

DESIGN AND ACCESS STATEMENT



Planning Branch Ltd

**SITE: Land to the east of Ash Lea,
Drigg, Holmrook, CA19 1XW**

**PROPOSAL: Demolition of dutch
barn and erection of replacement
agricultural building**

April 2026

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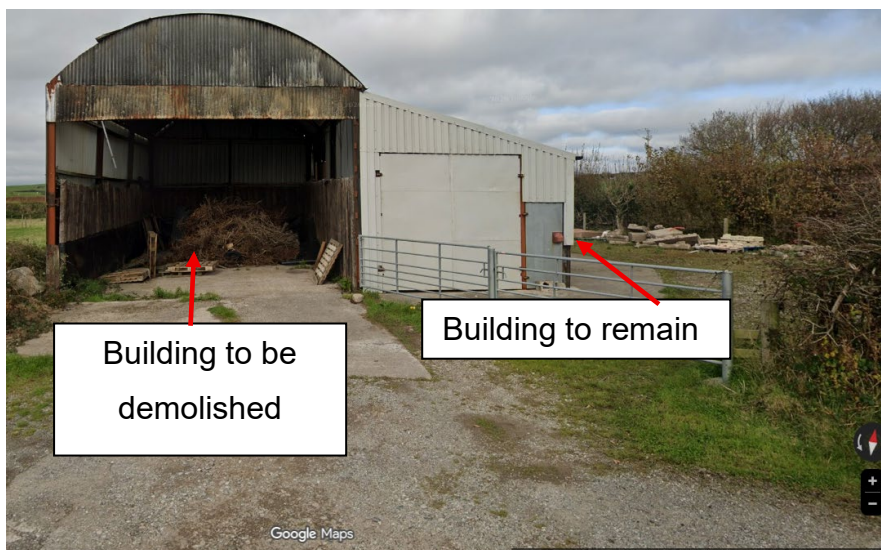
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INTRODUCTION

Planning Branch Ltd has been commissioned to produce this report in support of the proposed development at land to the east of Ash Lea, Drigg, Holmrook, CA19 1XW. The proposal is for the demolition of existing dutch barn and the erection of replacement agricultural building.

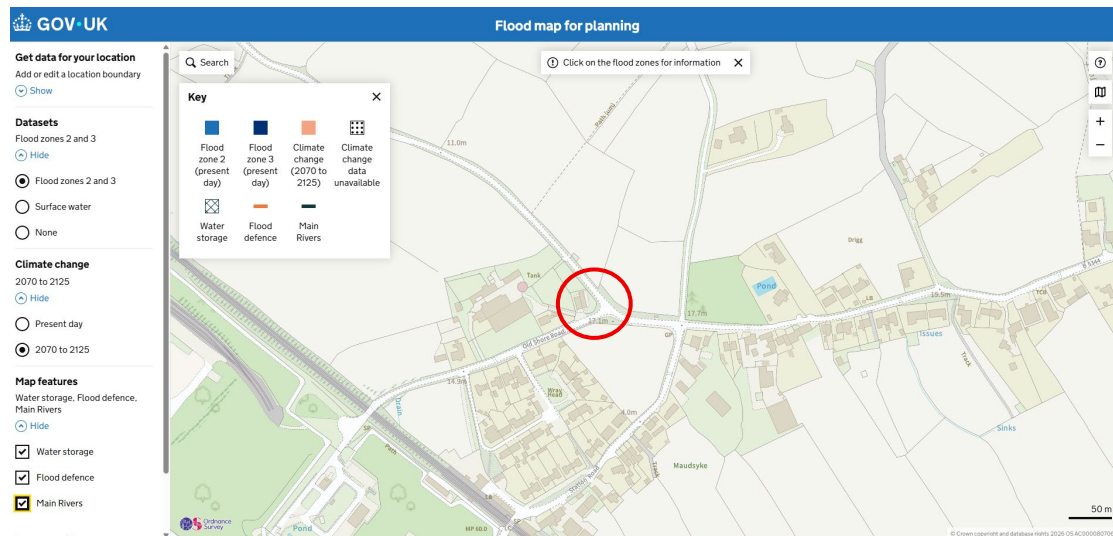
SITE DESCRIPTION

As shown below, the site is located to the east of Ash Lea. The site is currently comprised of a dutch barn and lean-to. The dutch barn is currently in disrepair and in need of replacement. The lean-to was a later addition which is in good condition and is set to remain on the site. The lean-to does not form part of the application site.



