom dwelling together with installation of solar panels on adjacent stable buildings, package treatment unit and landscaping.

Refused 15/02/2024

Application 3/2021/1177

Retrospective planning application for a new outdoor equine arena and proposed change of use of an agricultural building to equine use.

Approved 17/01/2022

Application 3/ 2020/0204

Outline application for a farm workers dwelling

Refused 14/05/2020

National Planning Policy

- 5.1 National Planning Policy is contained within the National Planning Policy Framework (NPPF). Sustainability is central to the aims of the new guidance. The NPPF identifies that the three dimensions to sustainable development are: economic, social and environmental.

Requiring good design

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.

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.

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 design of the dwelling has been carefully considered to ensure the dwelling will sit harmoniously within the protected landscape. The location, scale, massing and materials have been considered in relation to the

existing buildings to achieve an appropriate design which reflect the curtilage setting and are congruent with the surrounding area.

Achieving sustainable development

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- 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

The proposed development will support an existing rural business with specific operational requirements. The proposed dwelling will strengthen a rural community which in turn supports local services. The design of the dwelling incorporates renewable technologies and is manufactured with sustainable materials.

Achieving well-designed places

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 proposed development has incorporated a design and materials which respects the character of the area. The position within the site adjacent to existing agricultural buildings and the equine menage minimises any visual intrusion. The functionality of the proposed dwelling will provide the domestic requirements and staff facilities.

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 partially screened by existing buildings and the bund around the equine menage. As a self-build development the application is not subject to Biodiversity Net Gain. A planting scheme with native species hedgerow and trees will enhance the site for nature.

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.

The proposed development has sustainability at its core. Renewable technologies and sustainability chime with the objectives of the climate change agenda. Planting will benefit the environment. The development is in the lowest risk area for flooding.

KEY STATEMENT 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.

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 proposed development has been carefully planned. The design is appropriate and sensitive to the National Landscape. Access to the site is good and there will be no additional traffic movements. Amenity will not be affected. There will be no negative impacts on the environment. Infrastructure is in place and there will be no additional pressure on services.

KEY STATEMENT DMG2: STRATEGIC CONSIDERATIONS

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

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.

The continued development of a rural business is essential to the area. The provision of jobs is critical as traditional agricultural employment continues to decline.

The development meets an identified need and will be secured as such by condition.

The development is small scale and appropriate to the rural area. The benefit to the local area is through the creation of jobs and a specialist service to the equine community locally and regionally.

KEY STATEMENT DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE AND AONB

WITHIN AREAS DEFINED AS OPEN COUNTRYSIDE OR AONB ON THE PROPOSALS MAP, RESIDENTIAL DEVELOPMENT WILL BE LIMITED TO: DEVELOPMENT ESSENTIAL FOR THE PURPOSES OF AGRICULTURE OR RESIDENTIAL DEVELOPMENT WHICH MEETS AN IDENTIFIED LOCAL NEED. IN ASSESSING ANY PROPOSAL FOR AN AGRICULTURAL, FORESTRY OR OTHER ESSENTIAL WORKERS DWELLINGS A FUNCTIONAL AND FINANCIAL TEST WILL BE APPLIED.

The proposed development meets a clearly identified need for a rural dwelling to allow an established business to satisfy the welfare requirements of the horses under treatment and maintain the high standards which underpin the rehabilitation of the animals. The reduction in travelling will bring significant environmental benefits. A justification for a rural workers dwelling has been submitted with the application. We expect the council will employ an experienced and qualified consultant to appraise the justification document to verify the need for the dwelling.

POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

PROPOSALS THAT ARE INTENDED TO SUPPORT BUSINESS GROWTH AND THE LOCAL ECONOMY WILL BE SUPPORTED IN PRINCIPLE. DEVELOPMENT PROPOSALS WILL BE DETERMINED IN ACCORD WITH THE CORE STRATEGY AND DETAILED POLICIES OF THE LDF AS APPROPRIATE.

THE BOROUGH COUNCIL MAY REQUEST THE SUBMISSION OF SUPPORTING INFORMATION FOR FARM DIVERSIFICATION WHERE APPROPRIATE.

THE EXPANSION OF EXISTING FIRMS WITHIN SETTLEMENTS WILL BE PERMITTED ON LAND WITHIN OR ADJACENT TO THEIR EXISTING SITES, PROVIDED NO SIGNIFICANT ENVIRONMENTAL PROBLEMS ARE CAUSED AND THE EXTENSION CONFORMS TO THE OTHER PLAN POLICIES OF THE LDF.

THE EXPANSION OF ESTABLISHED FIRMS ON LAND OUTSIDE SETTLEMENTS WILL BE ALLOWED PROVIDED IT IS ESSENTIAL TO MAINTAIN THE EXISTING SOURCE OF EMPLOYMENT AND CAN BE ASSIMILATED WITHIN THE LOCAL LANDSCAPE. THERE MAY BE OCCASIONS WHERE DUE TO THE SCALE OF THE PROPOSAL RELOCATION TO AN ALTERNATIVE SITE IS PREFERABLE.

The proposed development supports an existing well established business. Financial accounts are provided that show a sustainable level of income. The nature of the business requires the appropriate infrastructure which can only be accommodated in a rural setting with sufficient land.

