

Design & Access Statement

Cattle Housing

Closes Hall Farm
Stump Cross Lane
Bolton-by-Bowland
Clitheroe
BB7 4LX

On behalf of
MD Cornthwaite

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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:

4.0 Access:

5.0 Planning Context

6.0 Conclusion

APPENDIX A Justification for additional cattle housing at Closes Hall Farm

Plans & Drawings (Attached separately)

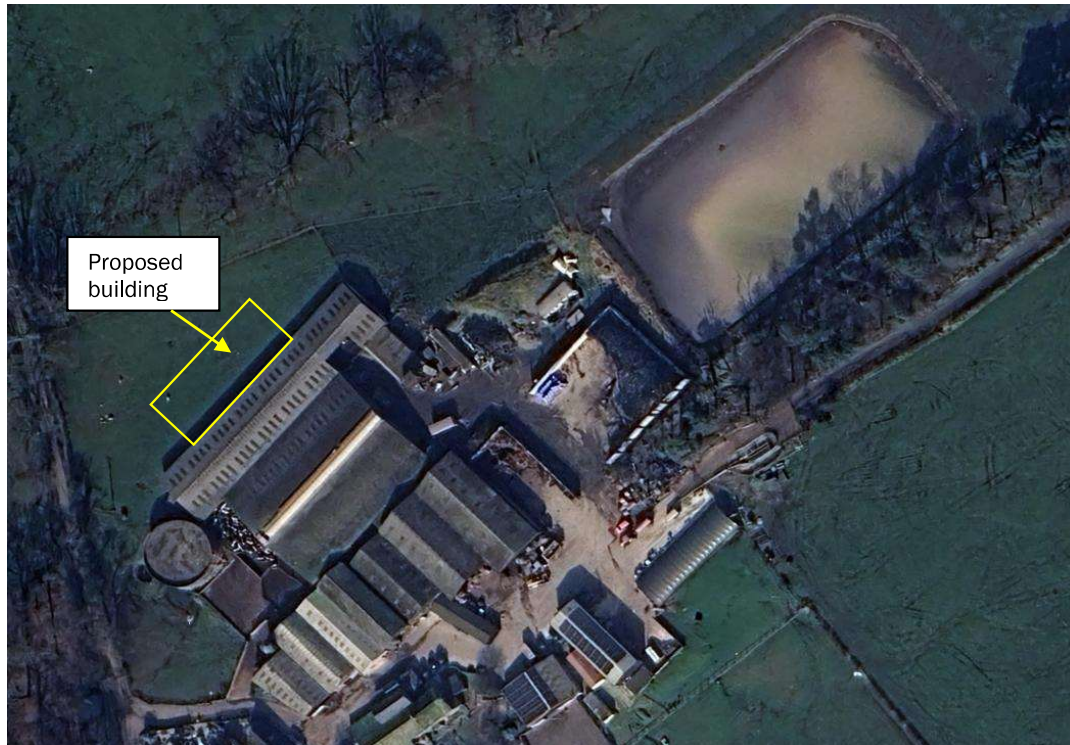
SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for the construction of a cattle housing building at Closes Hall Farm on behalf of Michael Cornthwaite. This document should be read in conjunction with the attached planning application forms, plans and supporting documents.
- 1.2** Closes Hall Farm is a long established dairy farming unit. The unit is a tenanted holding farmed by the Cornthwaite family. Michael Cornthwaite is the second generation of his family to manage the business along with his son Chris.
- 1.3** The land holding extends to 160ha and supports a 550 head milking herd and 380 followers. A flock of 1000 sheep produce lambs for the finishing market
- 1.4** Current farming policy is to ensure that UK farms have the highest standards of animal welfare and efficiency. In addition to the statutory legislation in respect of animal welfare the dairies that offer contracts to farmers to purchase their milk also demand high standards of management through compliance with farm assurance.
- 1.5** As dairy herd numbers have increased at Closes Hall Farm there is a need for additional cubicle housing to meet the required welfare and assurance standards.
- 1.6** This application includes:
 - The construction of a steel frame building for cattle housing.

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1** Closes Hall Farm is located 1 mile north of Bolton by-Bowland village. The site is located to the north west of the farm curtilage with open grassland to the north. The site is within the Forest of Bowland National Landscape (FoBNL). The surrounding countryside is characterised by open grassland with hedgerow boundaries and stone walls with scattered wooded parcels.



