

## Design & Access Statement

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Conversion of part of an existing agricultural building to stables, tack and feed store. Installation of an equine menage. Installation of solar panels.  
Landscaping.

Moorcock House  
Slaidburn Road  
Waddington  
Clitheroe  
BB7 3AA

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On behalf of Paul and Lily Haworth

John Metcalfe  
Rural Futures



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**

## **2.0 Context of Site**

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- Involvement
- Evaluation

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

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- Layout
- Scale
- Landscaping

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- Vehicular and Transport Links
- Access and Movement Patterns
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**Appendix A            Construction Method – Equine Menage**  
**Appendix B            Axitec solar array specification**

### **Plans & Drawings**

## **SECTION 1            BACKGROUND**

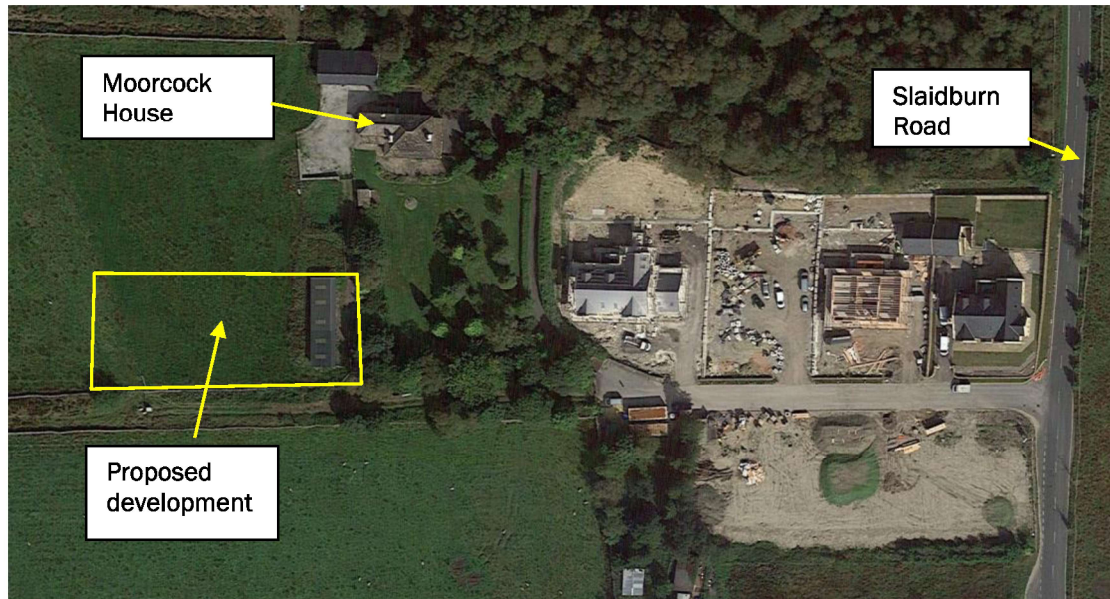
- 1.1** This statement supports a planning application for the conversion of part of an existing agricultural building to stables, tack room and feed/fodder store, the installation of an equine manage, solar panels and landscaping with native species hedgerow on behalf of Paul and Lily Haworth This statement should be read in conjunction with the planning application forms, plans and supporting documents.
- 1.2** Moorcroft House is a residential property located west of Slaidburn Road approximately 2 miles north of Waddington village. The applicants also own 40 acres of agricultural land around the property. One agricultural building is positioned south of the residential property within a grassland parcel.
- 1.3** Lily Haworth is a keen horsewoman and following the birth of her children is returning to show jumping as a recreational rider. The children also own a family pony. The current agricultural building is not suitable for stabling and a decision has been made to convert part of the agricultural building to stables and associated equine use.
- 1.4** To ensure safe riding for the children and provide suitable exercise facilities for Mrs Haworth's horse an equine manage is proposed adjacent to the proposed stable.
- 1.5** As keen environmentalists the applicants are keen to adopt sustainable energy solutions to reduce the use of electricity and heating in their home. The installation of ground and roof mounted panels will make a significant reduction in carbon emissions.
- 1.6** The proposed development will include:
- The conversion of 3 bays of an agricultural building to form 2 stables, a tack room and fodder and feed area.
  - A 50.00m x 23.00m equine manage
  - Installation of ground and roof mounted solar panels
  - Landscaping with native species hedgerow

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## SECTION 2      CONTEXT OF SITE

### Assessment

- 2.1** Moorcock House lies to the west of Slaidburn Road approximately 2 miles north of Waddington Village. The property is situated west of the residential development formerly the Moorcock Inn.
- 2.2** The proposed site is to the south of the residential dwelling within a parcel of improved grassland.



