

DESIGN AND ACCESS STATEMENT



Planning Branch Ltd

Highview, Mill Lonning, Lowca

Erection of stables

Revised July 2025

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INTRODUCTION

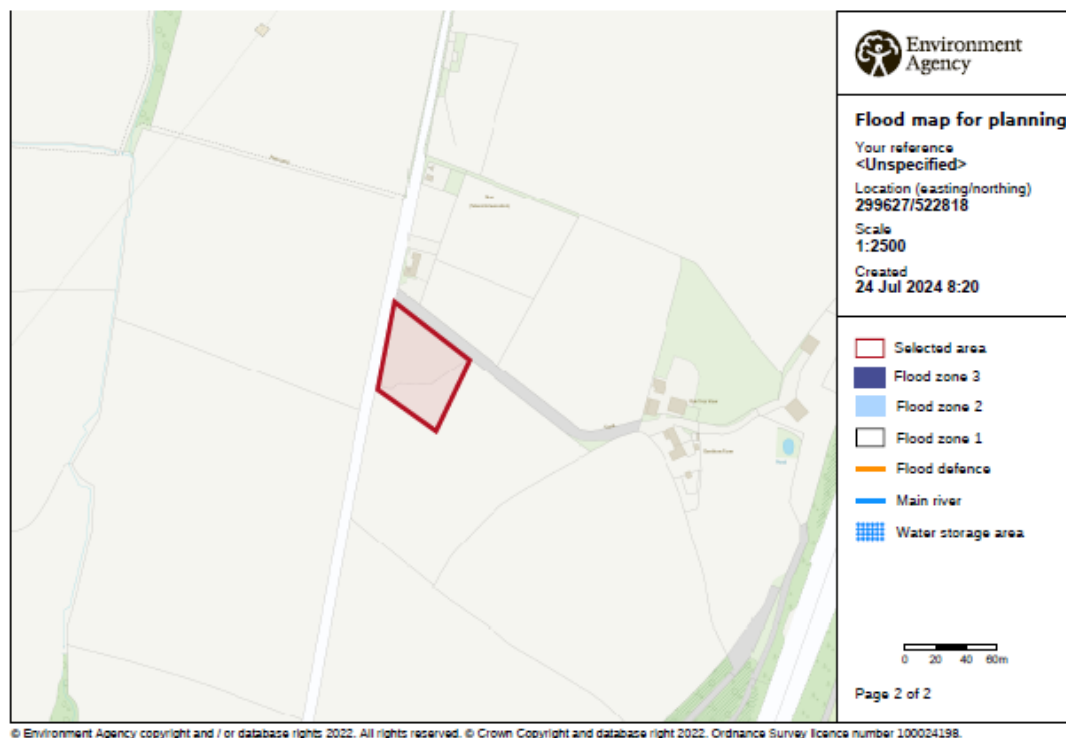
Planning Branch Ltd has been commissioned to produce this report in support of the proposed development at Highview, Mill Lonning, Lowca. The proposal is for the erection of a stables.

SITE DESCRIPTION

The site is an area located on Mill Lonning outside of Distington. There is an existing agricultural building, a cladded shipping container as an agricultural store and a caravan on the site. The area is a hardcore area with fencing around.

