

DESIGN AND ACCESS STATEMENT



Planning Branch Ltd

**Land south of Telecom Mast, Mill
Lonning, Lowca**

**Demolition of existing stables and
agricultural buildings and erection
of replacement building.**

June 2026 revised

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INTRODUCTION

Planning Branch Ltd has been commissioned to produce this report in support of the proposed development at land on Mill Lonning, Lowca. The proposal is for the demolition of the existing stables and agricultural storage building and erection of a replacement stables and agricultural storage building.

SITE DESCRIPTION

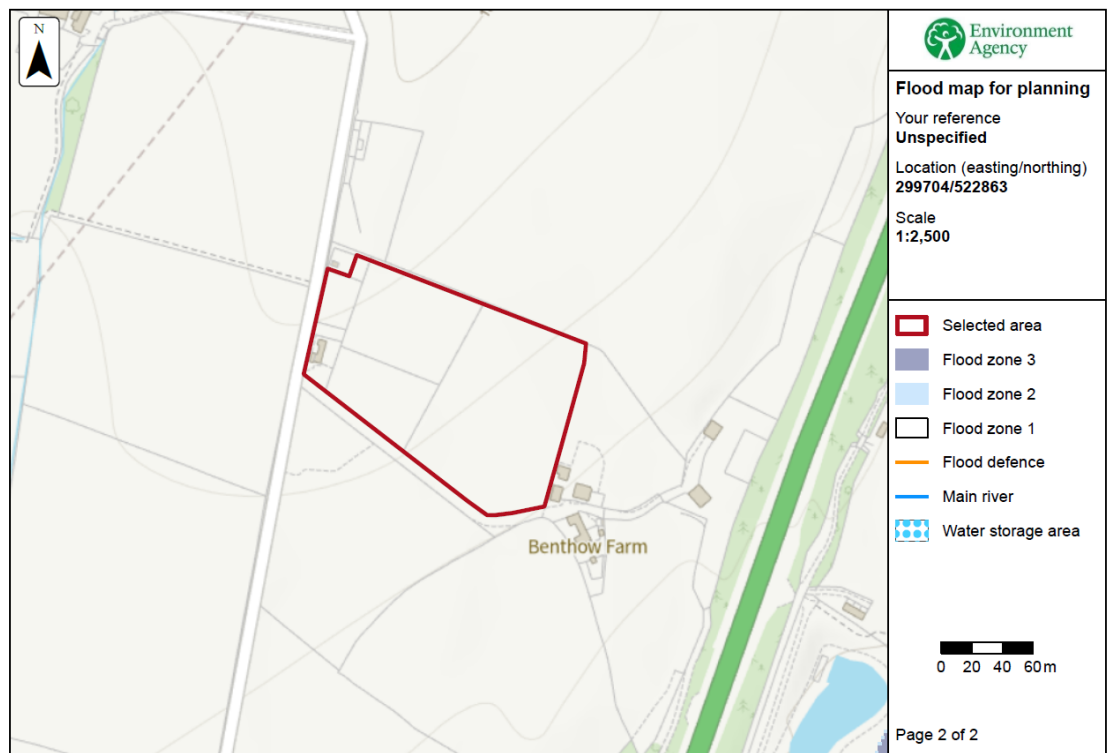


The site is a stables and agricultural storage buildings located within a 4.8acre plot of land. The land is currently used by horses and has previously been used for sheep and horses.

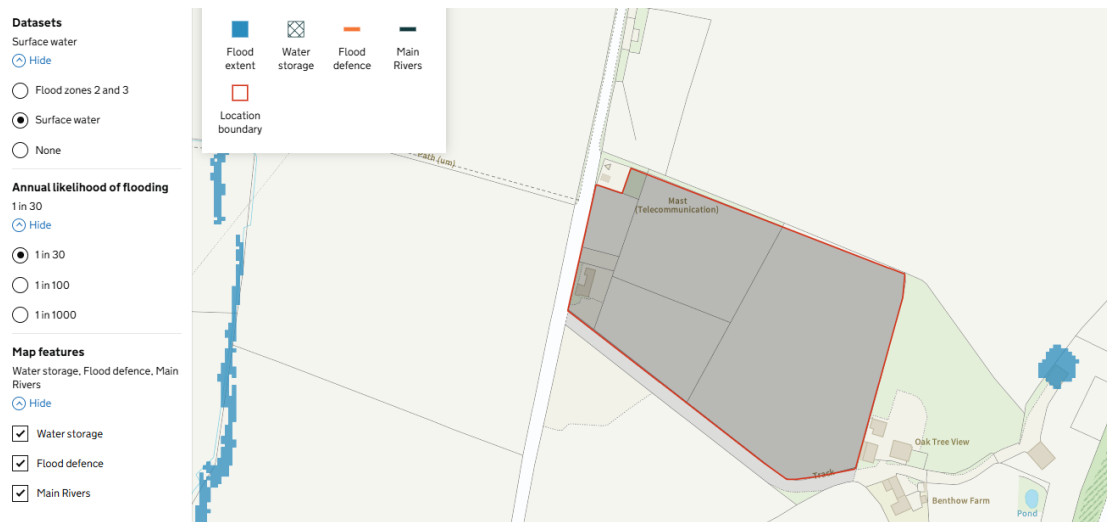
The existing buildings consist of a shipping container and 3 smaller buildings joined to create a stable block and storage building. The floor area of the existing amounts to 84m².

