

DESIGN AND ACCESS STATEMENT



Planning Branch Ltd

Land off Shore Road, Drigg

**Creation of handling pens (Grant
aided)**

August 2024

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INTRODUCTION

Planning Branch Ltd has been commissioned to produce this report in support of the proposed development on land off Shore Road, Drigg. The proposal is for the creation of handling pens which are grant aided.

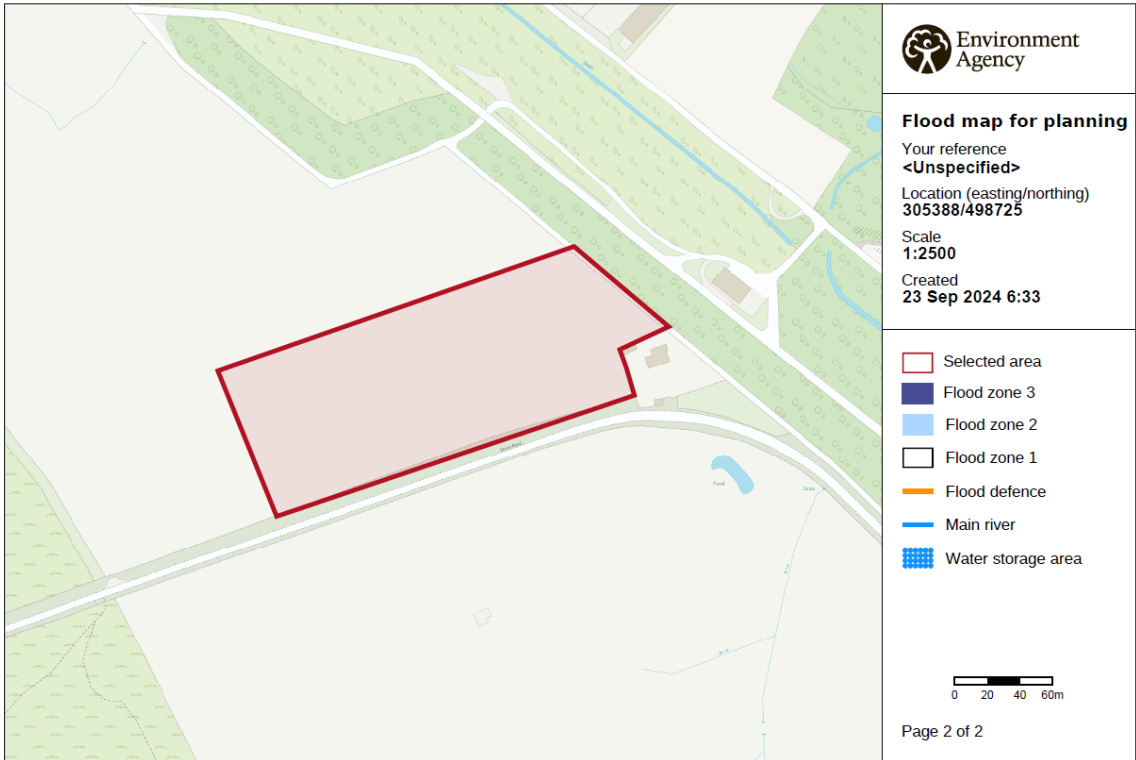
SITE DESCRIPTION



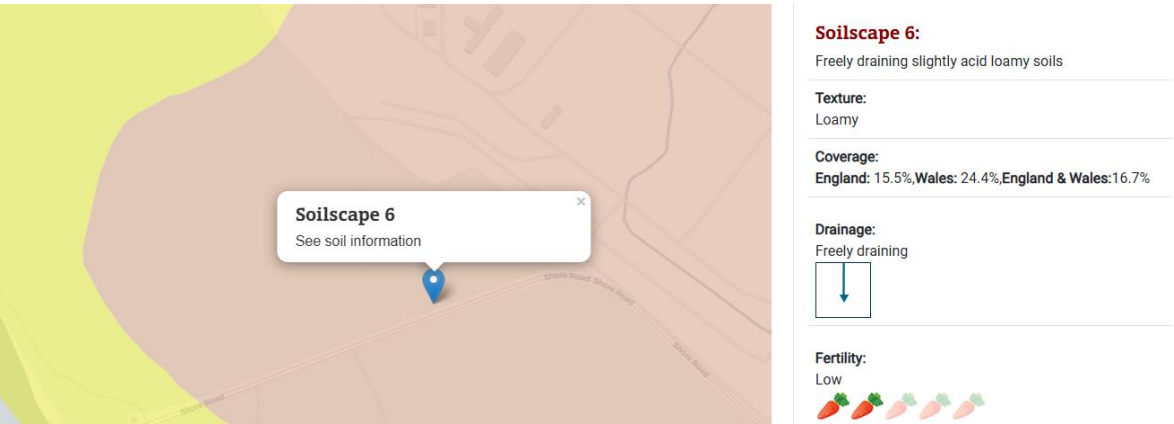
The site is located along the Shore Road outside of Drigg as indicated above. The proposed site is located central to the land that is farmed.

