

**The Town and Country Planning (General
Permitted Development) (England) Order
2015 –
Supporting Statement**

Land off Shore Road, Drigg

Creation of handling pens (grant aided)

August 2024

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INTRODUCTION

This document has been produced to support the creation of handling system through use of Part 6, Class A of the *Town and Country Planning (General Permitted Development) (England) Order 2015*.

SITE DETAILS



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

Designations



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

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 conservation 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 of the land.

Amount

The overall area of the handling systems are 39.4m by 10.5m, resulting a total area of 413.7m² which would be concreted with the handling pens located on the concrete areas as set out on the plans.

Layout

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

Landscaping

No landscaping is proposed as the proposal is an uncovered handling system.

Appearance

The concrete will be grey in appearance with galvanised fencing around the handling systems.

ASSESSMENT

CLASS A – AGRICULTURAL DEVELOPMENT ON UNITS OF 5 HECTARES OR MORE

Permitted development

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—

The agricultural unit is over 364hectares thus over the required 5ha.

(a)works for the erection, extension or alteration of a building; or

(b)any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit.

Development not permitted

A.1 Development is not permitted by Class A if—

(a)the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

The parcel of land is over 1ha as set out on the location plan.

(b)it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

N/A

(c)it would consist of, or include, the erection, extension or alteration of a dwelling;

N/A

(d)it would involve the provision of a building, structure or works not designed for agricultural purposes;

Structure for safe handling

(e)the ground area which would be covered by—

(i)any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or

(ii)any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres calculated as described in paragraph D.1(2)(a) of this Part;

The area is 413.7m² thus below the requirement.

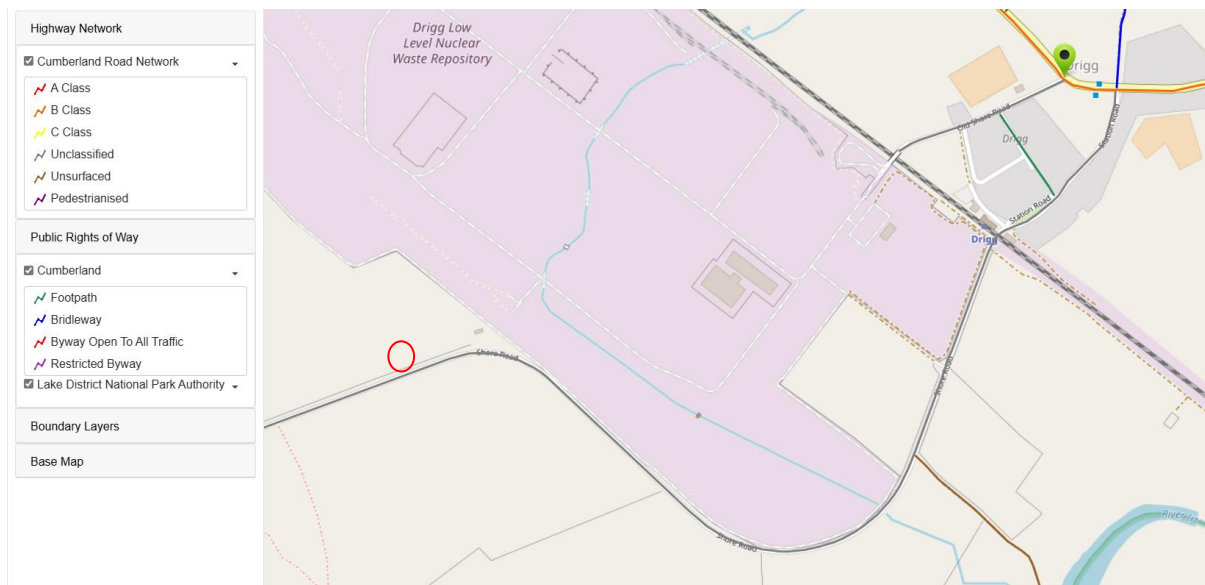
(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

No roof created with the highest point of the fence is 1.75m

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

Below 12m

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;



The nearest road is an unclassified road as set out above thus the proposal is over 25m from a classified road.

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

Uncovered handling systems have been approved within Cumberland within 400m of dwellings as Cumberland has therefore considered that unroofed handling systems are not considered to accommodate livestock in accordance with Part 6 as set out in appendix 1. The nearest property is Sandy Acre which is owned by Nuclear

Decommissioning Authority (NDA) which was purchased on 4 April 2024 and is currently vacant.

