



16 APR 2012	
FOR THE	
ATTENTION OF	

For office use only	
Application No	320120359P
Date received	
Fee paid £	Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title:	MR	First name:	MICHAEL
Last name:	RILEY		
Company (optional):			
Unit:	House number:	House suffix:	
House name:	THORNEYHOLME HALL		
Address 1:	DUNSOP BRIDGE		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCS		
Country:			
Postcode:	BB7 3BB		

2. Agent Name and Address

Title:	MR	First name:	DUNCAN
Last name:	ISHERWOOD		
Company (optional):	SUNDERLAND PEACOCK ARCHITECTS		
Unit:	House number:	House suffix:	
House name:	HAZELMERE		
Address 1:	PIMLICO ROAD		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCS		
Country:			
Postcode:	BB7 2AG		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

PROPOSED CONSTRUCTION OF AGRICULTURAL BUILDING FOR STABLES, AND A 40M X 20M MENAGE. CLOSE OFF EXISTING FIELD ACCESS AND CONSTRUCT NEW FIELD ACCESS, GRAVEL TRACK AND 6NO PARKING SPACES.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

320120359P

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix: House name: Address 1: LAND ADJACENT TO WOODFOLDAddress 2: PARK,Address 3: FURTHER LANETown: MELLORCounty: LANCS.Postcode (optional):

Description of location or a grid reference (must be completed if postcode is not known):

Easting: 363384 Northing: 429495Description: **5. Pre-application Advice**Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

 COLIN SHARPE

Reference:

 RV/2011/ENG/00388

Date (DD/MM/YYYY): (must be pre-application submission)

 13/10/11

Details of pre-application advice received?

 See attached**6. Pedestrian and Vehicle Access, Roads and Rights of Way**Is a new or altered vehicle access proposed to or from the public highway? ☒ Yes ☐ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ NoDo the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

 4183-01
4183-02**7. Waste Storage and Collection**Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☐ No

If Yes, please provide details:

 N/AHave arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☐ No

If Yes, please provide details:

8. Authority Employee / MemberWith respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected memberDo any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		TIMBER BOARDING	☐	☐
Roof		PROFILLED ROOF SHEETING	☐	☐
Windows			☒	☐
Doors		TIMBER	☐	☐
Boundary treatments (e.g. fences, walls)		POST AND RAIL FENCE	☐	☐
Vehicle access and hard-standing		GRAVEL	☐	☐
Lighting			☐	☐
Others (please specify)			☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes

☒ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	6	6
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
 ☐ Cess pit
☐ Septic tank
 ☒ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

N/A

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
 ☐ Existing watercourse
☒ Soakaway
 ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

AGRICULTURAL

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=

Total existing residential units (E+F+G+H)=

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER AGRICULTURAL	☐	0	0	192 m ²	192 m ²
Please Specify	☐				
Total		0	0	192 m ²	192 m ²

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees		N/A	
Proposed employees			

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
		N/A		

21. Site Area

Please state the site area in hectares (ha)

4.01 ha

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

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24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

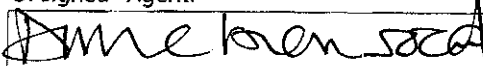
(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served
NO TENANT		

Signed - Applicant:

--

Or signed - Agent:


--

Date (DD/MM/YYYY):

15 March 12

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Don Greenwood

15 Mar 12

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

01200 423178

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

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please ask for: Gareth Fort

direct line: 01200 425111

email: gareth.fort@ribblevalley.gov.uk

my ref: RV/2011/ENQ/0388

your ref:

date: 8th March, 2012

Dear Mr Isherwood,

PRE-APPLICATION ADVICE, LAND ADJACENT TO WOODFOLD PARK, FURTHER LANE, MELLOR

I am writing with pre- planning advice in respect of the above- named site

Your proposal is for the construction of a 12m x 12m agricultural dwelling, for use as stables, a 40m x 20m ménage with sand finish, a track, parking, and reconfiguring the field entrance. You confirmed that the stables will be for private rather than commercial use.

The site is within the Green Belt, and is adjacent to Woodfold Park, a registered Historic Park. As such, I have been mindful of the Council's policies ENV 4 on Green Belt, and ENV 21 on Historic Parks and Gardens. In addition to this, I have assessed the proposals in the light of national policy PPG2- Green Belts, and PPS 5 Planning & the Historic Environment.

In terms of the green belt issues, it is clear that the proposed use is one which is in line with existing national and local policy in PPG 2, small- scale stables and associated development for recreational equestrian use. However, the arrangement of the building, new track and fencing around the ménage, would have an impact on the openness of the Green Belt in this location. It is reasonably clear though that this is mitigated to some extent by locating the bulk of the development in the southwestern corner of the site, which is screened by surrounding tree cover.

Of more significance is the site's location adjacent to Woodfold Park, and how the proposal impacts on the setting of this heritage asset. In my opinion, development of a reasonably modest scale would not necessarily have a detrimental impact on the park's setting, given an appropriate location, benefiting from existing tree screening, and existing boundaries. The site occupies an elevated position to the North of Woodfold Park and associated listed buildings. The Park was designed with a predominantly south- easterly orientation, which benefited Woodfold Hall with views along the downward sloping land in that direction. From Further Lane, the Park is largely obscured by existing tree cover and buildings.

Furthermore, trees on the site are subject to Woodfold Park Tree Preservation Order, the proposed building and paddock is shown adjacent to W17 and there are a number of individual trees that could well be materially affected.