- 2.2** The proposed building will be located adjacent to the existing cubicle housing to allow access to feed troughs and slurry management channels.
- 2.3** The site is currently a grassland parcel and as such is subject to the requirement for Biodiversity Net Gain (BNG) assessment.
- 2.4** No protected species or habitats will be affected by the development.
- 2.5** There are no Public Rights of Way (PROWs) within the site
- 2.6** Environment Agency flood maps show the site is in Flood Zone 1 with a low risk of flooding. The EA flood summary shows the risk of surface water flooding as very low.
- 2.7** A SCAIL assessment has been undertaken and shows the development will have no significant impact on protected sites within 10km of the site.

Proposed development

- 2.8** The proposed development will involve the construction of a steel frame building adjoined to the existing cubicle building. The site location is restricted to the south by electricity power lines.
- 2.9** An assessment of the site has been carried out by Envirotech ecology to establish the habit value of the site and propose the creation of compensatory habitat required to achieve the 10% BNG.

SECTION 3 DESIGN PRINCIPLES & CONCEPT

Design

- 3.1** The design of the building has been guided by the functional requirements of the building and the ability to access existing slurry infrastructure. Attention has been given to materials and the external appearance of the building to ensure minimal visual intrusion.
- 3.2** The building will be of steel frame construction with concrete panels to 2400mm. The building will remain open above the panels to allow adequate ventilation. Yorkshire board cladding will be installed above the panels on the building gables.
- 3.3** The internal layout will be 3 rows of cubicles with a single feed trough. Access will be made from the existing building. Passages will be cleaned with electric scrapers and linked to existing slurry channels.
- 3.4** The Slurry Wizard calculation shows the farm has adequate slurry storage to meet the statutory requirements. The building will be constructed to meet the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations (SSAFO) legislation.

Appearance

- 3.5** The appearance of the building will correspond with the existing steel frame buildings within the farm curtilage.

Scale

- 3.6** The building will measure:

Length:	45.70m
Width:	15.00m
Height to eaves	3.65m
Height to ridge	5.46m

SECTION 4 ACCESS

Access

- 4.1** Access to the building is directly from the existing cattle housing.
- 4.2** No additional traffic movements will take place to the public highway.
- 4.3** Access for emergency vehicles is good.

SECTION 5 PLANNING POLICY CONTEXT

Planning History

- 5.0 **3/2024/0850**
Construction of a steel framed agricultural building for calf housing
Approved
- 3/2017/0805**
Replacement of agricultural feedstuff storage building
Permission not required
- 3/2017/0809**
Erection of new agricultural livestock building
Approved
- 3/2011/0623**
Agricultural covered yard
Approved
- 3/2004/0788**
Timber framed open fronted storage building
Permission not required
- 3/1996/0024**
Equestrian exercise area with overhead lighting. Erection of 4 new stables and conversion of existing buildings into 2 stables
Approved

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. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to

improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

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.

This proposed scheme is for the development of an existing agricultural business. The proposed building will enable the business to meet animal welfare and farm assurance standards.

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 design of the building has been guided by the functional requirements of the building. Particular attention has been given to the external appearance of the building to ensure the sensitive nature of the FoBNL is respected.

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 development is within the FoBNL. The site is adjacent to existing agricultural buildings and will have limited visual impact. There will be no 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.

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 design of the building has been given careful thought. Access is directly from the existing buildings. The proposed development will not impact on neighbour amenity.

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 or the purpose of agriculture. The proposal is necessary for the efficient management of a family farming business. High welfare standards are a priority for the UK government and farm assurance.

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.

Proposals for the development, redevelopment or conversion of sites with employment

Generating potential in the plan area for alternative uses will be assessed with regard to The following criteria:

- 1. The provisions of policy DMG1, and*
- 2. The compatibility of the proposal with other plan policies of the LDF, and*
- 3. The environmental benefits to be gained by the community, and*
- 4. The economic and social impact caused by loss of employment opportunities to the Borough, and*
- 5. Any attempts that have been made to secure an alternative employment generating use for the site (must be supported by evidence (such as property agents details including periods of marketing and response) that the property/ business has been marketed for business use for a minimum period of six months or information that demonstrates to the council's satisfaction that the current use is not viable for employment purposes.)*

The proposed development will ensure cattle have the required cubicle spaces and adequate access to feed troughs. The farm will operate in a more efficient manner and animal welfare will be improved.

SECTION 6 CONCLUSION

- 6.1** The proposed development will allow an established family farming business to comply with animal welfare legislation and farm assurance standards which in turn will secure the contracts for milk supplies.
- 6.2** The development is compliant with the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations (SSAFO) legislation
- 6.3** The creation of an area of neutral grassland will satisfy the BNG requirement.
- 6.4** The proposal has been fully assessed in regard of all relevant planning policies and issues. The development is congruous with national and local planning policy. We hope the planning authority will support the application.

July 2025

IMAGES



