

Design & Access Statement

Construction of a General Purpose Agricultural Building

Land adjacent to Stone Fold
Slaidburn Road
Newton-in-Bowland
Clitheroe
BB7 3DL

On behalf of Norman Schofield

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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

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5.0 Planning Context

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Images

Appendix A Justification of need

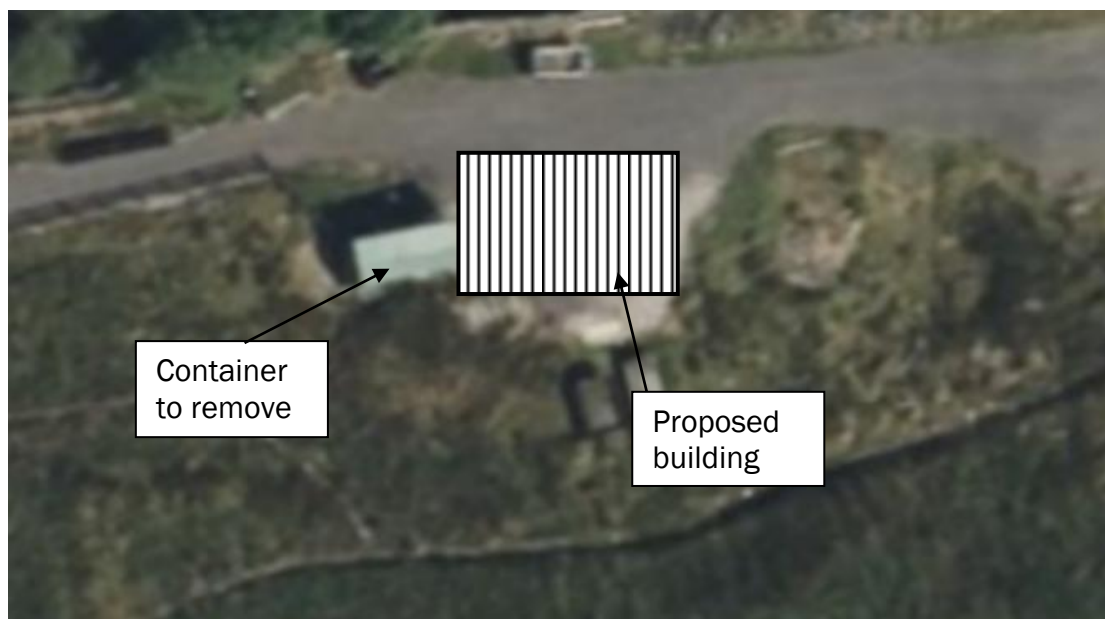
SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for the construction of a general purpose agricultural building at land adjacent to Stone Fold (SD70118 47754), Newton -in Bowland on behalf of Norman Schofield. This statement should be read in conjunction with the planning application forms, plans and supporting documents.
- 1.2** Norman Schofield owns and manages 63 ha (155 acres) of in-by and fell land on the northern boundary of Browsholme Moor. The land supports a flock of 80 Cheviot ewes and hoggs. The farming system is based on buying in hoggs to overwinter and grazing through the summer to sell as breeding females at autumn sales.
- 1.3** The land does not benefit from any permanent buildings. A single shipping container is located within an area of permeable stone hard standing and is used to store small items of equipment and animal feed. Machinery and fodder is stored outside or at a neighbour's holding 3 miles away. There are no buildings available for emergency situations such as sick or injured animals.
- 1.4** A justification of need for the building is provided as Appendix A
- 1.5** The proposed development will include:
- The construction of a general purpose agricultural building on an existing hardcore pad.
 - Removal of an existing shipping container.
 - Landscaping with native species trees

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1 The site is located approximately 2 miles south of Newton-in-Bowland and adjacent to the access track to the moor and inbye land.
- 2.2 The proposed site is on the existing hard standing area. (see images attached below).



- 2.3 The site is located within the Forest of Bowland National Landscape (FoBNL). The surrounding land is characterised by open fell and inbye land falling to the north. There are no protected sites (SSSI's SACs etc) in the surrounding area.
- 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.

