

DESIGN AND ACCESS STATEMENT

Higher Woodhill Farm, Woodhill Road, Bury, Lancashire. BL8 1BS

Name and address of proposed development site – Higher Woodhill Farm, Woodhill Road, Bury, Lancashire. BL8 1BS
Proposed Development – Temporary location for a period of three years of three containers to be used for the retail sale and manufacturing of farm produced ice cream, and the storage of raw materials
Assessment of the surroundings of the proposed development – The application site is located upon a working dairy farm, surrounded by agricultural land. The farm is situated within areas of residential development, has roadside frontage to Woodhill Road, and is close to the Burrs Country Park
Consultation – The applicants have carried out informal consultation with local residents to assess the local demand for ice cream and have enquired to possible retail outlets. The business proposal is considered to be realistic and attractive
Evaluation – The surrounding area is semi-rural, with residential areas, and an extensive passing footfall, making the direct retailing of farm produced ice cream a viable and potentially profitable enterprise
Design Components
Proposed Use(s) – The proposal will not impact upon the nature of the local area, being located within an existing farm buildings complex. The design is timber clad, to accord with the existing farm buildings and is low profile See accompanying Planning Statement for accordance with policy
Amount and density of development - The proposal anticipates three containers, of 15 square metres located in an existing yard area. The structures will not interfere with farming operations, and will not have a detrimental effect upon the surrounding area, being located upon an existing concrete yard area
Layout – the containers are to be located along the North Western edge of the yard area, allowing a sizeable area of concrete apron for access, and to keep visitors away from farm production areas. The containers are set against a backdrop of existing farm buildings, which are higher than the anticipated structures.
Scale – the proposed development is of a small-scale nature, governed by demand and farm production levels. The siting of the containers does not have a detrimental impact upon the amenity of the area, nor does it represent intrusive development.
Landscaping – The containers do not require special landscaping measures, as they are located against a backdrop of farm buildings, are of a low profile, which renders them visually unobtrusive.

Appearance – The containers are to be clad with tantalised timber cladding, including the doors. The windows and serving voids are to be shielded by timber hatches, closed when unoccupied. The cladding and colours are similar to the existing panelling on the farm buildings
Relevant Policies – Please see accompanying Planning Statement
Degree of Access – The principal access to the proposed retail outlet will be by pedestrians passing the farm. The yard area will allow for limited car visits, which will be short term. The development does not provide for consumption of ice cream upon the premises. The proprietor’s delivery van may be parked upon the concrete yard during business hours.
Emergency Access – The site has gate voids which are large enough to allow access by emergency vehicles and a yard area to the front of the containers.