CONSTRAINTS

Flood Map & Drainage



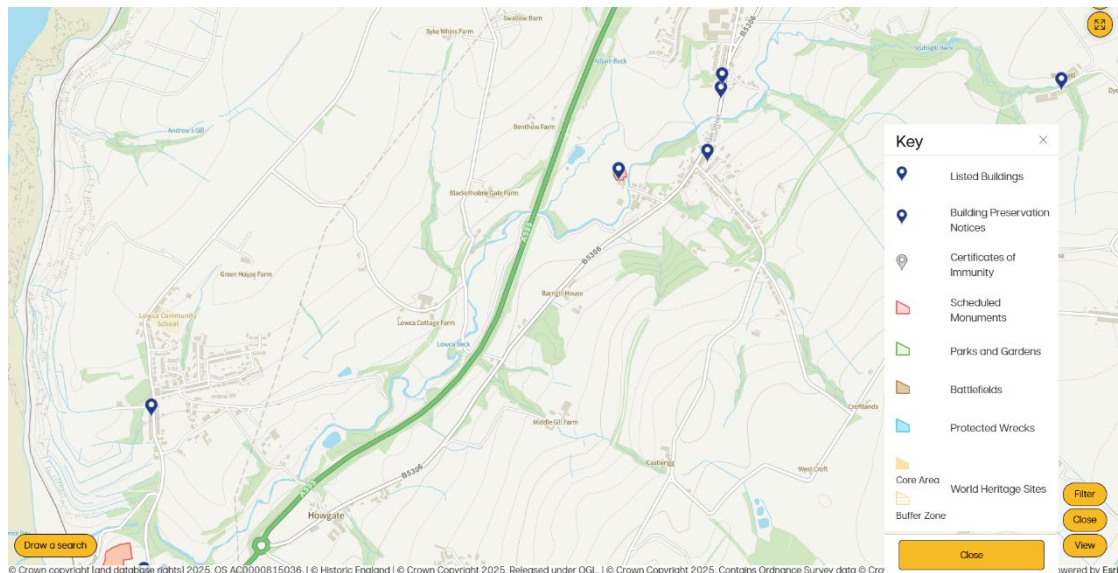
The site is in a flood zone 1 as indicated above. The rainwater will be collected and used within the stables with excess water soaking into the surrounding hardcore area.

Highways/Rights of Ways



The site is accessed from an unclassified road and has a footpath to the side of the site as indicated above. There is no changes to the existing access which currently serves the buildings and field.

Heritage Assets



As indicated above there are no heritage assets close to the site.

Designations

There are no designations close to the site as indicated on magic maps.

HISTORY

4/23/2283/0F1 new agricultural shed and hardcore area.

4/24/2258/0G1 variation of conditions to retain shipping container

4/24/2279/0E1 caravan

PROPOSAL

The proposal is for the erection of a stable building with 2 stables a feed and hay store and tack store as indicated on the plans.

LAYOUT AND SCALE

The building has a floor area of 32.7m².

LANDSCAPING

No landscaping is proposed as there is existing hedging around the site. The building is also proposed adjacent to the existing agricultural building and shipping container.

APPEARANCE/DESIGN

The building would have lower block walls with yorkshire boarded upper walls.

HIGHWAYS & ACCESS

No changes to the access and parking on the site as a result of this proposal.

BIODIVERSITY NET GAIN EXEMPTION

The proposal is exempt from BNG. This development meets the criteria for this exemption as set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024, Regulation 4 – De minimus exemption. The existing onsite habitats are compacted hardcore surface, therefore there is no onsite habitat with a biodiversity value greater than 0.

PLANNING POLICIES

The most relevant guidance and policies to this development are:

National Planning Policy Framework (NPPF)

Copeland Local Plan 2021 – 2039 (Adopted November 2024)

Strategic Policy DS1: Settlement Hierarchy Strategic

Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy RE1: Agricultural Buildings

Policy RE2: Equestrian Related Development

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N6: Landscape Protection

Strategic Policy CO6: Countryside Access

ASSESSMENT

The applicant has 4 horses which are kept outside with the stables only being required to house some in adverse weather or when in foal. The stables would be well related to the existing buildings on the site. The principle of stables in this location is acceptable and in accordance with the relevant local policies.

Landscape

The building is located adjacent to the existing agricultural buildings and thus the siting accords with Policies RE2 and DS4. The use of Yorkshire boarding will lessen its impact and its position results in it being screened by the existing agricultural buildings.

Residential Amenity

Due to the distance from the nearest neighbour and the fact that the stables are located between the road and the existing agricultural building, the proposal would not have an adverse impact on the residential amenity.

CONCLUSION

In conclusion the erection of stables in this locality is acceptable and the siting takes account of the existing buildings and the impact they would have on the wider area. The proposal accords with the relevant planning policies.