CONSTRAINTS

Flood Map & Drainage

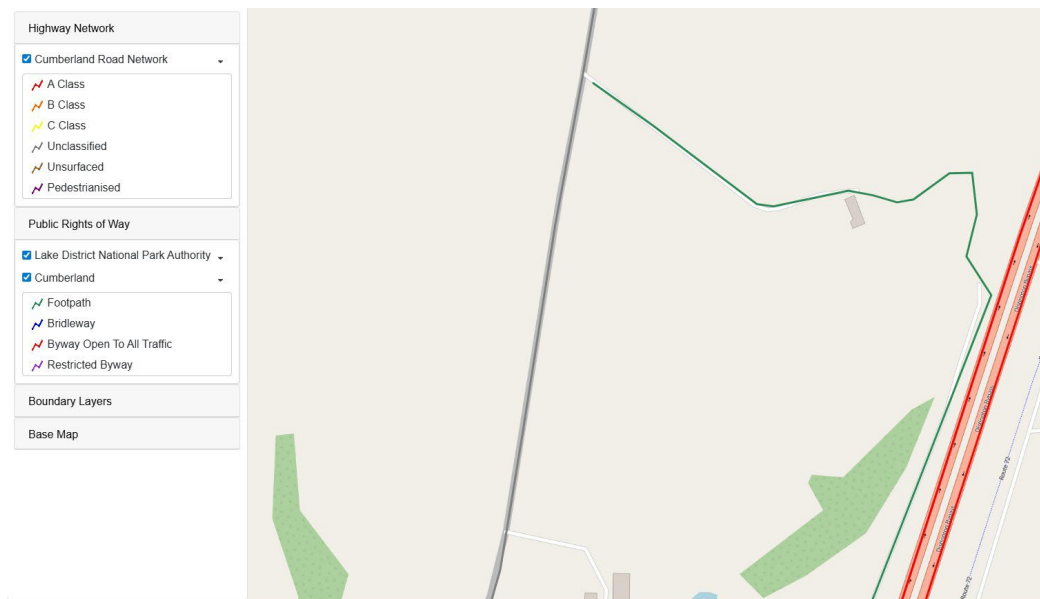


The site is located within a flood zone 1 as indicated above.



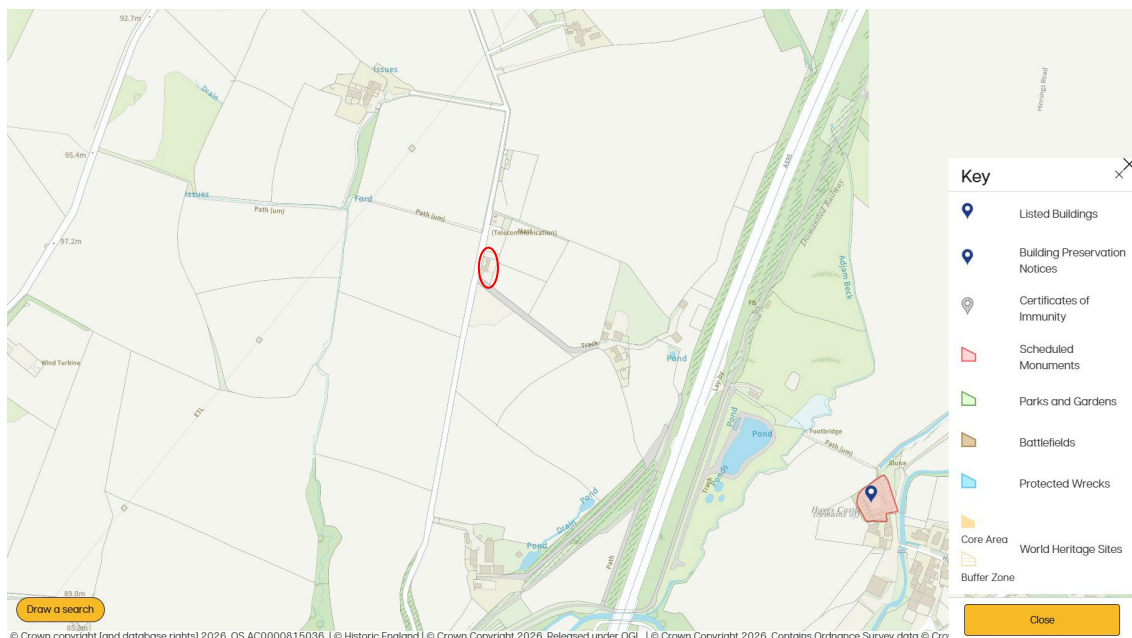
There are no surface water drainage issues on the site or close to the site.

