

## Design & Access Statement

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# Construction of a Steel Framed Building to Cover Sheep Handling Pens

Bonny Barn Pasture  
Waddington  
Clitheroe

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On behalf of  
Graham Whitwell

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This statement has been structured with reference to CABE best practice guidance; Design & Access Statements – how to write read and use them. CABE 2006. The document also includes an assessment of the development proposal in relation to national, regional and local planning policies.

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## **SECTION 1            BACKGROUND**

- 1.1** This statement supports a planning application for the construction of a general purpose agricultural building with associated sheep handling pens at Bonny Barn Pasture, Waddington on behalf of Graham Whitwell and Sarah Bolton. This document should be read in conjunction with the attached planning application forms, plans and supporting documents.
- 1.2** Graham Whitwell and Sarah Bolton operate a farming business from Carter Fold Farm, Waddington extending to 70ha (173 acres) of owned and tenanted land. The unit supports a flock of 500 breeding ewes producing up to 650 finished lambs for a Tesco contract and a further 200 Texel cross gimmers for home flock replacements with surplus numbers sold as breeding females.
- 1.3** In 2020 planning permission was granted for a general purpose building and uncovered sheep handling pens at Bonny Barn Pasture, west of Waddington Village
- 1.4** Uncovered stock handling pens and yards can result in diffuse pollution as run off to watercourses. The Bonny Barn site lies within the Catchment Sensitive Farming Priority area which provides capital funding to cover open yards where stock are contained.
- 1.5** Working pro-actively with the Catchment Sensitive Farming officer a decision has been made to erect a steel frame building over the sheep handling pens to separate clean and dirty water to improve water quality in the Ribble catchment and remove the risk of diffuse pollution.
- 1.6** This application includes:
  - The construction of a 27.50m x 10.00m steel frame building to cover the existing sheep handling area.

## SECTION 2      CONTEXT OF SITE

### Assessment

- 2.1 Bonny Barn pasture is located west of Waddington village (Grid Reference SD 7252 4375). The proposed building will be located to the east and adjoining the existing general purpose agricultural building.



- 2.2 The area is occupied by permanent sheep handling pens. A newly planted mixed species hedgerow forms the boundary of the site.



- 2.3 Access to the building is off Belle Vue Lane and is a Public Right of Way (PROW) shown as 3-43-FP17 on the LCC access maps. An established bank of native species planting is located adjacent to the access. Further newly planted native species hedgerow is being established as part of the approved landscaping scheme submitted with application 3/2020/0992.
- 2.4 The site is located within the Forest of Bowland Area of Outstanding Natural Beauty (FoBAONB). The surrounding countryside is characterised by open grassland with hedgerow boundaries and stone walls with small wooded parcels. The Lancashire Landscape Character Assessment describes the landscape as Undulating Lowland Farmland and the character area as South Bowland Fringes. .
- 2.5 No protected species or habitats will be affected by the development.
- 2.6 One residential dwelling lies 150 metres to the east.
- 2.7 The site is located in Flood Zone 1 on the Environment Agency Flood Map for Planning.
- Proposed development**
- 2.8 The proposed development will involve the construction of a steel frame building adjoining the eastern elevation of the existing building.
- 2.9 The existing handling pens will be covered. Rainwater from both buildings will be harvested and used for stock.
- 2.10 Access to the compound will be directly off the access track via double gated entry.
- 2.11 Native species hedgerow will be planted along the eastern boundary and extend alongside the access track to the west.

## SECTION 3 DESIGN PRINCIPLES & CONCEPT

### Design

- 3.1** The building will be of steel frame construction with pre-cast concrete panel walls. The walls will be clad over from the eaves to within 1300mm of the ground with timber space boarding (Yorkshire boarding). This material maintains the pleasing aesthetic of a natural material in contrast to the industrial appearance of fibre cement cladding commonly used on agricultural buildings.
- 3.2** The roofing material will be Eternit Farmscape fibre cement profile sheets in matt anthracite grey. These sheets are commonly specified in national parks and AONBs. Generous overhangs on the eaves will enhance the visual appearance of the building.
- 3.3** South and north elevations will remain open.