CONSTRAINTS

Flood Map & Drainage



As shown above, the site is located in flood zone 1 and therefore at minimal risk of flooding.

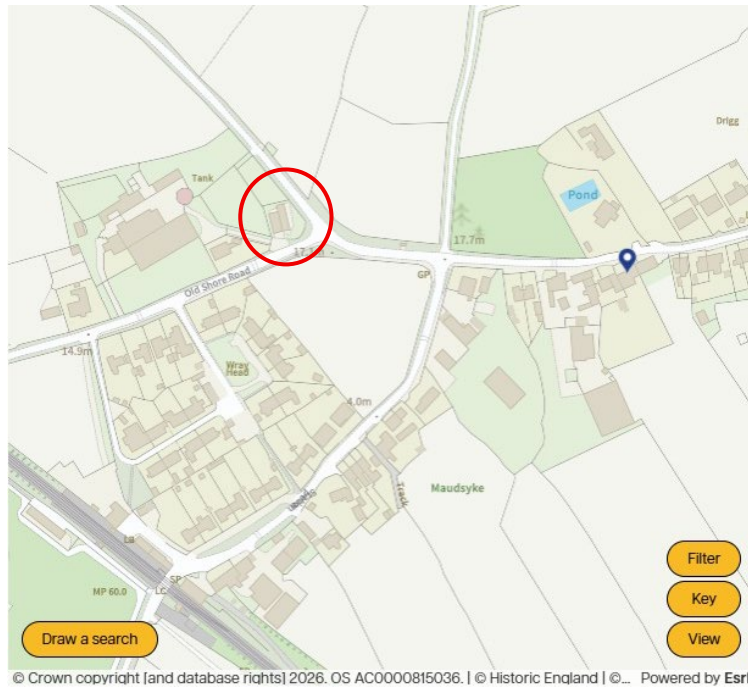
Rights of Ways



As shown above (in pink), the nearest right of way is located approximately 100m east of the application site. Due to the nature of the proposed building and the intervening distance, it is considered there would be no adverse impact on the public rights of way.

Heritage Assets

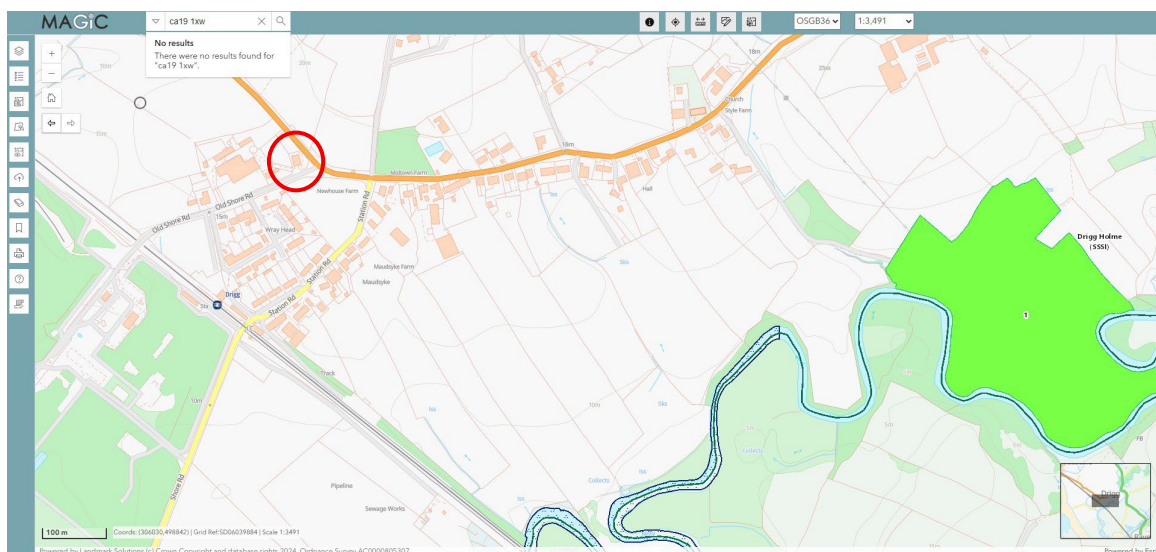
Listed buildings / Schedule Monuments



As shown above the nearest listed building is over 200m to the east of the application site. Due to the intervening distance and buildings, it is considered there would be no impact on the nearby heritage assets.