CONSTRAINTS

Flood Map & Drainage

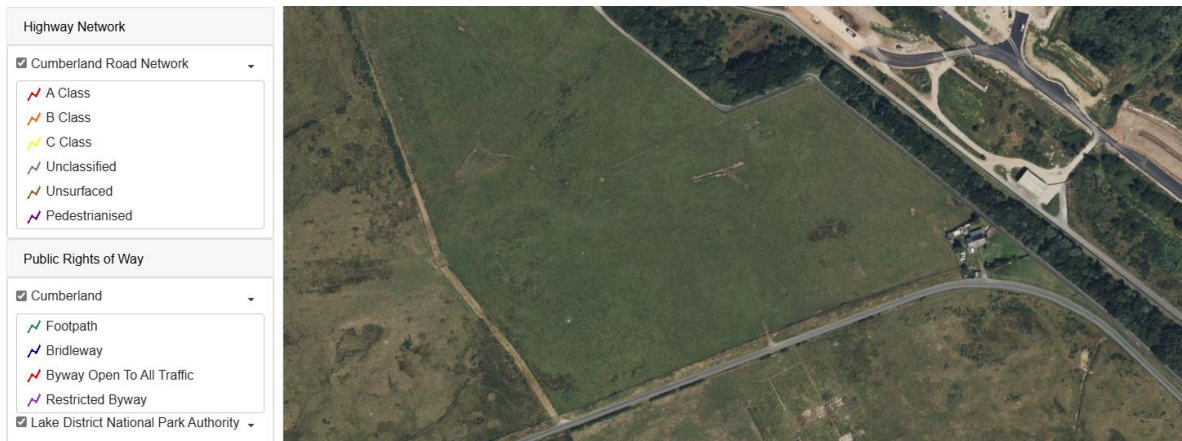


The area is flood zone 1 as indicated above.



Above is an extract from the soil from soilscales. The drainage on the site is free draining.

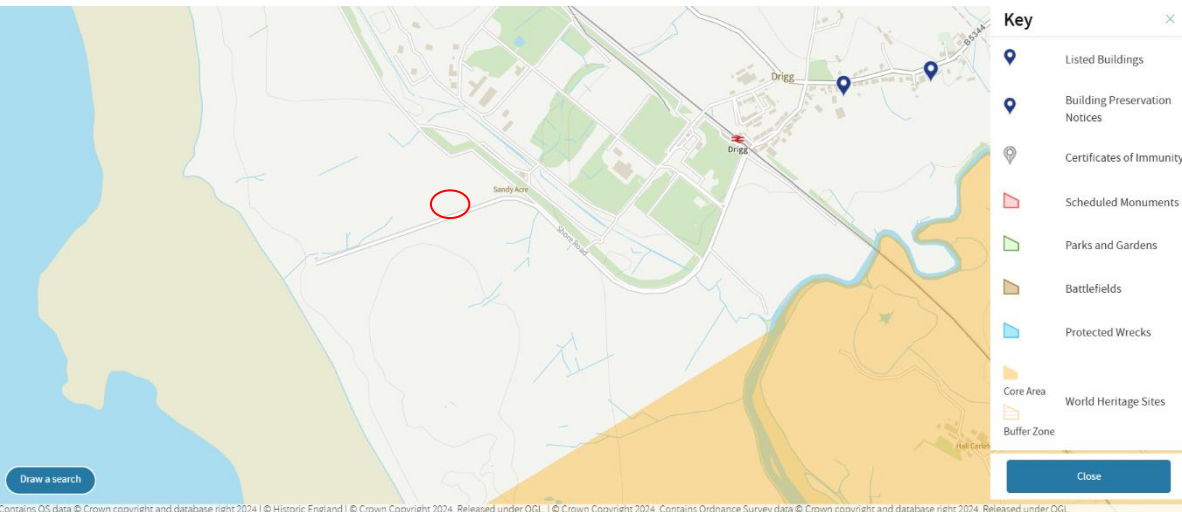
Rights of Ways & Access



The site is served from an unclassified road as indicated above. There are no public designated public footpaths as indicated above.

The existing access would be located central to the handling pens with the sheep pens located to the west of the access and the cattle pens located to the east of the access.

Heritage Asset



There are no heritage assets close to the site that could be impacted by the proposal as indicated above.

Designations



The site is located outside of the SAC and SSSI areas as indicated above.

