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Design and Access Statement

Proposed Farm Building for Miles Fox Holdings at Greenbank Farm,
Grindleton

Edward Dickinson
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1. Introduction

This Design and Access Statement is submitted in support of a full planning application for the erection of a new agricultural building at Greenbank Farm. The proposal relates to a purpose-built structure designed to support the ongoing livestock operations of Miles Fox Holdings and an additional occupier. The development is located within the Forest of Bowland, an Area of Outstanding Natural Beauty (AONB), and has been designed sensitively to respect its surroundings while meeting essential functional requirements.

2. Background and Landholding

Greenbank Farm is an owner-occupied agricultural unit managed by Miles Fox Holdings, who have been trading in the area for 57 years. The total holding comprises a mix of pasture and meadow land. The land is farmed between Miles Fox Holdings and a local occupying farmer.

There are no other buildings on the holding suitable for the proposed use, and therefore, a new structure is required.

3. The Proposal

The proposed development comprises the erection of a steel portal-framed agricultural building with a total footprint of 749m². It is situated on a 966m² site area. The building will house livestock, including 50 cattle and 200 sheep for Miles Fox Holdings, and 30 cattle and 30 sheep for the occupier on the holding.

The proposed building is to be constructed of a steel portal frame with concrete panels to the lower portion of three sides with Yorkshire boarding above with a green tin sheet roof with translucent skylights designed to reduce visual impact. It will include an open eastern elevation with cattle feed barriers and an overhanging roof for external feeding. The building will also feature a manure store to the north of the building to ensure manure and waste is stored appropriately.

4. Justification and Need

The building is required to support current livestock operations and ensure animal welfare. The farm holds a significant volume of livestock which at present must be kept outside due to a lack of livestock housing, the existing building is unsuitable for housing livestock as it is designed for the storage of the farm machinery listed below.

A full list of farm machinery includes:

- 4 x tractors
- 1 x telehandler
- 2 x diggers
- 1 x mower, chain harrows, tanker, trailers (4), roller, acrobat, saw-bench, log splitter, and fertilizer spreader.

A previously constructed machinery shed has provided some capacity for equipment but does not meet livestock requirements.

5. Design Considerations

Materials and Appearance

- Steel portal frame – standard in agricultural construction for durability and cost-effectiveness.
- Lower concrete panels for structural integrity and containment of livestock.
- Yorkshire boarding to maintain airflow and provide a traditional agricultural aesthetic, complementing the rural setting.
- Green tin roof designed to blend with the landscape and reduce glare.



Layout

For illustrative purposes only similar to proposed roofing

The internal layout is tailored for livestock housing, with separate zones for feeding, bedding, and storage. The open elevation allows cattle to be fed externally under shelter, and manure storage is planned to prevent runoff and environmental impact



For illustrative purposes only demonstrating a similar style of building

6. Access and Highways

The site benefits from a good quality tarmac access road. The building would not be visible from the public highway, and access is safe and adequate for agricultural vehicles. The level of traffic generated is low, with no increased movements required for feeding, livestock management, and routine operations.

7. Impact Assessment

Residential Amenity

The nearest dwellings are approximately ½ mile from the site. Given the rural location, the proposed use, and the distance to residences, there will be no adverse impact on residential amenity.

Landscape and Visual Impact

Though located within the Forest of Bowland AONB, the design and siting of the building are such that the visual impact will be minimal:

- Positioned sensitively with the lie of the land.
- Utilising neutral green and natural materials.
- Surrounded by existing farm infrastructure and screened by landscape features where possible such as a woodland directly behind the proposed building.

8. Planning History and Future Intentions

- No previous applications have been made for this structure.
- The applicant has recently expanded the holding by purchasing land and constructing a machinery shed which was supported by Ribble Valley Borough Council.
- There are no immediate plans for further development, but the business remains focused on sustainable agricultural production and future growth where.

9. Conditions and Policy Compliance

The applicant is content for the building to be conditioned for agricultural use and tied to the holding. This ensures alignment with both local planning policy and national guidance for rural development.

Conclusion

The proposed agricultural building is a necessary and proportionate development to support active farming operations at Greenbank Farm. It has been carefully designed to respect the sensitive AONB setting, provide for high standards of animal welfare, and ensure continued rural productivity.