Proposed development

- 2.7 The proposed development involves the construction of a steel frame agricultural building located on an existing hardstanding area.
- 2.8 The building will provide storage for machinery and equipment, hay and animal feed and will provide shelter for emergency care if required.

SECTION 3 DESIGN PRINCIPLES & CONCEPT

Design

- 3.1** The building will a standard 3 bay (4572mm) structure of steel frame construction with concrete panels to 1200mm and clad above with timber boarding. A single timber sliding door will be fitted as the site is vulnerable to high winds.
- 3.2** The building will be roofed with Eternit Farmscape fibre cement profile sheets with GRP rooflights.

Appearance

- 3.3** The design of the building is appropriate within the rural location. Timber is a sustainable material and is commonly used in sensitive locations such as the National Landscape. The appearance is congruous with the rural setting.
- 3.4** Native species tree planting will mitigate the impact of the building and benefit nature.

Scale

- 3.6** The building will measure:
- | | |
|-----------------|----------------|
| Length | - 13.70 metres |
| Width | - 9.15 metres |
| Height to eaves | - 4.00 metres |
| Height to ridge | - 5,38 metres |

SECTION 4 ACCESS

Access

- 4.1** Access to the site is via a stone track off Slaidburn Road.

- 4.2** There is adequate room for turning and parking within the site. Access and egress will be in a forward direction. No additional vehicle movements will result from the development.

- 4.3** 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 Ribble Valley Planning Application search facility shows no relevant applications for this site.

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 proposed building is a common design for agricultural buildings and is appropriate to the setting.

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 building will allow fodder, feed and machinery to be stored under cover from the elements and provide housing for animals which may require shelter or convalescence. The building will allow the applicant and his son to continue farming in a sustainable manner.

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 building is positioned on an area of existing hardstanding and adjacent to sheep handling pens allowing convenient access for equipment such as turning crate for foot trimming, dagging etc and a convenient covered area for shearing if required. Security will be enhanced.

**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 not close to any public rights of way. Planting with native species trees will mitigate visual impact and enhance the site for nature.

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.

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 proposed building is small scale and of a design appropriate for the functional needs of the agricultural business and it's location within the National Landscape setting. .

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 agricultural business. The proposed development will ensure more efficient use of resources and better working practices. Security will be improved.

SECTION 6 CONCLUSION

- 6.1** The proposed agricultural building will provide much needed storage for fodder, feed, machinery and equipment. Emergency accommodation when required will enhance animal welfare.

- 6.2** The proposed building is an appropriate design and will have minimal impact on the character of the surrounding landscape. The FoBNL will not be affected. Neighbour amenity is not impacted.

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

May 2025

Images



Hard standing area



Container



Sheep Pens

Appendix A – Justification of need

Norman Schofield manages a 63ha holding located on and adjacent to Browsholme Moor. The farming system is based on buying in Cheviot gimmer hogs, overwintering and grazing through the summer months to sell as breeding shearlings at the following autumn sheep sales. Mr Schofield is assisted by his son who works off the farm.

The current infrastructure is limited to permanent sheep handling facilities and a single 6 metre shipping container. The container is used for storage of small equipment such as fencing equipment, quad bike and trailer and bagged animal feed concentrate and feed blocks.

Machinery is stored outside or at a friend's holding over 3 miles from the site.

The land is managed under a low input system. The inbye land runs north of the site and is topped to control rushes, thistles etc.

No fodder is conserved on the farm and hay is bought in small batches which increases the price. Concentrates are likewise bought in 25kg bags which means costs are high.

The lack of suitable buildings to store machinery, feed and fodder limits the opportunities to purchase feeds at reduced prices. Concentrate could be bought in 500kg dumpy bags at significantly lower prices. Similarly bought in hay costs could be reduced.

Machinery is often left uncovered and results in higher maintenance costs. Security is an issue with increased rural crime in the area.

If ewes or hogs experience health problems there is no indoor penning to allow recovery, which presents welfare problems.

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.

The lack of buildings means that Mr Schofield is reluctant to lamb sheep himself due to the risk of high mortality rates if the weather is severe. A building would allow him to breed a small number of replacements and fatten weather lambs to provide an additional income stream.

The proposed building is a modest size and will allow a more efficient farming operation, reduce input costs and provide emergency accommodation when required.