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Therefore all trees, including the woodland, would require root protection zones [RPZ] of at least 12 x the stem diameter + 20% and the RPZs would have to be enclosed with a post and rail coral fence,

The proposed location of the building appears to be within protection zones and would have to be re-located

As the proposal would significantly affect the character of the Parkland Landscape the Council would require the following accompaniments to any planning application:

- a A detailed tree survey and tree constraints plan
- b A landscape character assessment

As the proposal also impacts on the setting of heritage assets, namely Woodfold Park and associated listed buildings, any planning application would have to be accompanied by a heritage statement detailing how the proposal has responded to this setting in terms of design

Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre- application enquiry, which sought guidance on the general principle of development on this site

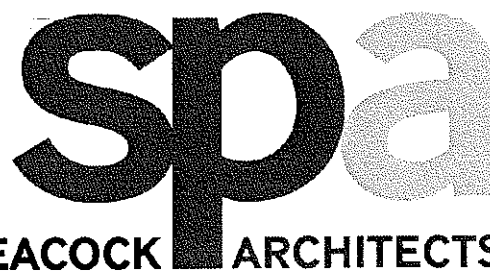
I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of the application submitted

Yours sincerely

Gareth Fort
Pre- Planning Advice Officer

Mr D Isherwood
Sunderland Peacock & Assocs
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

320120359P



SUNDERLAND PEACOCK ARCHITECTS

**HERITAGE STATEMENT AND
LANDSCAPE CHARACTER ASSESSMENT**

**LAND ADJACENT TO
WOODFOLD PARK
FURTHER LANE
MELLOR**

April 2012

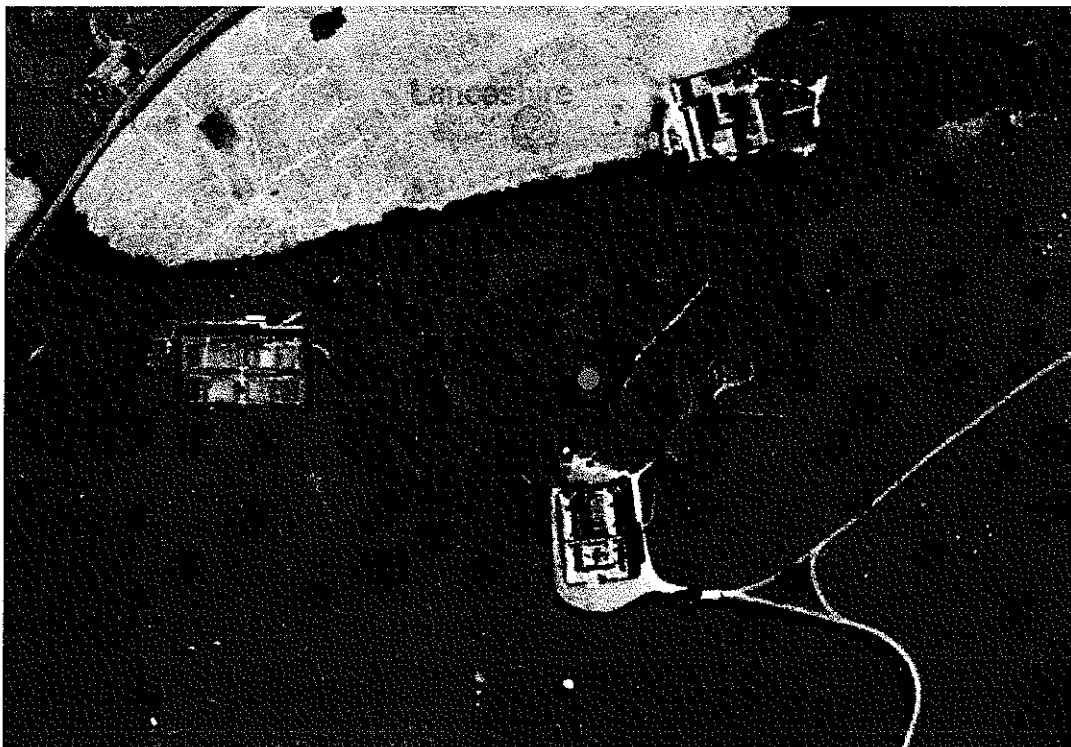
REF:- 4183

HERITAGE STATEMENT

EXISTING SITE AND KNOWN HISTORY

The location of the proposed agricultural building is approximately 300m North West of Woodfold Hall, Mellor and lies adjacent to the Grade II registered Woodfold Park, which is a registered Historic Park. Throughout the '00's Woodfold Hall was developed by Reilly Developments Ltd, the hall and estate buildings were subdivided into multiple ownership and into a variety of private dwellings.

The Grade II listed Woodfold Park was laid out in the 1790's, providing the setting for Woodfold Hall. The park is currently on the English Heritage Registered Park and Garden at Risk list, and the English Heritage have recognised that the progressive redevelopment of the site has impacted significantly upon the historic character of the designed landscape.



1940's aerial photograph of Woodfold Hall, the proposed agricultural building will be located in the North West corner of the photograph



Current aerial photograph of Woodfold Hall, the proposed agricultural building will be located in the North West corner of the photograph

JUSTIFICATION FOR THE PROPOSED WORKS

The proposed works involve construction of a 16m x 12m agricultural building, a 40m x 20m ménage and a gravel track with parking for 6 cars. The remainder of the field will be retained as pasture. The building will be constructed with vertical timber boarded walls with a profiled sheeting roof. The location of the proposed development was chosen to ensure minimal impact on Woodfold Park which borders the site to the south. The existing trees to the south of the site provide a screen between Woodfold Park and the development site; consequently the proposed development will only be partially visible from Woodfold Park. The proposed location and small scale of the development have been designed to ensure minimal impact on the neighbouring heritage asset.

