

**DESIGN AND ACCESS STATEMENT
LANDSCAPE ASSESSMENT**



Planning Branch Ltd

**SITE: Land nr Hallsenna, Holmrook,
CA19 1YD**

**PROPOSAL: Erection of stables, tack
room, dog kennels, store for services
for the dwelling & access track and
widened entrance.**

APPLICANTS: Mr M Freeman

February 2022 revision

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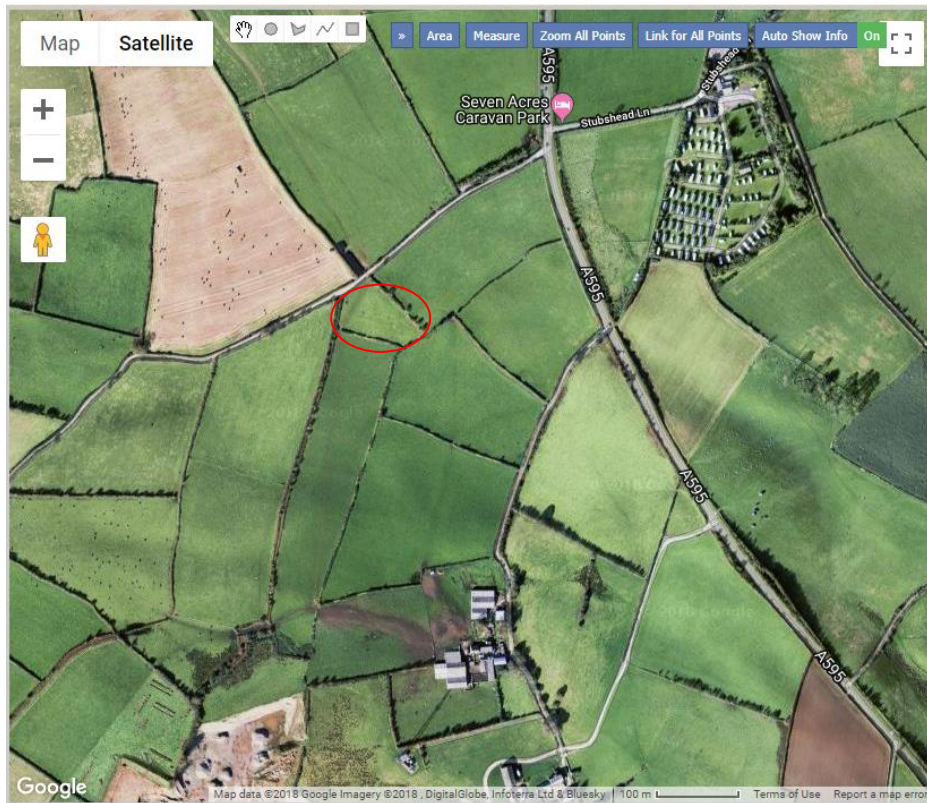
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INTRODUCTION

Planning Branch Ltd has been commissioned to produce this report in support of the proposed development at land on Hallsenna Lane, Holmrook. The proposal is for the part retrospective consent of the erection of a stables/field shelter and store with associated track and solar panels.

SITE DESCRIPTION

The site is as shown by the below aerial image. The site is located to the north of High House Farm and is easily accessed from the highway to Hallsenna from the A595. The site is a small area of agricultural land which is adjacent to the previous approved agricultural workers dwelling.



CONSTRAINTS

Flood Map & Drainage

The site is located within a flood zone 1 where there are no issues of flood risk. The drainage on the site would be water butt collection of water to be used in the building and any excess water is directed to the adjacent field drain.

Rights of Ways

There are no public rights of way over the site which could be impacted upon.

Heritage Asset

There are no heritage assets on or close to the site. The nearest heritage asset is located within Hallsenna, which is a Grade II listed building with adjoining barns, stables, and dovecote, however due to the distance and intervening land use, the proposal would not impact on the setting of the listed building.

Designations

Summary of designations.

