

## Design & Access Statement

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### Equipment Store, Stables, Equine Menage & Animal Shelter

Re-submission of Application 3/2023/0331

Ashcroft  
Slaidburn Road  
Waddington  
Clitheroe  
BB7 3JJ

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On behalf of David Schofield

John Metcalfe  
Rural Futures



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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.

## **1.0 Background**

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## **3.0 Design Principles and Concepts:**

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## SECTION 1 BACKGROUND

**1.1** This statement supports a planning application for the construction of an equipment store, stable, equine menage and animal shelter at Ashcroft, Slaidburn Road, Waddington on behalf of David Schofield. The application is a re-submission of application 3/2023/0331. This statement should be read in conjunction with the planning application forms, plans and supporting documents.

**1.2** Ashcroft comprises a large dwelling located off Mill Lane, west of Slaidburn Road approximately 1 mile north of Waddington village. The residential dwelling has been recently constructed to a high standard. A parcel of agricultural grassland lies immediately north of the dwelling and supports a number of Alpacas, a range of rare breed poultry and a family horse..

**1.3** Application 3/2023/0331 was refused for the following reasons:

The proposed building, by virtue of its height, massing, scale and siting, would result in the creation of an over dominant, conspicuous and unsympathetic form of development that would be harmful to the visual amenities of the area. Furthermore, the extent of hardstanding required to serve the proposed development would have an urbanising impact upon the surrounding landscape that is considered to be visually harmful. As such, the proposal would be in conflict with Paragraph 130 and 176 of the National Planning Policy Framework and Key Statement EN2 and Policy DMG1 of the Ribble Valley Core Strategy.

**1.4** Following discussion with the planning officer regarding the need for the building and advice received in terms of scale and location this application will include:

- The construction of a 14.40m x 8.50m stone building to incorporate a secure equipment store, fodder storage and single stable .
- A 22.00m x 10.00m equine menage
- A 6.00m x 3.00m animal shelter

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## SECTION 2           CONTEXT OF SITE

### **Assessment**

- 2.1** Ashcroft lies immediately north of Mill Lane approximately 90 metres east of Slaidburn Road approximately 1 mile north of Waddington.
- 2.2** The proposed site is to the east of the residential dwelling with the equine menage adjacent to the north.
- 2.3** The site is located within the Forest of Bowland Area of Outstanding Natural Beauty (FoBAONB). The Lancashire Landscape Character Assessment classifies the area a Landscape Character 5g – South Bowland Fringes. The area is a transitional landscape between the lower Ribble Valley and Waddington Fell.
- 2.4** The Environment Agency flood maps for planning show the area is in Flood Zone 1 with a low risk of flooding. EA flood maps also show there is no risk from surface water flooding.
- 2.5** Mill Lane is a public footpath – FP 034 3007. The proposed development will have no impact on the footpath and the change in ground level and existing trees and shrubs ensures the development is well screened. A newly planted beech hedgerow to the east will ensure views from this aspect are well diffused.

### **Proposed development**

- 2.6** This application is for a stone building which is significantly lower than the previous application. The building is also positioned northwards to allow a minimum of 9.00m distance from Mill Lane. The building will be block wall and clad with natural stone.
- 2.7** The building will provide secure storage for a ride on lawn mower small tractor, trailer and general garden maintenance equipment. One bay of the building will provide storage for fodder for the applicant's animals
- 2.8** The equine menage will be formed with a permeable rubber chip surface over the existing stone surface which has been laid over a geo-textile membrane. The area will be bounded by a post and rail fence.
- 2.9** No external lights are required in the menage area.
- 2.10** The menage and stable are required for the exclusive use of the applicant's family.
- 2.11** The animal shelter is a timber structure which is located north of the menage and provides shelter for the applicants alpacas. The shelter is required for animal welfare purposes.