EVALUATION OF THE IMPACT OF THE SCHEME

The proposed scheme will not adversely affect Woodfold Park. The natural screening to the site ensures that the proposed development will only be visible from a few locations within Woodfold Park and consequently it will have minimal impact on Woodfold Park and Woodfold Hall.

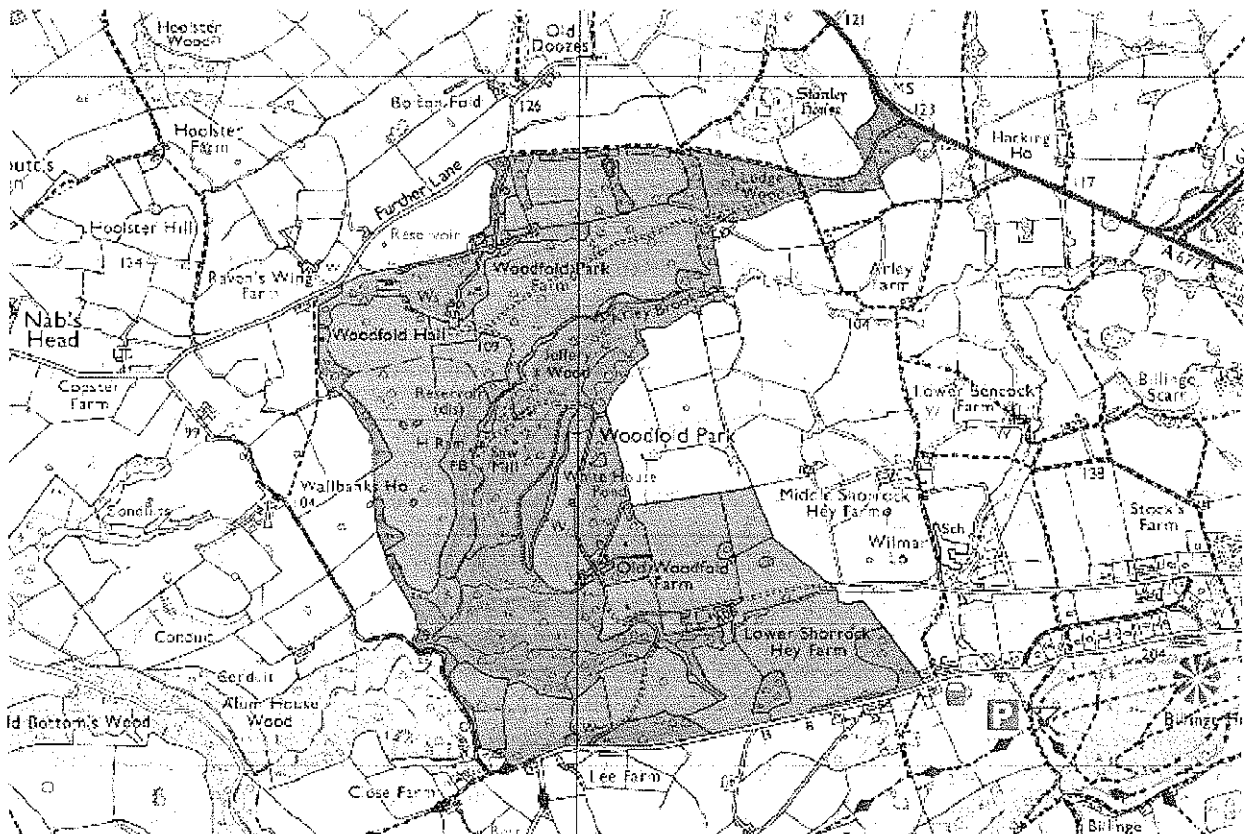
LANDSCAPE CHARACTER ASSESSMENT

DESK STUDY

A desk top study was undertaken to assess the policies/designated areas that are relevant to the site. The following were found to be relevant to the assessment:-

- Planning (Listed Buildings and Conservation Act) 1990
- Historic Buildings and Ancient Monuments Act 1953

The proposed development site lies just to the North of Woodfold Park, Mellor. Woodfold Park is Grade II listed under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens. Within Woodfold Park there are a number of listed buildings/structures, of which Woodfold Hall is the closest to the proposed development site, approximately 300m to the South East.



The map above indicates the extent of Woodfold Park, Mellor. NTS

LANDSCAPE CHARACTER AND SENSITIVITY

The proposed development site is set within landscape character areas defined at both local and national level. Landscape character at national level subdivides England into 159 areas with similar landscape character, these are known as National Character Areas; they were previously known as Joint Character Areas.

The different areas are identified on The 'Character of England Landscape, Wildlife and Cultural Features Map' produced in 2005 by The Countryside Agency with support from English Heritage. Ribble Valley Borough Council does not have a local landscape character assessment. There is a landscape character assessment for the county, this was published by Lancashire County Council in December 2000 and is titled "A Landscape Strategy for Lancashire."

The proposed development site falls within Character Area 35; "Lancashire Valleys" as set out on The 'Character of England Landscape, Wildlife and Cultural Features Map' produced by The Countryside Agency. The key characteristics of this area are as follows:-

- The broad valley of the river Calder and its tributaries running northeast/southwest between natural backdrops of Pendle Hill and the Southern Pennines
- Intensely urban character derived from main towns of Blackburn, Accrington and Burnley which have developed rapidly since the industrial revolution
- A strong industrial heritage, associated with cotton weaving and textile industries. Redundant or under-utilised mill buildings, mill lodges and ponds.
- Profusion of communication routes along the valley bottom including the Leeds and Liverpool Canal, the Preston-Colne rail link and M65 motorway.
- Victorian stone buildings well-integrated into the landscape.
- Numerous large country houses with associated parklands particularly on northern valley sides away from major urban areas.
- Remnants of agricultural land fragmented by industry and scattered development.
- Field boundaries, regular to the west and irregular to the east are degraded around the urban areas, formed of hedges with few hedgerow trees and, at higher elevations, of stone walls and post and wire fences.
- Small woodlands are limited to cloughs or valley sides.