Rights of Ways



A footpath is located down the southern side of the field as indicated above and the site is accessed from an unclassified road. There are no changes to the existing access as a result of this application.

Heritage Assets



There are no heritage assets close to the site as indicated below with the nearest heritage asset being located to the southeast the other side of the main road. Due to the distance the proposal would not impact on the setting of that heritage asset.

Designations

According to Magic Maps there are no designations close to the site.

PLANNING HISTORY

There is no planning history on the site.

Application 4/23/2283/0F1 is approval for an agricultural building

Application 4/24/2258/0G1 for the retention of the shipping container

Application 4/25/2251/0F1 erection of stables

Application 4/01/0212/0 extension to existing mast.

PROPOSAL

The proposal is for the demolition of the existing buildings on the site and the erection of a replacement building along with the cladding of the existing shipping container.

LAYOUT AND SCALE

The building is 14m by 8m thus a floor area of 112m plus the shipping container with a floor area of 14m². A total area of 126m². The existing floor area is 84m² thus an increase of 42m². This allows the storage of the bedding which is currently stored outside and subject to the weather to be stored inside.

LANDSCAPING

As a result of the proposal being a replacement of the existing building no landscaping is proposed.

APPEARANCE/DESIGN

The proposal would have lower concrete panel walls and a green profile sheeting above along with the shipping container clad in green profile sheeting to match the adjacent building. The roof would be green profile sheets to match the building in the adjacent field.



HIGHWAYS & ACCESS

There are no changes to the existing access and turning area on the site as a result of this application.

BIODIVERSITY NET GAIN - EXEMPTION



Other than a small strip of grass along the eastern side of the building the rest of the site is either paved or compacted hardcore thus no habitat.

As a result of the habitat area this is below the 25m² thus the proposal is exempt from BNG.

PLANNING POLICIES

The most relevant guidance and policies to this development are:

NPPF – National Planning Policy Framework

Copeland Local Plan 2021 - 2039

Policy DS4 – Design and Development Standards

Policy RE1 – Agricultural Buildings

Policy RE2 – Equestrian Related Development

Policy N3 – Biodiversity Net Gain

Policy N6 – Landscape Protection

ASSESSMENT

Is the principle of the development acceptable?

The principle of a replacement stables and agricultural building is acceptable in principle supporting the established enterprise that has been on the site for many years.

Would the proposal impact on residential amenity?

The nearest dwelling is located to the east of the site. Due to the distance between the proposal and the neighbours the proposal would not impact on the residential amenity of the neighbours.

Would the proposal impact on the wider area?

Due to the size of the building maintaining a similar height and footprint the proposal would not have a wider impact. The original building comprised of 4 elements that were extended over time. The replacement with a single building and container improves the overall appearance on the site and matches the adjacent site.

SUGGESTED CONDITIONS

In order to allow the shipping container to remain on the site the same condition that was attached to the shipping container on the adjacent site is proposed (4/24/2258/0G1).

The container hereby approved must remain sited in the position identified on drawing PB3 and finished in green profile sheeting to match the building hereby approved and cannot be moved within the site or colour changed unless otherwise agreed with the Local Planning Authority.

Reason

For avoidance of doubt and to ensure a minimal landscape impact in accordance with Policy DM10 of the Copeland Local Plan.

CONCLUSION

In conclusion the replacement building would improve the appearance of the area and allow the animals to be housed safely and the equipment used on the land to be safely stored.