### Appearance

- 3.4** The building will maintain the rural character of the site by careful choice of materials and limiting the height of the building to the minimum height practical for access with modern agricultural machinery.
- 3.5** The building will have mains water connection and no electrical power.

### Scale

- 3.6** The area of the site is limited to the area which the building occupies.

The building measures:

|                  |        |
|------------------|--------|
| Length:          | 27.50m |
| Width:           | 10.00m |
| Height to eaves: | 3.40m  |
| Height to ridge: | 5.00m  |

## **SECTION 4      ACCESS**

### **Access**

- 4.1** Access to the site is via the existing stone access track extending from Belle Vue Lane.
  
- 4.2** Within the site there is adequate room for vehicles to turn. Entry and exit will be in a forward direction. The proposed building will not result in any additional traffic movements.
  
- 4.3** Access for emergency vehicles is good.

## SECTION 5 PLANNING POLICY CONTEXT

### Planning History

5.0 Application 3/2020/0992

Construction of a general purpose agricultural building & sheep handling pens, creation of a fenced compound. Hedgerow planting.

**Approved 12/01/2021**

### National Planning Policy

5.1 National Planning Policy is contained within the National Planning Policy Framework (NPPF). Sustainability is central to the aims of the new guidance. The NPPF identifies that the three dimensions to sustainable development are: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Relevant policies within the Framework which are applicable to this application are:

#### **Supporting a prosperous rural economy**

83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

***This proposed scheme is for the development of an existing agricultural business (see agricultural justification document).***

***The proposed development incorporates a design and materials which minimises visual impact whilst providing the functionality required.***

## **7. Requiring good design**

*56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.*

*61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.*

*64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*

***Careful thought has been given to design and materials to ensure the development is cohesive with the rural setting. Materials will match the existing building and existing landscaping will ensure the visual impact is minimal.***

### **Local Planning Policy**

#### **Core Strategy 2008 – 2028 A Local Plan for Ribble Valley**

## **5.2 KEY STATEMENT EN2: LANDSCAPE**

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

***The proposed development benefits from a previously approved application which will mitigate the visual impact. The building is located***

***adjacent to an existing building and there will be minimal impact on the wider setting and landscape character of the area.***

#### **KEY STATEMENT EC1: BUSINESS AND EMPLOYMENT DEVELOPMENT**

Employment development will be directed towards the main settlement of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth together with land at Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury and locations well related to the A59 corridor.

The Council, in line with the evidence it has gathered, will aim to allocate an additional 8 hectares of land for employment purpose in appropriate and sustainable locations during the lifetime of this plan.

Land will be made available for employment use in order to support the health of the local economy and wider sustainable job creation. The expansion of existing businesses will, wherever appropriate, be considered favourably.

In considering the development of land for economic development and in determining where this land will be located, priority will be given to the use of appropriate Brownfield sites to deliver employment-generating uses including a preference for the re-use of existing employment sites before alternatives are considered.

New sites will be identified in accord with the development strategy where the health of the local and, in relevant cases, the wider economy support such release. Opportunities to identify land as part of appropriate mixed-use schemes within any strategic land release will be considered favourably.

Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle.

Proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact upon the local economy.

The Council considers, in line with neighbouring authorities and other bodies, that the BAe Samlesbury site should be regarded as a regionally significant employment site with considerable potential to accommodate a variety of advanced knowledge based industries in the future. This has been recognised by the Government's creation of an Enterprise Zone at this location. As such the site is not considered part of the borough's general employment land supply.

The Council will therefore support the delivery of the Enterprise Zone and has produced a Local Development Order to achieve this.