CONSULTATION

A notice of intention was submitted but withdrawn as although Cumberland have previously accepted livestock yard areas within 400m of dwellings as not requiring prior approval (23/0029/AGD & 22/0031/AGD), in this case they considered that handling facilities within 400m of dwellings could not be accepted as permitted development, thus the need for this full planning submission.

Concerns from Parish Council

In response to the previous notice of intention submission the Parish council responded stating : The Drigg & Carleton Parish Council is not opposed to this proposed development but seeks further clarification on the use of the site. Will it be used for sheep dipping? If so, what will happen to the effluent afterwards? Will there be drainage for the run-off from the concrete base? The site is close to the SSSI and so environmentally sensitive. Summary of response: Neutral

HISTORY

Other than the Notice of Intention submission no other applications on the site.

PROPOSAL

The proposal is for the creation of handling systems to allow safe handling of the livestock when they are on the shore fields. The proposal is grant aided under the stewardship scheme to remove poaching and aid in pollution control. As part of the management of the designated land which is required by Natural England the land is conservation grazed. As the livestock are on the designated land, they need to be

managed which includes regular handling to administer the relevant medications etc. This proposal would allow the livestock to remain on the land and satisfy the conversation grazing required. Currently temporary pens are created to allow management of the livestock which is placed on the ground and therefore results in excessive poaching/damage of the land.

Drainage

The concrete area which forms the base of the handling systems would be laid with a slope towards the northeast from the road to ensure water does not enter the highway. An underground tank is proposed as per the block plan to be located at the northeastern edge of the handling system.

Manure and dirty water disposal

A drain cover is located over the underground tank which is opened when the handling systems are in use to catch any dirty water from the handling system. This is then emptied and disposed as part of the farm manure disposal. Any manure created whilst the livestock are in the handling system is collected after use and taken off site to the farm manure handling system.

Once the handling systems have stopped being used the cover is then placed over the under ground tank to allow clean rainwater to be diverted from the tank onto the field as per the current situation.

LAYOUT AND SCALE

The handling pens to the left of the road access are for sheep handling and the system on the right are for cattle handling.

PLANNING POLICIES

The most relevant guidance and policies to this development are:

National Planning Policy Framework (NPPF)

Copeland Local Plan 2013-2028

ST1 – Strategic Development Principles

This proposal would minimise carbon emissions and maximise energy efficiency as it reduces the vehicles movements associated with the livestock husbandry of the livestock on the surrounding fields. The current situation when the handling of the

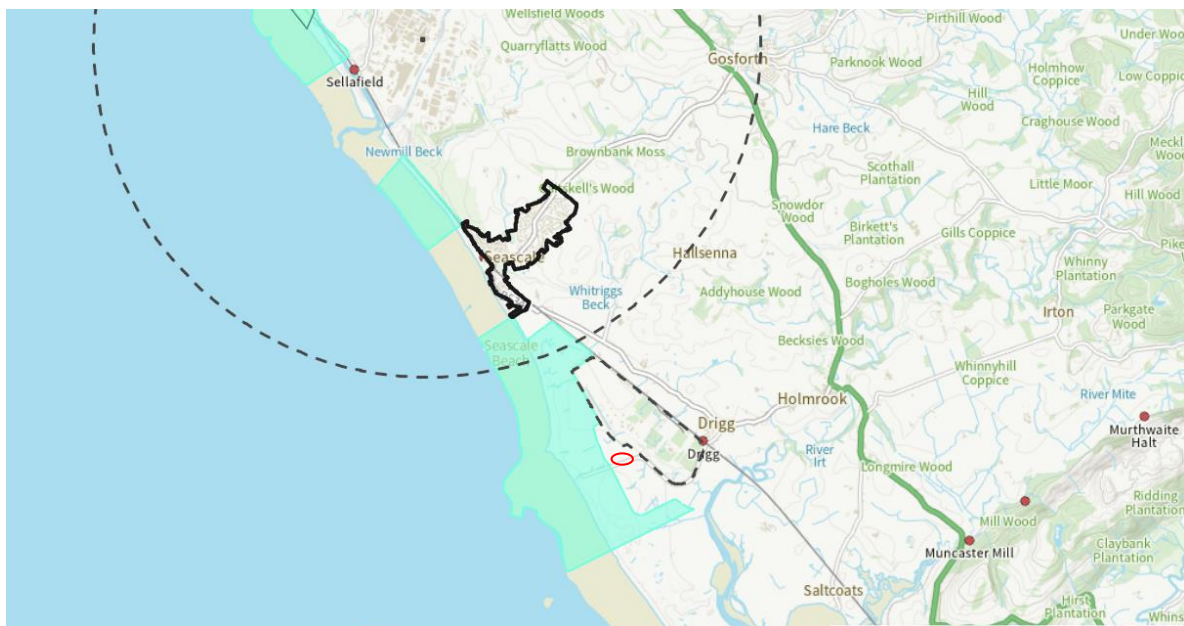
livestock is required is to either set up temporary pens or transport them back to the farmstead which encourages increased vehicle movements.