Within the counties landscape character assessment the proposed development site falls within the area described as Character Area 5, "Undulating Lowland Farmland". The landscape character of the area is described as:-

"Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and the moorland fringes. The underlying geology is largely masked by heavy boulder clays and the hedgerows predominate over stone walls. This lowland landscape is traversed by deeply incised, wooded cloughs and gorges. There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells. Some of the most picturesque stone villages of the county occur within this well settled landscape type. The towns of Longridge and Clitheroe also occur within this type, but are not typical of the settlement pattern. The area also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal. There is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of minor roads."

Within Character Area 5, the proposed development site falls into local area 5d, Samlesbury – Withnell Fold. The description of this area is:-

"An area between the Ribble Valley to the north and the Industrial Foothills to the south. It is underlain by millstone grit and sandstone, but the landscape is influenced by the mantle of glacial till which covers the surface, producing a gently undulating landscape of large lush green

pastures divided by low cut hedgerows and hedgerow trees. Dramatic steep sided wooded valleys wind their way through the landscape carrying the River Darwen and its tributaries. Designed landscapes and parkland associated with Samlesbury Hall, Woodfold Hall, Pleasington Old Hall and Hoghton Tower add to the overall woodland cover in this lowland landscape and Witton Country Park provides a countryside resource on the edge of Blackburn. It is also influenced by infrastructure (major road and rail routes), industrial works, the airfield at Samlesbury and built development on the edges of Preston."

The local character area relating to the proposed development site contains a number of different landscape features including green pastures, hedgerows, wooded valleys, designed landscapes associated with large country homes, major infrastructure and industrial works. A large proportion of the land is designated as greenbelt. The landscape character of the immediate area around the proposed development site is designed landscapes to the south and east and green pastures to the north and west. The proposed development site is in a visually sensitive area due to its close proximity to the designed landscape of Woodfold Park.

OVERVIEW OF THE PROPOSED DEVELOPMENT

The proposed development is the construction of a 16m x 12m agricultural building; a 40m x 20m outdoor ménage and gravel track with 6 no parking spaces.

LANDSCAPE IMPACTS OF THE PROPOSAL

Woodfold Park to the south and east of the proposed development site is a designed landscape and a grade II listed historic park and garden. There are a number of trees to the south of the proposed development site which are forming a partial screen between the historic park and the proposed building. The land levels within Woodfold Park fall away to the south, both this and the partial screening created by the existing trees will result in the development being only partially visible from Woodfold Park immediately to the south of the site.

Woodfold Park also extends to the east of the proposed development site; however the view from the north eastern corner of Woodfold Park looking towards the proposed development is broken up by a number of other structures, such as the Huntsman's Cottages and The Deer House. As a result the proposed development will only be partially visible, it will also appear in the distance when viewed from this north east corner of Woodfold Park and consequently will not be of any detriment to the historic park.

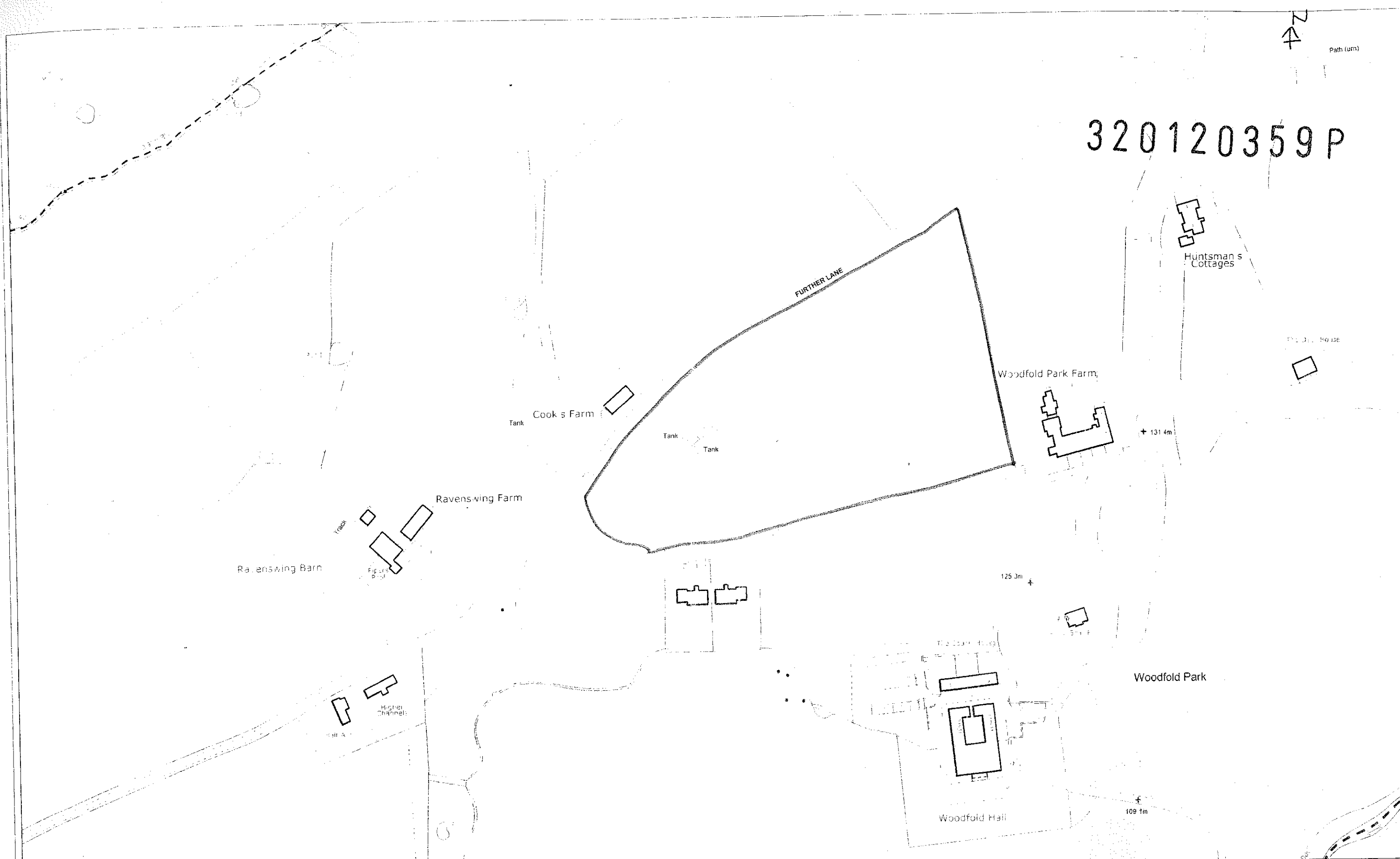
To the north and west of the proposed development site is green pasture land. The proposed development involves retaining the majority of the field as pasture land, and using the south west corner of the field for the agricultural building and ménage. The location of the proposed building and ménage within the pasture utilises the existing hedgerows and trees to partially screen the development from neighbouring farms and from Further Lane.