Designations

Sites of Special Scientific Interest (SSSI) and Special Areas of Protection (SAP)



As shown above, the Drigg Moss SSSI is located approximately 1km from the site and the Morecambe Bay and Duddon Estuary SAP is located

approximately 0.7km from the site. Due to the intervening distance and developments, it is considered there would be no adverse impact on the nearby designations.

BATS

As shown in the photo above, the building is a modern portal frame building constructed with profile sheets where likelihood of bats roosting is minimal and does not satisfy the validation requirements for a bat report.

CONSULTATION

There has been no prior consultation carried out by Planning Branch Ltd.

PLANNING HISTORY

4/25/2397/0N1 – Application to determine if prior approval is required to replace existing barn with a new steel portal framed building – Withdrawn.

The above prior approval was withdrawn because it did not satisfy the full requirements to be considered under a prior approval application as set out in Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015. As the proposal was located less than 25m from a classified.

4/20/2210/0F1 - Erection of lean to building to existing barn for storage of agricultural equipment – Approved 13/08/2020

PROPOSAL

The proposed development is the demolition of existing dutch barn and a replacement agricultural building. The proposed dual pitch building would replace the existing dutch barn which is in a poor state of repair. The current building is no longer fit for purpose as it is not water tight or secure. The profile sheets are missing or loose and the applicant has been informed that there have been complaints made to the local authority in relation to the dangerous condition of the building during recent severe weather.



LAYOUT AND SCALE

The proposed building would be no wider than the existing dutch barn and no longer than the adjacent lean-to building.

LANDSCAPING

Due to the nature of the building as a replacement, no additional landscaping is proposed.

APPEARANCE/DESIGN

The proposed replacement building will have lower concrete walls and upper grey profile sheeting to match the agricultural buildings in the wider area.

HIGHWAYS & ACCESS

There are no changes proposed to the access.

PLANNING POLICIES

The most relevant guidance and policies to this development are:

National Planning Policy Framework (NPPF)

Copeland Local Plan 2021-2039

Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy RE1: Agricultural Buildings

(Policy wording below is in italics)

New agricultural buildings requiring planning permission will be supported where:

a) A clear need for the building in relation to the functional operations of the agricultural business is demonstrated; - The applicant's work on a local neighbouring farm as well as their family farm in Wellington, Gosforth. The proposed replacement building is required to store their agricultural machinery and implements which are used as part of the applicant's agricultural works and to maintain land within the applicant's ownership along with the land associated with the family farm.

b) The building is located within or adjacent to the existing farm complex unless justification for an alternative location is demonstrated; - The proposed building would replace an existing agricultural building which is in disrepair.

c) The building is of a scale, form and design which is appropriate to the location and will not result in adverse visual impacts or unacceptable harm to the landscape character or heritage assets; - The proposed building would be no wider than the existing dutch barn and no longer than the adjacent retained lean-to building. This is a replacement building and the additional bay to the rear of the building allows the existing shipping container to be housed inside the building reducing any wider visual impacts. The shipping container is required to store small hand tools etc in a more secure area.

d) The building will not adversely impact upon the amenity of nearby residential properties; and - The proposed building is for agricultural and therefore would have no adverse impact on amenity.

e) The building implements measures to reduce ammonia emissions arising from farming practices where possible. – The proposed building is for agricultural and therefore has no ammonia emissions associated.

ASSESSMENT

Is the principle of the development acceptable?

The proposed replacement building would replace an existing building which is no longer fit for purpose. The scale and design of the proposed replacement building would allow for the storage of agricultural machinery in association with applicant's agricultural business. As set out above, the proposal would comply with Policy RE1.

Would the proposal impact on residential amenity?

The nearest dwelling not associated with agriculture is located approximately 55m Southwest of the application site. The proposed building would be used for the storage of agricultural machinery and therefore would have no adverse impact on the residential amenity of the neighbours to the south.

The proposed replacement building is considered to decrease the current impact on residential amenity, as it would reduce the noise associated with loose profile sheeting.

Would the proposal impact on the wider area?

The proposed agricultural building would be no wider than the existing dutch barn and no longer than the adjacent retained lean-to building. The proposed materials reflect the agricultural buildings in the surrounding area. The existing building is in disrepair and has a shipping container to the rear, thus the proposed building would significantly improve the visual impact of the building. Therefore, the proposed building would have no adverse impact on the wider area and would be considered a positive improvement.

CONCLUSION

In conclusion, the proposed replacement building is required for the secure storage of agricultural machinery and would have no adverse impacts on

neighbouring amenities or the character of the area. This proposal complies with the relevant local and national policies.