- 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 as 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** There are no sensitive habitats and protected species will not be impacted.
- 2.6** There are no public rights of way (PROW) within the site or the surrounding area.
- Proposed development**
- 2.7** The proposed conversion involves minor changes to the existing agricultural building. The northern three bays will be enclosed on the eastern side and access gates provided to allow access and egress to and from the building.
- 2.8** Within the building two stables will be created with a tack room and fodder/feed store.

- 2.9** To the west of the stable an equine menage will be created. The unit will be fenced with timber posts and rails including a kickboard to retain the surface material. A construction method is included as Appendix A.
- 2.10** No external lights are required in the menage area.
- 2.11** The menage and stable are required for the exclusive use of the applicant's family.
- 2.12** The land holding is managed under a low input system and funding has been granted through the Farming in the Protected Landscape (FiPL) scheme for environmental works which will include a mixed species hedgerow which will form the western boundary of the menage.
- 2.13** Solar arrays will be mounted on the roof of the agricultural building. Ground mounted panels will be installed on the southern side of the proposed menage. Appendix B provides the technical specification of the solar arrays.

## **SECTION 3                      DESIGN PRINCIPLES & CONCEPT**

### **Design**

- 3.1** The proposed stables will involve cladding the open eastern side of the existing agricultural building and creating access doors. The timber will match existing cladding. Windows and doors will be timber.
- 3.2** Internal stabling will be created with custom stable panels.
- 3.3** The boundary fence of the menage will be post and rail fencing with a 300mm kickboard to retain surfacing materials. Fencing will remain a natural bare timber effect.
- 3.4** Axitec high performance monocrystalline solar panels will be installed on the roof of the stables/agricultural building and along the southern boundary of the equine menage. The units are a matt colour and widely used in national parks and protected landscapes.

### **Appearance**

- 3.5** The design of the building has been to maintain the general appearance of the existing agricultural structure. The menage is a sand surface which will not be visible from any public viewpoints.
- 3.6** The orientation and positioning of the solar panels will ensure glare is not an issue. The ground mounted panels will be lower than the stone wall which lies to the south of the proposed equine boundary and the roof mounted units will face west where they are not overlooked.
- 3.7** The site is located west of any neighbouring residences. A mature woodland garden ensures the site cannot be viewed from any public viewpoints or neighbouring properties.

### **Scale**

- 3.8** The equipment stable, tack and fodder store measure:

Length – 13.70 metres  
Width – 6.00metres  
Height to eaves - 3.45 metres  
Height to ridge – 3.87 metres

The equine menage measures:

Length – 50.00 metres  
Width - 23.00 metres

Solar arrays measure:

1134mm long  
1722mm wide  
33mm deep

## **SECTION 4          ACCESS**

### **Access**

- 4.1** Access to the site is via the access track immediately south of the property, in turn accessed from the main access off Slaidburn Road.
- 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 3/2008/0769

Minor alterations to windows and door opening in garage block.

Approved 03/10/2008

### 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 stables involves minor alterations to an existing agricultural building. Timber cladding will match the existing materials. There is no increase in the footprint of the building. The proposed menage will be a common design for the proposed use. Landscaping will ensure there is no visual impact.*

### 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 character of the area. The changes to the agricultural building is minimal. The position within the landscape will ensure the equine menage and the solar arrays do not impact on the wider landscape.***

## 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 is well screened by existing trees to the east. Proposed landscaping with native species planting 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 sensitive landscape of the AONB. Access to the site is good and there will be no additional traffic movements. There will be no negative impacts on the environment.***

### **DME5 Renewable Energy**

THE BOROUGH COUNCIL WILL SUPPORT THE DEVELOPMENT OF RENEWABLE ENERGY SCHEMES, PROVIDING IT CAN BE SHOWN THAT SUCH DEVELOPMENTS WOULD NOT CAUSE UNACCEPTABLE HARM TO THE LOCAL ENVIRONMENT OR LOCAL AMENITY.