SUMMARY OF IMPACTS

The landscape and visual impacts of the development will vary from the different viewpoints. The most important visual impact is the possible impact the proposed building may have on Woodfold Park, however due to the existing tree cover and the land levels altering to the south

of the park the impact is kept to a minimum. The development will only have a small impact visually from the north and west due to the existing hedgerows and trees bordering the site.

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Scale 1:2500

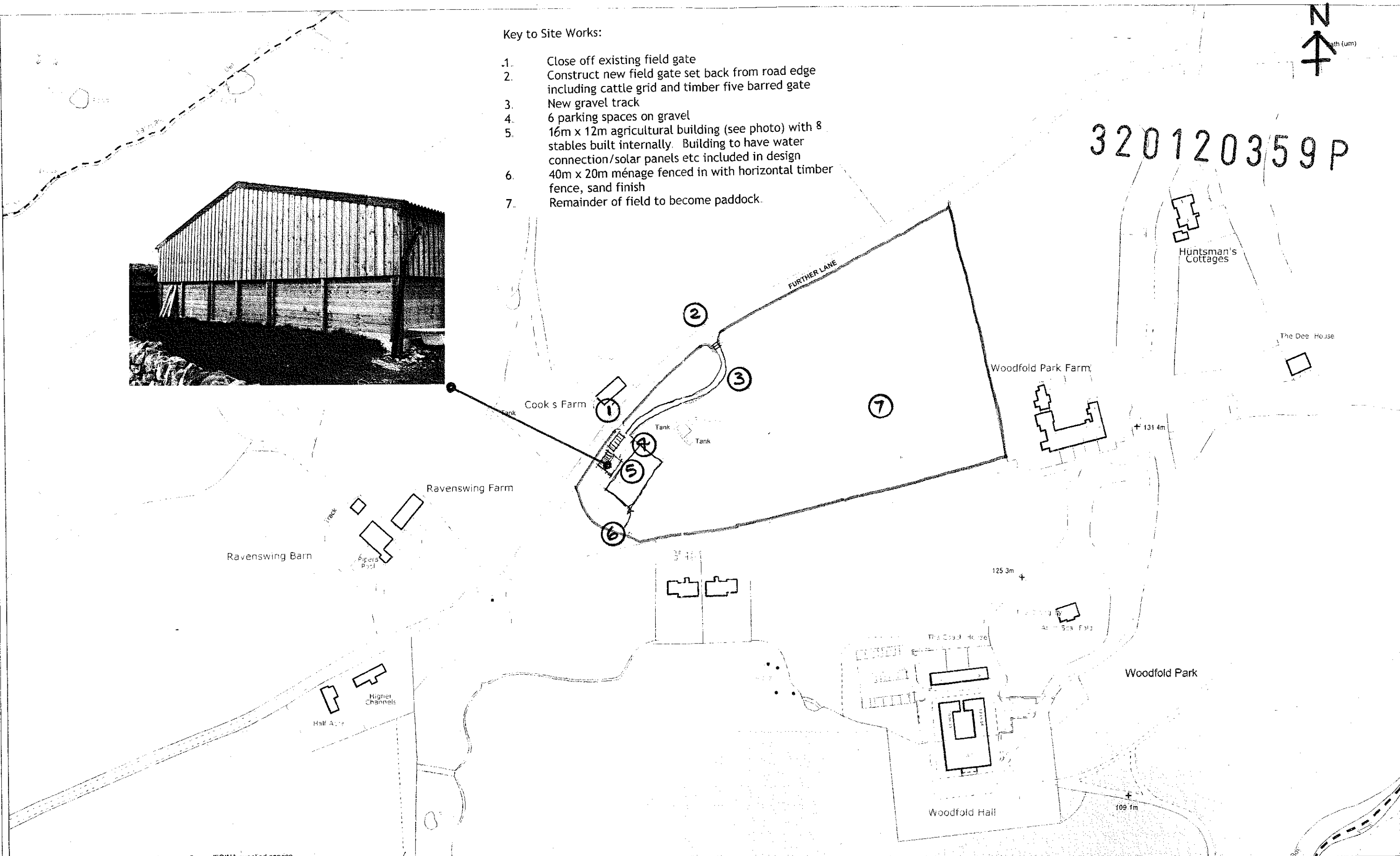
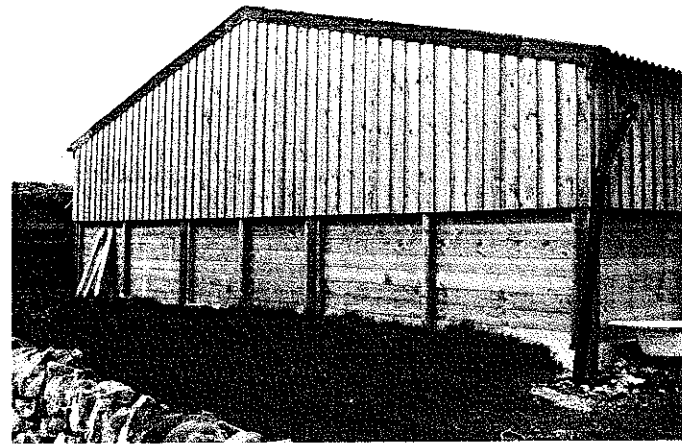
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Existing Site Plan, Proposed Manage, Stables
and New Access, Woodfold Park, Mellor