(j)it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;

N/A

(k)any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

N/A

(i)would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii)is or would be within 400 metres of the curtilage of a protected building; or

(l)the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.

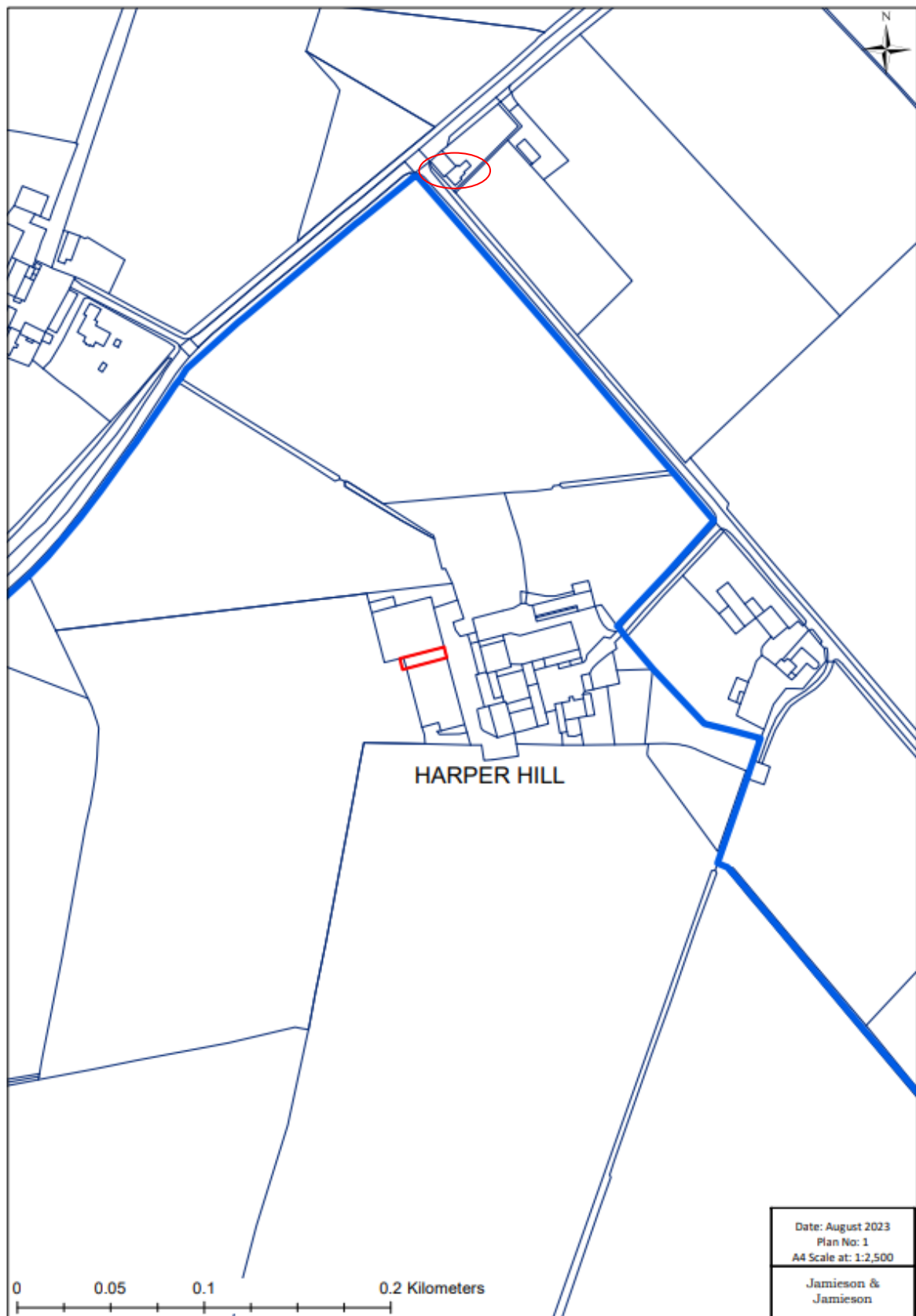
N/A

CONCLUSION

The proposed works will help reduce poaching and thus pollution and is a grant aided scheme with is permitted development as set out above.

APPENDIX 1

23/0029/AGD 265m from nearest protected dwelling – prior approval not required.



22/0031/AGD 150m from nearest protected dwelling – prior approval not required.

