

Design & Access Statement

Covered Manure Store and Cattle Handling Pens

Low Barn
Grunsagill Road
Tosside
BD23 4SL

On behalf of
Paul Simpson

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

APPENDIX A Justification for an agricultural building at Low Barn.

Plans & Drawings (Attached separately)

SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for the construction of an agricultural building for manure storage and cattle handling pens at Low Barn on behalf of Paul Simpsosn. This document should be read in conjunction with the attached planning application forms, plans and supporting documents.

- 1.2** Low Barn forms part of the family farming enterprise run by Paul Simpson together with his wife Amanda and their children Oscar and Natasha. The farmed land extends to 141ha (348 acres) of permanent grassland supporting a herd of 60 suckler cattle and 160 head of beef replacements and fattening cattle. In addition a flock of 1000 Beltex breeding ewes produce quality lambs for the finished lamb market.

- 1.3** The farm infrastructure at Low Barn includes a large agricultural building which houses cattle and sheep with an open manure store.

- 1.4** Manure storage is currently uncovered with a risk of diffuse pollution to watercourses. Grant funding has recently been secured for a cattle handling system which will allow improved handling for routine husbandry treatments and improve operator safety.

- 1.5** A justification for the building is attached as Appendix A.

- 1.6** This application includes:
 - The construction of a steel frame building for manure storage and cattle handling facilities.

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1 Low Barn is located 1.6 miles southeast of Tosside to the east of Grunsagill. The farm curtilage is accessed directly off Grunsagill Road. 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 existing built environment includes a redundant stone barn and a steel frame agricultural building. A part two bay uncovered extension to the existing agricultural building has been erected to the east of the building and is included in this application.
- 2.3 The remainder of the site is permeable stone. No habitat will be affected by the development and as such Biodiversity Net Gain assessment is not required (See BNG statement) .
- 2.4 The farm lies within a Countryside Stewardship Scheme Water Quality Priority Area which is classed as a high priority area for water quality within the Ribble catchment. The area is also a high priority for Faecal Indicator Organisms and Phosphate issues. Uncovered manure stores and areas where livestock are handled in open yard situations presents a high risk of diffuse pollution from dirty water run off. Covering these areas reduces the risk of pollution which is a key objective of the UK government.
- 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. Within the access track Environment Agency maps show there is a risk of surface water flooding. A Surface Water Flood Risk Assessment has been carried out which concludes the risk of surface water flooding is negligible.

- 2.7 Manure stores require an assessment of atmospheric impacts on protected sites. A SCAIL assessment accompanies the application and shows there will be no significant impact on protected sites.

Proposed development

- 2.8 The proposed development will involve the construction of a steel frame building extending 20 metres east of the existing building.

SECTION 3

DESIGN PRINCIPLES & CONCEPT

Design

- 3.1** The design of the building is predicated on the need to provide a practical building to meet the functional requirements of an existing farm business. The cattle handling system will improve user safety and ensure animals are handled safely and to high standards of welfare. The covered manure store will prevent the loss of nutrients and the potential risk of pollution from liquor which emits from open manure stacks.
- 3.2** The building will be of steel frame construction with concrete panels to 2000mm to allow efficient cleaning and disinfection. The walls will be clad above with Yorkshire boarding to ensure adequate ventilation and reduce the incidence of respiratory disease.
- 3.3** Animals are bedded on straw bedding and drainage channels will allow liquor to drain to a liquor tank. The building will be SSAFO compliant.
- 3.4** An area within the building will be designed for the handling of cattle for routine treatments (dosing, tagging, administration of medicine etc).

Appearance

- 3.5** The appearance of the building will be an extension of an existing building. The wall and roof materials will be the same as existing.

Scale

- 3.6** The building will measure:

Length:	20.00m
Width:	22.50m
Height to eaves (North elevation)	3.65m
Height to eaves (South elevation)	2.75m
Height to ridge	6.00m

SECTION 4 ACCESS

Access

- 4.1** Access to the site is directly off Grunsagill Road.
- 4.2** Access to the building is directly off the existing stone yard area.
- 4.3** No additional traffic movements will take place to the public highway.
- 4.4** Access for emergency vehicles is good.

SECTION 5 PLANNING POLICY CONTEXT

5.0 Planning History

3/2021/0195

Proposed conversion of a traditional stone barn to an agricultural dwelling. Creation of garden curtilage and parking. Installation of a package treatment unit.