Key to Site Works:

1. Close off existing field gate
2. Construct new field gate set back from road edge including cattle grid and timber five barred gate
3. New gravel track
4. 6 parking spaces on gravel
5. 16m x 12m agricultural building (see photo) with 8 stables built internally. Building to have water connection/solar panels etc included in design
6. 40m x 20m ménage fenced in with horizontal timber fence, sand finish
7. Remainder of field to become paddock.



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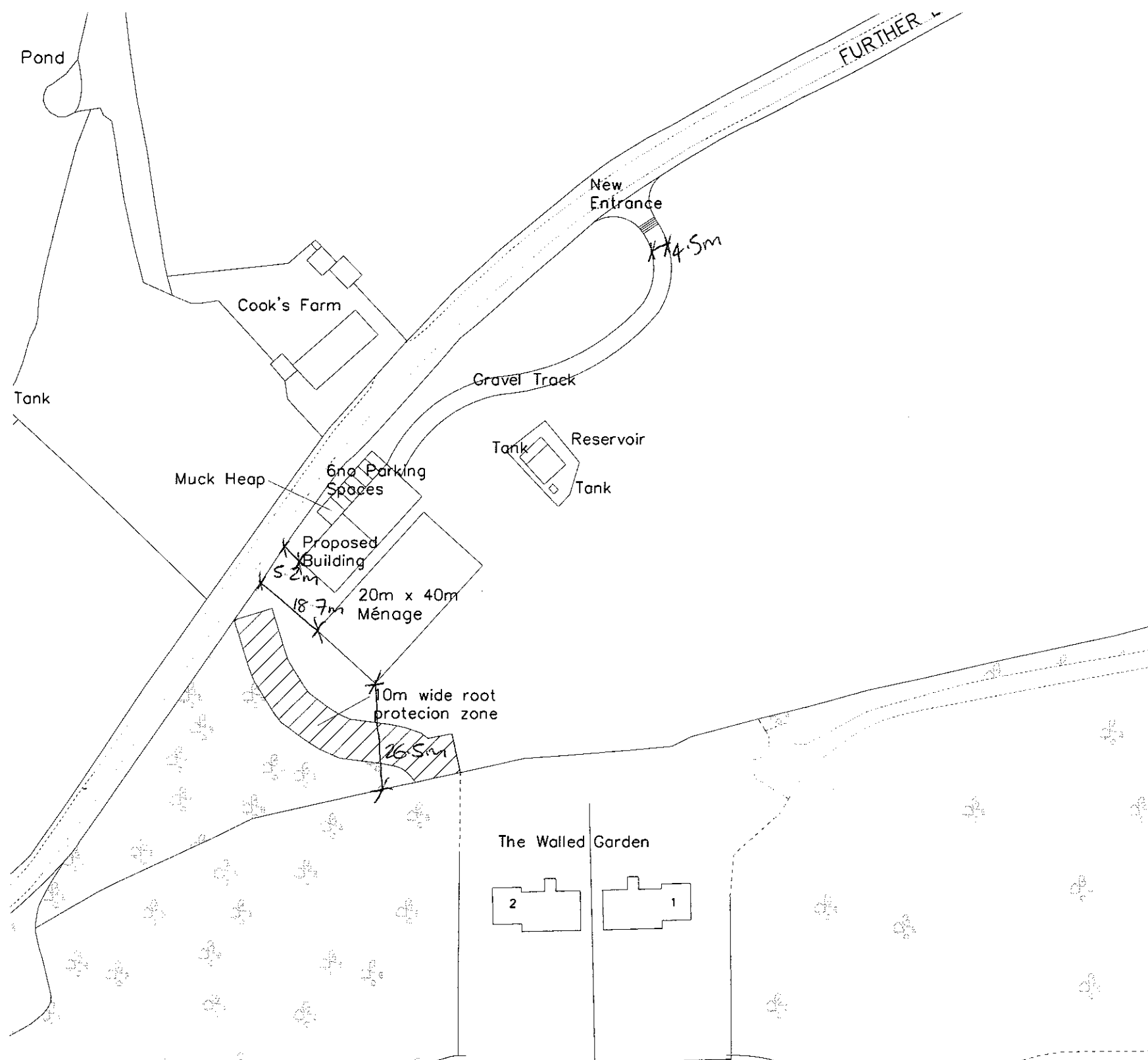
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PROPOSED MENAGE, STABLES + NEW ACCESS. WOODFOLD PARK. MELLOR.