***The proposed development will ensure that a well established farming business can meet strict legislation in respect of environmental protection.***

#### **POLICY DMG1: GENERAL CONSIDERATIONS**

IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:

**DESIGN**

1. BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE BUILDING IN CONTEXT OF THE PRINCIPLES FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT.
2. BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.
3. CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.
4. USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY, AS DESCRIBED WITHIN POLICY DME5, HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.
5. THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES, OR ANY SUBSEQUENT NATIONALLY RECOGNISED EQUIVALENT STANDARDS, SHOULD BE INCORPORATED INTO SCHEMES.

**ACCESS**

1. CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.
2. ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.
3. CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS.

**AMENITY**

1. NOT ADVERSELY AFFECT THE AMENITIES OF THE SURROUNDING AREA.
2. PROVIDE ADEQUATE DAY LIGHTING AND PRIVACY DISTANCES.
3. HAVE REGARD TO PUBLIC SAFETY AND SECURED BY DESIGN PRINCIPLES.
4. CONSIDER AIR QUALITY AND MITIGATE ADVERSE IMPACTS WHERE POSSIBLE.

**ENVIRONMENT**

1. CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.
2. WITH REGARDS TO POSSIBLE EFFECTS UPON THE NATURAL ENVIRONMENT, THE COUNCIL PROPOSE THAT THE PRINCIPLES OF THE MITIGATION HIERARCHY BE FOLLOWED. THIS GIVES SEQUENTIAL PREFERENCE TO THE FOLLOWING: 1) ENHANCE THE ENVIRONMENT 2)

AVOID THE IMPACT 3) MINIMISE THE IMPACT 4) RESTORE THE DAMAGE 5) COMPENSATE FOR THE DAMAGE 6) OFFSET THE DAMAGE.

3. ALL DEVELOPMENT MUST PROTECT AND ENHANCE HERITAGE ASSETS AND THEIR SETTINGS.

4. ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE INTO ACCOUNT THE RISKS ARISING FROM FORMER COAL MINING AND, WHERE NECESSARY, INCORPORATE SUITABLE MITIGATION MEASURES TO ADDRESS THEM.

5. ACHIEVE EFFICIENT LAND USE AND THE REUSE AND REMEDIATION OF PREVIOUSLY DEVELOPED SITES WHERE POSSIBLE. PREVIOUSLY DEVELOPED SITES SHOULD ALWAYS BE USED INSTEAD OF GREENFIELD SITES WHERE POSSIBLE

### **INFRASTRUCTURE**

1. NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED. IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE NEEDS. REGARD WILL ALSO BE HAD TO THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.

2. HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.

3. CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION.

### **OTHER**

1. NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS.

*The proposed development will use the same materials as the existing building. Natural timber boarding and matt roofing commonly used in national parks and AONBs are incorporated. The scale of the building is limited to the size of the existing sheep handling pens. .*

### **POLICY DMG2: STRATEGIC CONSIDERATIONS**

DEVELOPMENT SHOULD BE IN ACCORDANCE WITH THE CORE STRATEGY DEVELOPMENT STRATEGY AND SHOULD SUPPORT THE SPATIAL VISION.

1. DEVELOPMENT PROPOSALS IN THE PRINCIPAL SETTLEMENTS OF CLITHEROE, LONGRIDGE AND WHALLEY AND THE TIER 1 VILLAGES SHOULD CONSOLIDATE, EXPAND OR ROUND-OFF DEVELOPMENT SO THAT IT IS CLOSELY RELATED TO THE MAIN BUILT UP AREAS, ENSURING THIS IS APPROPRIATE TO THE SCALE OF, AND IN KEEPING WITH, THE EXISTING SETTLEMENT.