- There are no SSSIs close to the site
- There are no areas of conservation
- There are no areas of woodland
- The site is not within an AONB
- There are no areas of inland rock

CONSULTATION

Christie Burns wrote to advise that planning permission was required for the works that have been carried out. After a meeting with Christie Burns and Nick Hayhurst, they advised additional landscape details to be submitted.

HISTORY

4/19/2341/001 outline approval for an agricultural worker dwelling

4/20/2211/0R1 reserved matters for an agricultural worker dwelling

The construction of the dwelling has commenced with the construction of the foundations as evident on the images below. As part of the works to commence details of the electricity supply was provided which was over £100000 to connect due to the phase of electric which was in the vicinity. This was not known at the time of the original application as the informal quotes given were reasonable for the application site, but the phase of electric was not known. As a result, the applicants decided to go off grid for the electric supply in the form of both a generator, oil, and solar panels. The water supply was also tested to the site and due to the poor water pressure, a

water pressure system was required. The solar system, water pressure system and generator all required housing, thus the need for this building.



PROPOSAL

The site forms a paddock area where the applicant's daughter has her horse. The proposal is for the erection of a stable and tack room and the erection of a dog kennels for their dog and the erection of a store for the housing of the generator, solar system, and water pressure system. The proposal also includes the positioning of solar panel system on the southern roof space to serve the dwelling being constructed. An access track and improved entrance is also required to allow the generator to be refilled. The building is therefore mixed use of equestrian and domestic.