ST2 – Spatial Development Strategy

This policy allows for an agricultural use outside of the settlements at a point where the need is located.

ENV2 – Coastal Management

The farming of the land along the dunes and along the coast is part of a wider conservation management of the area. The applicant manages the land in accordance with the Natural England requirements using the livestock for grazing. The safe management of the livestock is therefore integral to the conservation management of the area thus why the handling system is being grant aided by Natural England to ensure the long-term management of the undeveloped area of coast. Although the image below from the local plan extract indicates the site is outside of the undeveloped area the principle of the coastal management is still important.



ENV3 – Biodiversity and Geodiversity

The management of the livestock is integral to the conservation of the SSSI and SAC thus providing facilities that allow the continued conservation grazing of the area is a benefit to the wider designated sites. The fact that the handling system in this location is grant aided by Natural England supports the importance of the conservation management of the designated sites.

ENV5 – Protecting and enhancing the Borough's Landscape

The benefits that would be achieved by the proposal allowing a safe and continued conservation management of the wider area outweighs any potential harm caused by the proposal. As there is no change of use of the land as a result of this proposal with it being still in agricultural use the only change is the creation of the concrete area and the erection of the pens. The installation of the pens would not require planning in their own right in that they are below 2m in height.

DM25 – Protecting Nature Conservation Sites, Habitats and Species

The Biodiversity Net Gain documents ensure the biodiversity of the area is enhanced. The proposal allows the continued conservation management of the land thus the proposal maximises the opportunities for conservation.

There would be no direct impact on the designations but the safe management of the livestock which provide the conservation management of the designations would benefit the designations.

DM26 – Landscaping

As the fencing for the pens could be erected temporarily which creates poaching of the area when the fences are directly not the ground. The creation of the concrete base protects the land from poaching thus has a positive impact on the area.

DM30 – Rural Buildings

Although the proposal is not a building it is a rural structure. The siting of the proposal has been chosen as indicated in the sequential assessment below. The proposal has been encouraged by Natural England and granted aided by them for the conservation management of the designated sites.

SEQUENTIAL ASSESSMENT



Site 1

This was discounted as it is located within the SSSI/SAC area.

Site 2

This was discounted due to the proximity of the dwelling, although the dwelling is owned by Nuclear Decommissioning Authority and is a vacant property a separation distance was proposed.

Site 3

This was discounted as the handling facilities will also be used to safely load the animals into the transporters when they are being removed from the area. Being adjacent to the road ensures that the filled vehicles do not have to travel across the land possibly causing damage.

If the handling pens were located in this location a hardcore track would be required across the field to avoid the damage which would have a landscape impact. A protection zone of approximately 10m is required from the edge of the Nuclear Storage facility, thus this site was discounted.

Site 4

Although there is no public footpaths in the area the Shore Road is used by many people to access the Dunes. This site was discounted as when viewed from the road it would have the backdrop of the open space and the mountains as indicated below.



Site 5



This site was chosen as it is located adjacent to the existing access thus avoids damage to the ground by vehicles traveling from the handling systems. The handling system would also be viewed with the backdrop of the fence around the house and the high fence around the Storage Facility.

ASSESSMENT

Residential amenity

The handling systems will only be used when medication is needed to be administered to the livestock, or they are needed to be transported off site.

Due to the distance from the existing property and the frequency of use the proposal would not adversely impact on the residential amenity of the dwelling.

Landscape

Highways

Currently when the temporary pens are used as the ground is unsurfaced this causes poaching of the access and mud is taken onto the road thus potentially impacting highway safety. As a result of the proposal no mud will be taken on to the road thus an improvement.

Designations

As set out above the proposal is grant aided by Natural England and allows the continued conservation management of the designated land.

Response to Parish Council

Will it be used for sheep dipping?

A pour on is either used on the sheep to treat them each year or in the event that they are dipped then a mobile dipping system is hired. This is a self contained system where the water from the dipped sheep is retained in the unit and there is no escape of dip water outside of the unit. The company carrying out the dipping takes the dip water off the site.

What will happen to the effluent afterwards?

As set out above the manure will be removed off site.

Will there be drainage for the run-off from the concrete base?

See above so no issue to either the wider area or the highways as a result of water run off.

The site is close to the SSSI and so environmentally sensitive

Scheme grant aided by Natural England to ensure the continued conservation management of the SSSI/SAC areas.

CONCLUSION

In conclusion the proposed works will help reduce poaching and thus pollution control and is a grant aided scheme which allows safe handling of the livestock required for the conservation management of the surrounding land.