KEY STATEMENT DME5 Renewable Energy

THE BOROUGH COUNCIL WILL SUPPORT THE DEVELOPMENT OF RENEWABLE ENERGY SCHEMES, PROVIDING IT CAN BE SHOWN THAT SUCH DEVELOPMENTS WOULD NOT CAUSE UNACCEPTABLE HARM TO THE LOCAL ENVIRONMENT OR LOCAL AMENITY.

IN ASSESSING PROPOSALS, THE BOROUGH COUNCIL WILL HAVE PARTICULAR REGARD TO THE FOLLOWING ISSUES:

- THE IMMEDIATE AND WIDER IMPACT OF THE PROPOSED DEVELOPMENT ON THE LANDSCAPE, INCLUDING ITS VISUAL IMPACT AND THE CUMULATIVE IMPACTS OF DEVELOPMENT.
- THE MEASURES TAKEN TO MINIMISE THE IMPACT OF THE PROPOSALS ON RESIDENTIAL AMENITY
- THE POTENTIAL BENEFITS THE PROPOSALS MAY BRING
- THE VISUAL IMPACT OF THE PROPOSALS, INCLUDING DESIGN, COLOUR AND SCALE
- THE DEGREE TO WHICH NUISANCE CAUSED BY NOISE AND SHADOW FLICKER TO NEARBY RESIDENTIAL AMENITIES, AGRICULTURAL OPERATIONS, RECREATIONAL AREAS OR THE FUNCTION OF THE COUNTRYSIDE CAN BE MINIMISED
- NATIONAL OR LOCAL TARGETS FOR GENERATING ENERGY FROM RENEWABLE SOURCES AND FOR REDUCING CARBON EMISSIONS
- THE POTENTIAL IMPACT ON BIODIVERSITY.

IN TERMS OF THE USE OF DECENTRALISED AND RENEWABLE OR LOW CARBON ENERGY IN NEW DEVELOPMENT THE AUTHORITY WILL REQUEST THAT ON NEW NON-RESIDENTIAL DEVELOPMENTS OVER 1000M² AND ALL RESIDENTIAL DEVELOPMENTS OF 10 OR MORE UNITS THAT AT LEAST 10% OF THEIR PREDICTED ENERGY REQUIREMENTS SHOULD COME FROM DECENTRALISED AND RENEWABLE OR LOW CARBON SOURCES UNLESS THE APPLICANT CAN DEMONSTRATE THAT THIS IS NOT FEASIBLE OR VIABLE. THIS TARGET WILL BE UPDATED IN LINE WITH NATIONAL TARGETS. IMPLEMENTATION OF THIS REQUIREMENT WILL BE MONITORED AND ENFORCED BY THE PLANNING AUTHORITY. THE COUNCIL WILL ALSO HAVE REGARD TO THE AONB RENEWABLE ENERGY POSITION STATEMENT 2011 IN ASSESSING PROPOSALS.

DEVELOPMENT PROPOSALS WITHIN OR CLOSE TO THE AONB, SITES OF SPECIAL SCIENTIFIC INTEREST, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTION AREAS, NOTABLE HABITATS AND SPECIES, LOCAL NATURE RESERVES, BIOLOGICAL HERITAGE SITES OR DESIGNATED HERITAGE ASSETS AND THEIR SETTING WILL NOT BE ALLOWED UNLESS.

- THE PROPOSALS CANNOT BE LOCATED OUTSIDE SUCH STATUTORY DESIGNATED AREAS
- IT CAN BE DEMONSTRATED THAT THE OBJECTIVES OF THE DESIGNATION OF THE AREA OR SITE WILL NOT BE COMPROMISED BY THE DEVELOPMENT
- ANY ADVERSE ENVIRONMENTAL IMPACTS AS FAR AS PRACTICABLE HAVE BEEN MITIGATED

NOTE THAT ANY DEVELOPMENT THAT IMPACTS A SCHEDULED ANCIENT MONUMENT WILL ALSO REQUIRE SCHEDULED MONUMENT CONSENT – SEE POLICY DME 4 ABOVE.

The delivery of renewable energy contributes to measures in support of climate change adaption and securing sustainable development. It is important that renewable energy is facilitated in a way that protects the quality of the local area yet recognises the need to support climate change adaption. This policy serves to identify where such schemes are likely to be considered acceptable.

The proposed solar arrays will have minimal impact in the wider landscape. There will be no impact on the special qualities of the FoBNL. The units will contribute to the governments commitments on climate change in a way that protects the local area

SECTION 6 CONCLUSION

- 6.1** The need for the proposed development is unquestionable. It is imperative that the applicant lives on the premises to provide the care required to meet general welfare needs and continue the provision of specialist equine treatments. The current situation is unsustainable in both environmental and physical aspects.

- 6.2** Letters of support from veterinarians and horse owners are provided. A justification for the dwelling accompanies the application and supports the need.

- 6.3** The scheme incorporates a design that respects the sensitive nature of the FoBNL. The incorporation of renewable technologies accords with the national climate change agenda and the RVBCs own policies. Neighbour amenity is not affected.

- 6.4** The proposal has been assessed in regard of all relevant planning policies and issues. The development is congruous with national and local planning policies.

January 2024