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## SECTION 3 DESIGN PRINCIPLES & CONCEPT

### Design

- 3.1** Ashcroft has been developed to a high standard. The property is built beyond the usual energy efficiency standards and all external finishes are high quality. The proposed building and manage will be constructed to the same exacting standards.
- 3.2** Walls will be local random stone with stone lintels. The roof will be a pitched design of slate construction. Roof lights will be conservation grade.
- 3.3** Windows and doors will be hardwood timber. The equipment store will have an inner steel security screen (not visible). Windows are hardwood frames with steel security bars
- 3.4** The boundary fence of the menage will be post and rail as the existing field boundary.



### Appearance

- 3.5** The design of the building has been chosen to maintain the general appearance of the existing dwelling and surrounding properties.
- 3.6** The site is contained within the curtilage of the main building and existing planting ensures limited visual cannot be viewed from any public viewpoints.

### Scale

- 3.7** The equipment store and stable measure:

Length – 14.40 metres  
Width – 8.50metres  
Height to eaves – 2.50metres  
Height to ridge – 4.40 metres

The equine menage measures:

Length – 22.00 metres  
Width - 10.00 metres

The animal shelter measures:

Length - 6.00 metres

Width - 3.00 metres

Height to eaves - 2.00 metres

Height to ridge - 2.60 metres

## **SECTION 4          ACCESS**

### **Access**

- 4.1** Access to the site is directly off Mill Lane. Mill lane is an unadopted road servicing a number of private dwellings and farmsteads. The lane joins Slaidburn Road after 90 metres to the west.
- 4.2** There is adequate room for turning and parking within the site. Access and egress will be in a forward direction. No additional parking is required.
- 4.3** No additional vehicle movements will result from the proposed development.
- 4.4** Access for emergency services is unrestricted with adequate turning and operating space for emergency vehicles.

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## SECTION 5 PLANNING POLICY CONTEXT

### 5.0 Planning History

**3/2023/0331** Construction of an equipment store and stable, and equine menage (part retrospective) **Refused 30/06/2023**

**3/2023/0039**

Variation of Condition 2 of planning permission 3/2021/0144 to allow retention of unauthorised work consisting of rooflights to the north elevation, chimney to east elevation and window in garage, omission of two windows and alteration of glazed door in south elevation.

**Approved with conditions 10/02/2023**

**3/2021/0580**

Discharge of all conditions

**Approved with conditions 09/08/2021**

**3/2021/0144**

Demolition of existing bungalow and outbuildings and replacement with new two storey, 4 bed house including two balconies to the north elevation and attached garage

**Approved with conditions 31/03/2021**

### 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.

## **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.*

*The design of the building has chosen to ensure the development is harmonious the vernacular style of the main dwelling and surrounding properties. Discussions with the planning officer regarding the reduction in height and position of the building will ensure the proposal has no detrimental impact on neighbours and that the character of the area is unaffected. .*

## **12. Achieving well-designed places**

127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

*The proposed development has incorporated a design and materials which respects the local vernacular and will retain the character of the area.*

### **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

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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 is well screened by existing buildings and mature hedgerows. Additional landscaping will ensure there will be no impact on the wider setting and landscape character of the area.*

#### **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 has been carefully planned to respect the traditional aesthetic of the existing buildings. High standards of design are incorporated to complement the site. Access to the site is good and there will be no additional traffic movements. There will be no negative impacts on the environment.***

## **SECTION 6            CONCLUSION**

- 6.1** This application addresses the concerns of the Local Planning Authority in terms of the scale and mass of the building. The building has been reduced in height significantly and will have negligible impact on local amenity. The building has been moved northwards and is 9.00m from Mill Lane
- 6.2** Additional landscaping will be undertaken and as this develops all elements of this application will be screened. The scheme incorporates a design that respects the vernacular style of the existing dwelling and surrounding properties. The proposed development has no negative impact on the surrounding area. The special character of the AONB is not compromised.
- 6.3** The proposal has been assessed in regard of all relevant planning policies and issues. The development is congruous with national and local planning policies.

August 2023