WITHIN THE TIER 2 VILLAGES AND OUTSIDE THE DEFINED SETTLEMENT AREAS DEVELOPMENT MUST MEET AT LEAST ONE OF THE FOLLOWING CONSIDERATIONS:

1. THE DEVELOPMENT SHOULD BE ESSENTIAL TO THE LOCAL ECONOMY OR SOCIAL WELL BEING OF THE AREA.
2. THE DEVELOPMENT IS NEEDED FOR THE PURPOSES OF FORESTRY OR AGRICULTURE.
3. THE DEVELOPMENT IS FOR LOCAL NEEDS HOUSING WHICH MEETS AN IDENTIFIED NEED AND IS SECURED AS SUCH.
4. THE DEVELOPMENT IS FOR SMALL SCALE TOURISM OR RECREATIONAL DEVELOPMENTS APPROPRIATE TO A RURAL AREA.
5. THE DEVELOPMENT IS FOR SMALL-SCALE USES APPROPRIATE TO A RURAL AREA WHERE A LOCAL NEED OR BENEFIT CAN BE DEMONSTRATED.
6. THE DEVELOPMENT IS COMPATIBLE WITH THE ENTERPRISE ZONE DESIGNATION.

WITHIN THE OPEN COUNTRYSIDE DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AREA BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIALS, LANDSCAPING AND SITING. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD.

IN PROTECTING THE DESIGNATED AREA OF OUTSTANDING NATURAL BEAUTY THE COUNCIL WILL HAVE REGARD TO THE ECONOMIC AND SOCIAL WELL BEING OF THE AREA. HOWEVER THE MOST IMPORTANT CONSIDERATION IN THE ASSESSMENT OF ANY DEVELOPMENT PROPOSALS WILL BE THE PROTECTION, CONSERVATION AND ENHANCEMENT OF THE LANDSCAPE AND CHARACTER OF THE AREA AVOIDING WHERE POSSIBLE HABITAT FRAGMENTATION. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD.

DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AONB BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIAL, LANDSCAPING AND SITING. THE AONB MANAGEMENT PLAN SHOULD BE CONSIDERED AND WILL BE USED BY THE COUNCIL IN DETERMINING PLANNING APPLICATIONS.

FOR THE PURPOSES OF THIS POLICY THE TERM SETTLEMENT IS DEFINED IN THE GLOSSARY. CURRENT SETTLEMENT BOUNDARIES WILL BE UPDATED IN SUBSEQUENT DPDS.

***The development is needed or the purpose of agriculture. The proposal is necessary for the efficient management of a small family farming business which must meet modern welfare and environmental standards.***

**POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY**

*Proposals that are intended to support business growth and the local economy will be supported in principle. Development proposals will be determined in accord with the core strategy and detailed policies of the LDF as appropriate.*

*The borough council may request the submission of supporting information for farm diversification where appropriate.*

*The expansion of existing firms within settlements will be permitted on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other plan policies of the LDF.*

*The expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the Local landscape. There may be occasions where due to the scale of the proposal relocation to an alternative site is preferable.*

*Proposals for the development, redevelopment or conversion of sites with employment*

*Generating potential in the plan area for alternative uses will be assessed with regard to The following criteria:*

- 1. The provisions of policy DMG1, and*
- 2. The compatibility of the proposal with other plan policies of the LDF, and*
- 3. The environmental benefits to be gained by the community, and*
- 4. The economic and social impact caused by loss of employment opportunities to the Borough, and*
- 5. Any attempts that have been made to secure an alternative employment generating use for the site (must be supported by evidence (such as property agents details including periods of marketing and response) that the property/ business has been marketed for business use for a minimum period of six months or information that demonstrates to the council's satisfaction that the current use is not viable for employment purposes.)*

***The proposal will enable the applicant to meet the environmental standards required to secure the essential contracts for finished lambs. Meeting these standards are critical to secure the viability of the farming business. The site is within a Catchment Sensitive Farming Priority area. The proposed building will reduce the risks associated with diffuse pollution.***

## **SECTION 6            CONCLUSION**

- 6.1**    The proposed development will ensure there is no risk of diffuse pollution from run-off in a high rainfall area. The site is within a priority area for environmental protection.
- 6.2**    Careful thought has been given to the scale and design of the proposed building to ensure the visual impacts are mitigated. The development has been designed to preserve the character and special qualities of the AONB.
- 6.3**    The proposal has been fully assessed in regard of all relevant planning policies and issues. The development is congruous with national and local planning policy. We hope the planning authority will support the application.

March 2022