REV.A



Site Plan 1:1250

320120359P

Client		
Mr M Riley		
Job Title		
Proposed Agricultural Building at Land Adjacent to Woodfold Park Further Lane Mellor Blackburn		
Drawing Title		
Proposed Site Plan		
Scale	Date	Drawn
1:1250 @ A3	Mar 2012	LFG

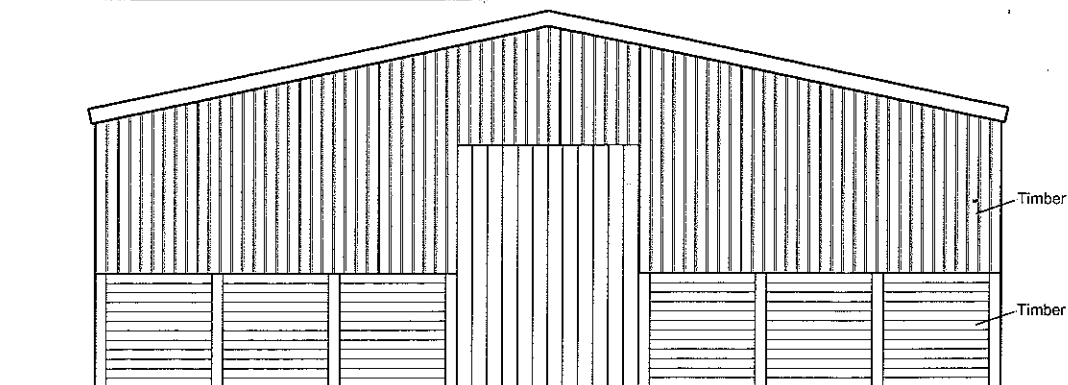
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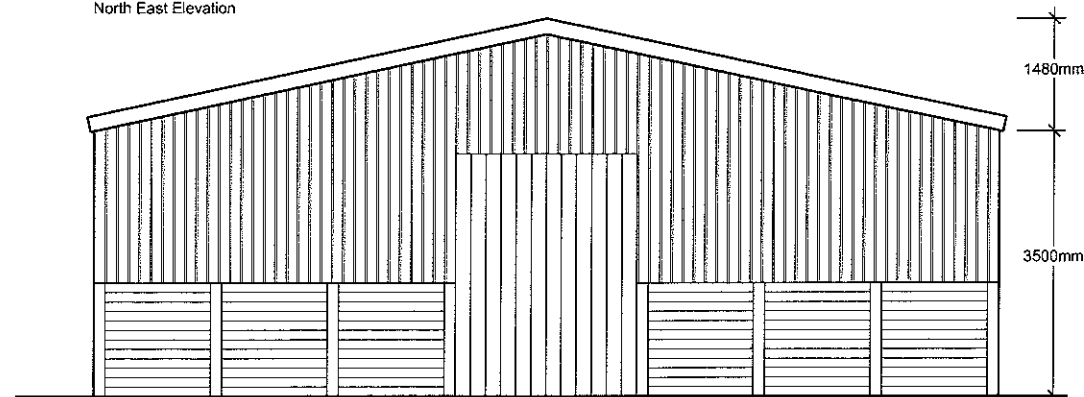
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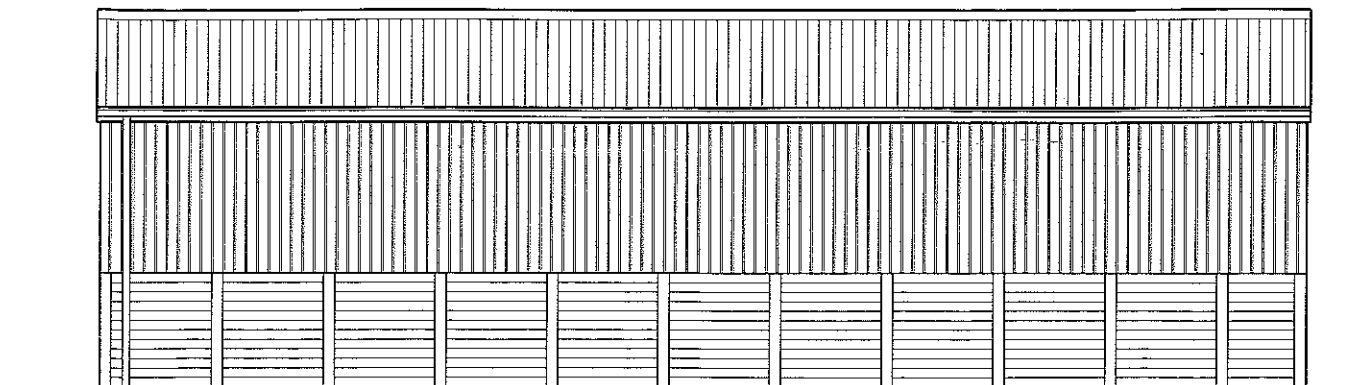
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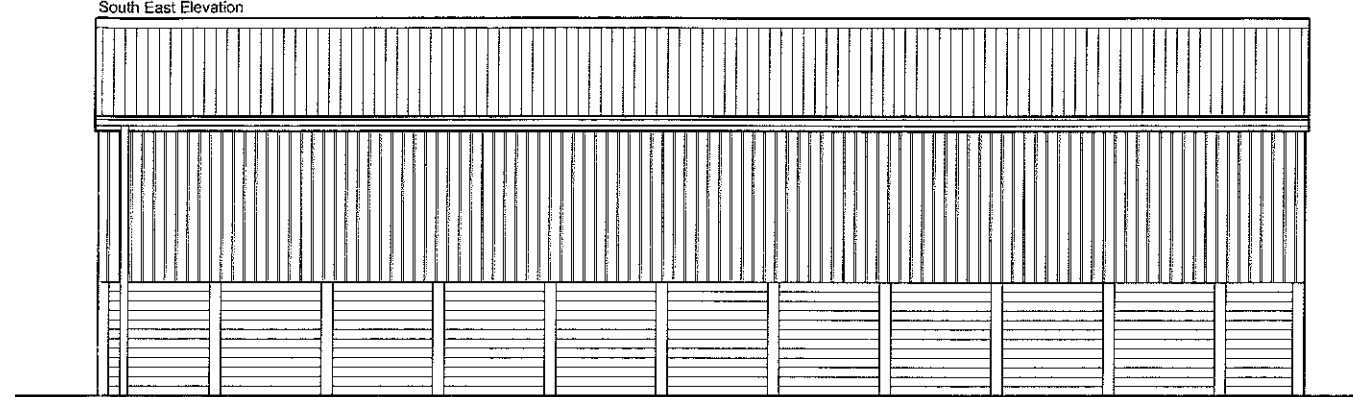
North East Elevation