IN ASSESSING PROPOSALS, THE BOROUGH COUNCIL WILL HAVE PARTICULAR REGARD TO THE FOLLOWING ISSUES:

- THE IMMEDIATE AND WIDER IMPACT OF THE PROPOSED DEVELOPMENT ON THE LANDSCAPE, INCLUDING ITS VISUAL IMPACT AND THE CUMULATIVE IMPACTS OF DEVELOPMENT.
- THE MEASURES TAKEN TO MINIMISE THE IMPACT OF THE PROPOSALS ON RESIDENTIAL AMENITY
- THE POTENTIAL BENEFITS THE PROPOSALS MAY BRING
- THE VISUAL IMPACT OF THE PROPOSALS, INCLUDING DESIGN, COLOUR AND SCALE
- THE DEGREE TO WHICH NUISANCE CAUSED BY NOISE AND SHADOW FLICKER TO NEARBY RESIDENTIAL AMENITIES, AGRICULTURAL OPERATIONS, RECREATIONAL AREAS OR THE FUNCTION OF THE COUNTRYSIDE CAN BE MINIMISED
- NATIONAL OR LOCAL TARGETS FOR GENERATING ENERGY FROM RENEWABLE SOURCES AND FOR REDUCING CARBON EMISSIONS
- THE POTENTIAL IMPACT ON BIODIVERSITY.

IN TERMS OF THE USE OF DECENTRALISED AND RENEWABLE OR LOW CARBON ENERGY IN NEW DEVELOPMENT THE AUTHORITY WILL REQUEST THAT ON NEW NON-RESIDENTIAL DEVELOPMENTS OVER 1000M<sup>2</sup> AND ALL RESIDENTIAL DEVELOPMENTS OF 10 OR MORE UNITS THAT AT LEAST 10% OF THEIR PREDICTED ENERGY REQUIREMENTS SHOULD COME FROM DECENTRALISED AND RENEWABLE OR LOW CARBON SOURCES UNLESS THE APPLICANT CAN DEMONSTRATE THAT THIS IS NOT FEASIBLE OR VIABLE. THIS TARGET WILL BE UPDATED IN LINE WITH NATIONAL TARGETS. IMPLEMENTATION OF THIS REQUIREMENT WILL BE MONITORED AND ENFORCED BY THE PLANNING AUTHORITY. THE COUNCIL WILL ALSO HAVE REGARD TO THE AONB RENEWABLE ENERGY POSITION STATEMENT 2011 IN ASSESSING PROPOSALS.

DEVELOPMENT PROPOSALS WITHIN OR CLOSE TO THE AONB, SITES OF SPECIAL SCIENTIFIC INTEREST, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTION AREAS, NOTABLE HABITATS AND SPECIES, LOCAL NATURE RESERVES, BIOLOGICAL HERITAGE SITES OR DESIGNATED HERITAGE ASSETS AND THEIR SETTING WILL NOT BE ALLOWED UNLESS.

- THE PROPOSALS CANNOT BE LOCATED OUTSIDE SUCH STATUTORY DESIGNATED AREAS
- IT CAN BE DEMONSTRATED THAT THE OBJECTIVES OF THE DESIGNATION OF THE AREA OR SITE WILL NOT BE COMPROMISED BY THE DEVELOPMENT
- ANY ADVERSE ENVIRONMENTAL IMPACTS AS FAR AS PRACTICABLE HAVE BEEN MITIGATED

NOTE THAT ANY DEVELOPMENT THAT IMPACTS A SCHEDULED ANCIENT MONUMENT WILL ALSO REQUIRE SCHEDULED MONUMENT CONSENT – SEE POLICY DME 4 ABOVE.

The delivery of renewable energy contributes to measures in support of climate change adaption and securing sustainable development. It is important that renewable energy is facilitated in a way that protects the quality of the local area yet recognises the need to support climate change adaption. This policy serves to identify where such schemes are likely to be considered acceptable.

***The proposed solar arrays are positioned in such a way that they will not be visible from any public access viewpoints. There will be no impact on the special qualities of the FoB AONB. The units will contribute to the governments commitments on climate change in a way that protects the local area***

## **SECTION 6            CONCLUSION**

- 6.1**    The proposed development is required for the care and welfare of the family horses and to provide essential facilities for riding lessons and schooling the applicants horses.
  
- 6.2**    The scheme incorporates a design that respects the sensitive landscape and existing and proposed planting will ensure there is no impact on the landscape or the character of the area. Neighbour amenity is not affected.
  
- 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.

November 2023

Images



## Appendix A

### Construction Method – Equine Menage

To create a 50metre x 23metre equine menage

- The construction will involve the removal of topsoil to mineral soil level.
- A herringbone drainage system will be laid with 100mm perforated plastic pipes to an existing field drain. Care to be taken to pick up any existing drains.
- Drains to be covered with 50mm limestone crush.
- An underlying surface of 250mm deep 50mm limestone crush will be covered with a geotextile membrane and topped with the final sand surface.
- Fencing to 1500mm high