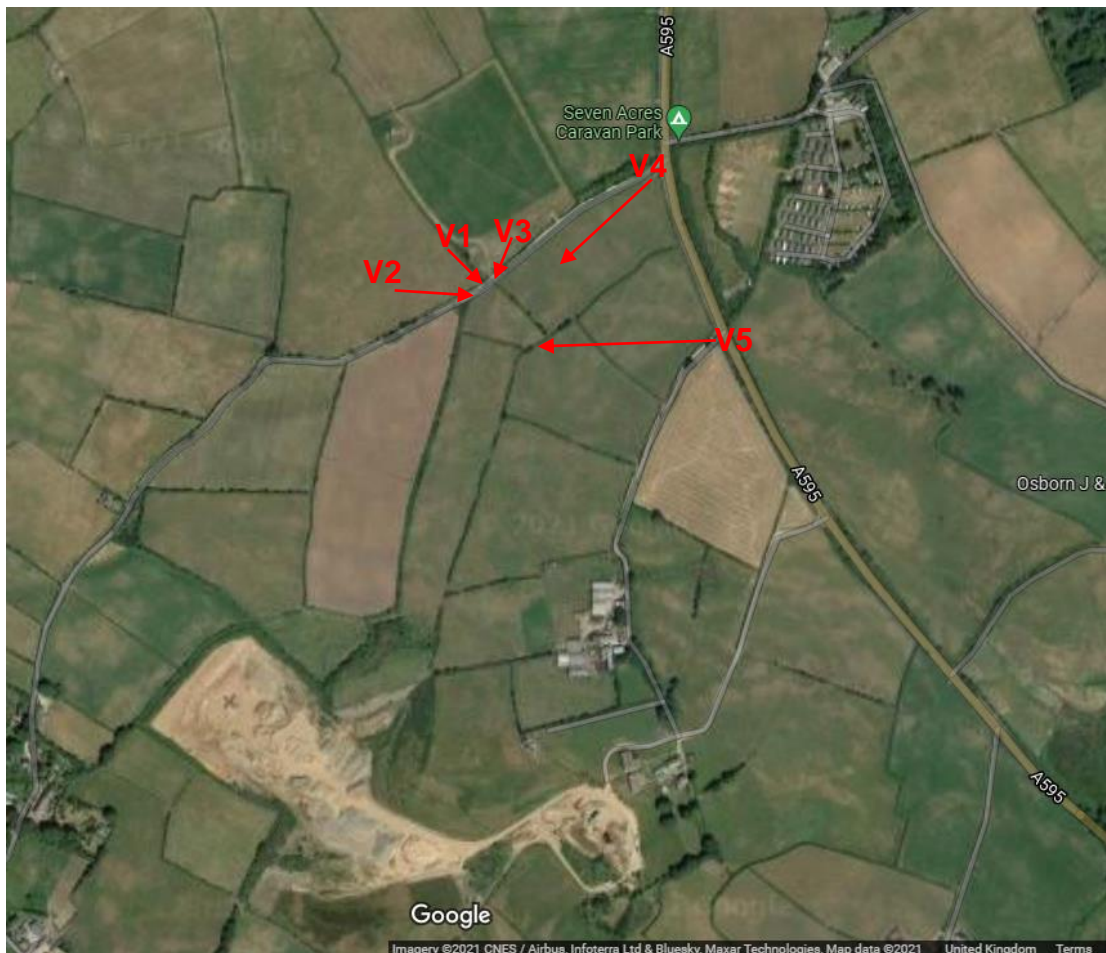
LAYOUT AND SCALE

As set out in the block plan, the buildings are located approximately 38m from the edge of the domestic garden of the dwelling. The building has been positioned to take account of the topography of the site as the dwelling is set in a level area with the land raising to the north and east thus in order to allow a level area the building has been positioned in the south-eastern corner of the paddock.

LANDSCAPING



The building has been positioned to take account of the existing landscaping in the area. A new hedgerow of hawthorn, blackthorn and dogrose is proposed along the eastern boundary as indicated on the plan.



The area was assessed to determine where views of the site was possible from, in relation to public views.

View V1



This is a point along the Hallsenna Lane where the building is viewed from. As the view illustrates the topography of the site and the existing hedgerow ensures it is a filtered view.

View V2



From this view the building is seen as a field shelter which is common within this agricultural area and the views are filtered views.

View V3



This view is from the new access that serves the dwelling and indicates the lane to serve the proposed building.

View V4



This is the view from the end of Hallsenna Lane, as you can see due to the topography of the area the building is not visible.

View V5



Due to the topography of the area the site is not visible from this viewpoint. After this view point the road drops further and therefore no other possible viewpoints of the site.

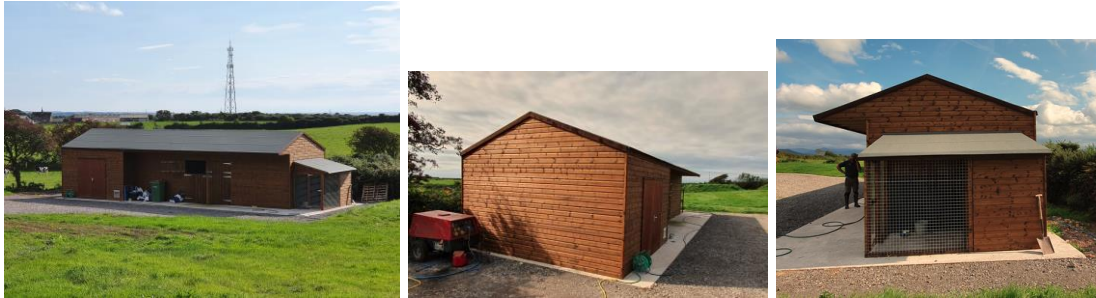
View V6



This is a viewpoint from along the private lane that leads to the applicant's farm. A hedgerow is proposed along the field boundary and the application site which would then provide screening from this location.

APPEARANCE/DESIGN

The building is a timber and felt construction which is typical of field shelters within the wider Copeland area.



The services run from the building to the dwelling under construction under the ground as indicated on the block plan. These will then provide electric, heating and water to the dwelling.

HIGHWAYS & ACCESS

The original access has been widened to allow improved access. The adjacent field access has also been widened under permitted development legislation. There is an access track proposed which serves the building and allows a hardstanding in front of the building. The track has started to grow through which has softened its appearance.