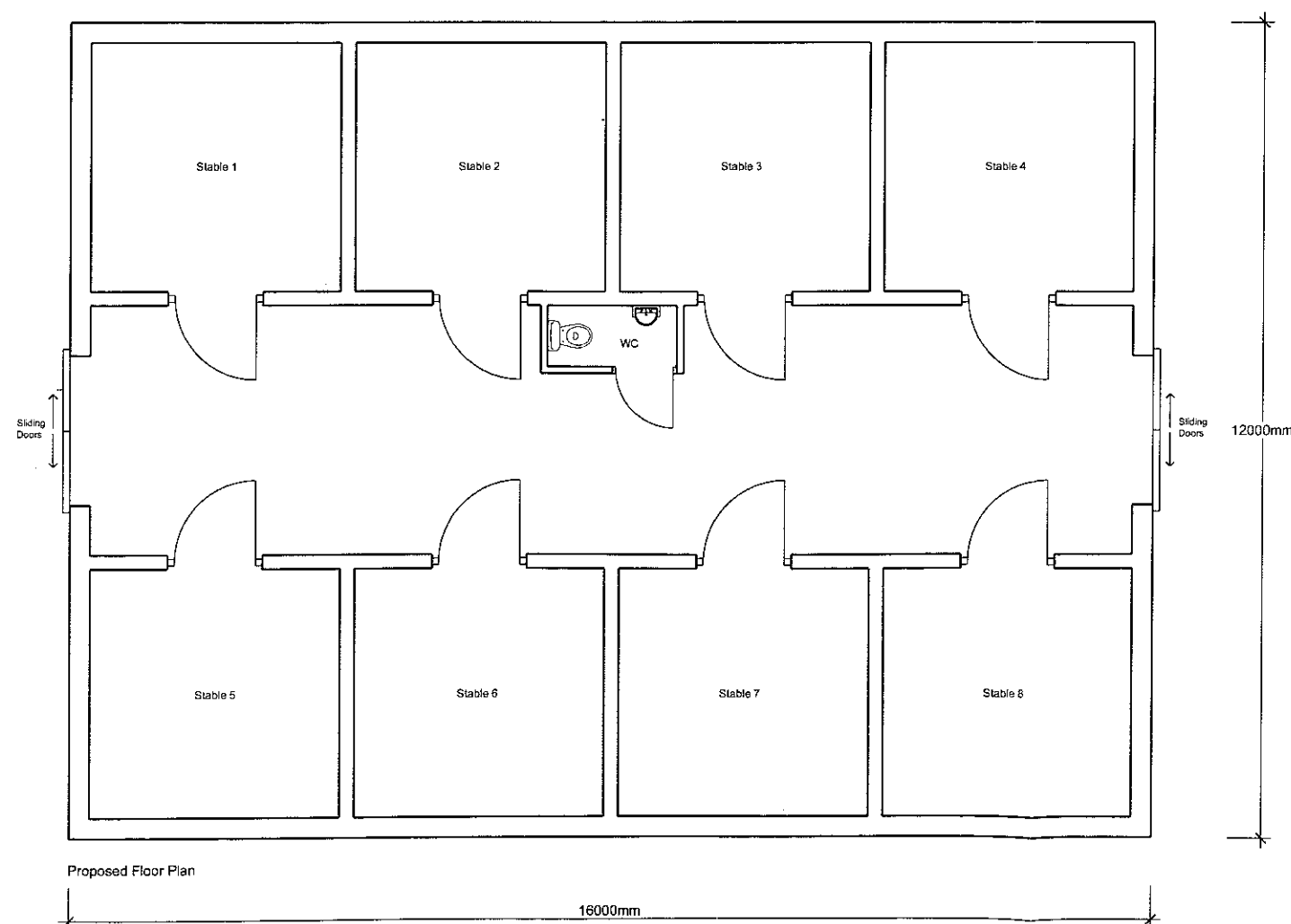
South West Elevation



South East Elevation



North West Elevation



Proposed Floor Plan

REV A - Size of proposed building increased.
LFG 15/03/12

Client

Mr M Riley

Job Title

Proposed Agricultural Building at
Land Adjacent to Woodfold Park
Further Lane
Mellor
Blackburn

320120359P

Drawing Title

Proposed Plan and Elevations

Scale
1:100 @ A3

Date
Jan 2012

Drawn
LFG

spa
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