Refused

3/2018/1132

New agricultural building for cattle housing, manure store, machinery/lambing building. Native species planting.

Approved

3/2011/0623

Agricultural covered yard

Approved

3/2017/0810

Proposed equine menage

Approved.

3/2116/1132

Conversion of barn to holiday accommodation, creation of curtilage with access and parking and installation of a new package treatment plant. (resub 3/2016/0612).

Refused

3/2016/0612

Conversion of barn to holiday accommodation, creation of curtilage with access and parking and installation of a new package treatment plant.

Refused

3/2015/0983

Proposed agricultural building to accommodate cattle and sheep.

Approved

5.1 National Planning Policy

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 improve animal handling and reduce the risk of diffuse pollution.

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 largely influenced by the existing building and the practical requirements for handling pens and manure storage .

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 development is within the FoBNL. The site is within an existing agricultural curtilage. A well established hedgerow will partially screen the proposed building. 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 considered carefully and the materials are harmonious with the existing farm infrastructure. Access is directly off the existing yard. 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 for the purpose of agriculture. The proposal is necessary for the efficient management of a family farming business. High welfare standards are a priority and environmental protection of watercourses from diffuse pollution in a high priority catchment. .

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 the continued viability of the agricultural business. Animal welfare will be improved. Environmental protection will be improved.

SECTION 6 CONCLUSION

- 6.1** The proposed development will allow an established family farming business to improve animal welfare and protect user safety. Covered manure storage will reduce the risk of diffuse pollution.

- 6.2** The design of the building has been given careful thought and is appropriate to the farm setting and required functional need.

- 6.3** 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.

October 2025

APPENDIX A Justification for an agricultural building at Low Barn, Grunsagill.

Paul and Amanda Simpson operate an extensive beef and sheep unit extending to 141ha. The unit supports a 60 strong suckler herd with an additional 160 followers and finishing cattle. A flock of 1000 Beltex breeding ewes produces lambs for the finished market.

The farm infrastructure is located at Scale Farm, Wigglesworth and Low Barn, Grunsagill. The existing farm infrastructure at Low Barn provides accommodation for suckler beef cattle and lambing sheep in late spring when cattle have been turned out. Animals are bedded on straw which is stored uncovered. Uncovered manure stores present a number of potential problems. In a high rainfall area run-off from the manure can reach watercourses and result in enrichment of nutrients.

Low Barn lies within a Countryside Stewardship Scheme Water Quality Priority Area which is classed as a high priority area for water quality within the Ribble catchment. The area is a high priority for Faecal Indicator Organisms and Phosphate issues. Grunsagill Beck lies within 120 metres of the existing building and is vulnerable to any run off.

Open manure stores also result in the loss of valuable nutrients which must be returned to meadow land. Optimising the inputs from organic sources reduces the reliance on inorganic compounds which are highly soluble and leach to water courses. The high cost of bought in inorganic fertiliser has a significant impact on profitability and overall farm efficiency.

Beef cattle require secure handling facilities from both operator safety and animal care. Paragraph 16 of the Codes of Recommendations for the Welfare of Livestock – Cattle state:

16 All stock-keepers should have access to easy-to use and efficient handling pens (the right size and scale for the type and number of animals in the herd). This is so that you can routinely manage and treat the animals, and make sure that they are quietly and firmly handled. Ideally, these handling pens should protect the animals from extreme weather. You should keep all pens, races (narrow passageways), crushes (restraining gates to assist handling) and floors in good condition and make sure that they are free from any sharp edges or projections which might injure cattle.

Routine treatments are required to treat internal parasites, pour -on products etc. Tagging and regular monitoring of weight and general condition scoring is critical to good stockmanship. Where animals require veterinary treatments it is essential they can be managed safely.

Good handling systems will be located on a concrete base. Where these facilities are open to the weather run-off from soiled concrete cannot be effectively controlled.

Proposal

A 450m² extension to the existing farm building is proposed to provide covered manure storage and cattle handling pens. Liquor from the bedded areas and

manure storage will drain to a liquor tank. Soiled areas from the cattle handling pens will be contained.

The proposed building will have adequate space for access with modern equipment (loaders, tractors, spreaders etc).

Summary

The proposed building is a 20 metre extension of the existing agricultural building. The design and appearance of the building will be harmonious with the existing building.

The building will ensure optimal management of manures and reduce the risk of pollution.

The cattle handling system will ensure operator safety and maintain a reputation that UK agriculture has the highest standards of animal welfare.