PLANNING POLICIES

The most relevant guidance and policies to this development are:

National Planning Policy Framework (NPPF)

Copeland Local Plan 2013-2028

Policy ST1 – Strategic Development principles

Policy ST2 – Spatial development strategy

Policy ST3 – Strategic development priorities

Policy ENV5 – Protecting and enhancing the boroughs landscapes

ASSESSMENT

Residential amenity

There are no other neighbour unrelated properties that could be impacted by the development.

It is considered that the development would not have an unacceptable impact on the amenity of neighbours due to visual intrusion, overlooking, overshadowing, overbearing effect, noise, light pollution, or other adverse impacts. A high standard of amenity for existing and future users of the property and neighbours would be maintained. The development is acceptable in terms of amenity and satisfies the requirements of Local Plan policies and the NPPF.

Landscape

It was considered that a single timber building that resembles a field shelter in the paddock would have less of an impact than the creation of an outbuilding within the confines of the domestic garden of the dwelling and a separate field shelter/stable. The existing landscaping is being utilised and the additional planting would ensure the building has no wider impacts.

Proposed Landscaping

A hedgerow is to be planted between the existing agricultural buildings and the dwelling as indicated on the plan PB2. The hedgerow will be a hawthorn and blackthorn mixed hedgerow. The plants will be:

- Bare root plants of 30cm to 60cm in height
- Hawthorn and Blackthorn mix
- Dog Rose

The hedgerow will be planted between the months October and March while the tree is dormant and avoiding periods of heavy frost.

Method of planting the hedgerow.

The method of planting would be to use the 'Notch' method. A 'T' or 'L' shaped slot at the depth required to cover the roots up to the root collar is cut using a spade. The tree is then positioned in the slot, the spade is then removed, and the soil firmed gently around the tree to prevent air gaps around the roots.

The double hedgerows will be planted at 5 plants per metre, with 40cm between the rows as indicated on plan PB4.

Protection of New Planting

As the planting is being undertaken in a rural area where there is potentially rabbits, hares, or voles, which could damage the plants protection is proposed. Each of the individual plants would be protected with a clear spiral guard, which would expand as the plants grow. The guards will be removed once the plants have established between 3 – 5years.

A fence is proposed either side of the planted hedgerow to protect the plants from livestock damage.

Once the hedgerow is established it will be managed as part of the same regime as the existing hedgerows on the farmstead.

SEQUENTIAL ASSESSMENT



A number of sites were considered prior to erecting the building in this location. There was confusion on the applicant's part in that they were under the impression that field shelters did not require planning hence why this is a part retrospective application.

Above image indicate the options of sites that were considered along with reasons for discounting them.

Site S1

This site was discounted as it is in front of the gateway into the field that is still used for the applicant to gain access to his dwelling site. There is also not sufficient area for the building to be located.

Site S2

This was discounted due to the topography of the land in this location as it rises to the southeast and due to the close proximity of the dwelling and there would be the need for the removal of the proposed hedgerow around the eastern boundary of the curtilage which helped to reduce the impact of the approved dwelling.

Site S3



The site is outside of the curtilage but was discounted due to the elevated position and how visible it would be from Hallsenna Lane.

The sites between the curtilage area and the application site were discounted as the land rises and any structures on this area would be elevated as indicated on the image below.



The application site was therefore chosen as it was at the next available lowest point in the field which is screened by existing natural landscaping as indicated above.

CONCLUSION

In conclusion the combination of a field shelter/stables with the domestic store allows for a single structure although within the paddock area of the field rather than the domestic garden. The domestic garden area is restricted due to a large area of the garden including the access track resulting in limited area for any outbuildings. Rather than erecting on the highest point of the site in the middle of the paddock the position in the south-eastern area was chosen to lessen the overall impact. The existing topography of the site and landscaping along with additional planting allows for the screening and integration of the building. The scheme allows the property to utilize renewable energy resources which aids in carbon reduction thus helps Copeland meet the carbon reduction target.