

DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED RETROSPECTIVE CHANGE OF USE
TO LAND LOCATED IN SHAW HOUSE FARM
CLITHEROE ROAD, WHALLEY



Job No. 5563

Version: 1.2



Sunderland Peacock and Associates Ltd

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1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client, Mr Wearden, as part of a planning application for a retrospective change of use to the land at:

Land with Shaw House Farm, Clitheroe Road, Whalley.

This document is to be read in conjunction with all other submitted planning documents No:

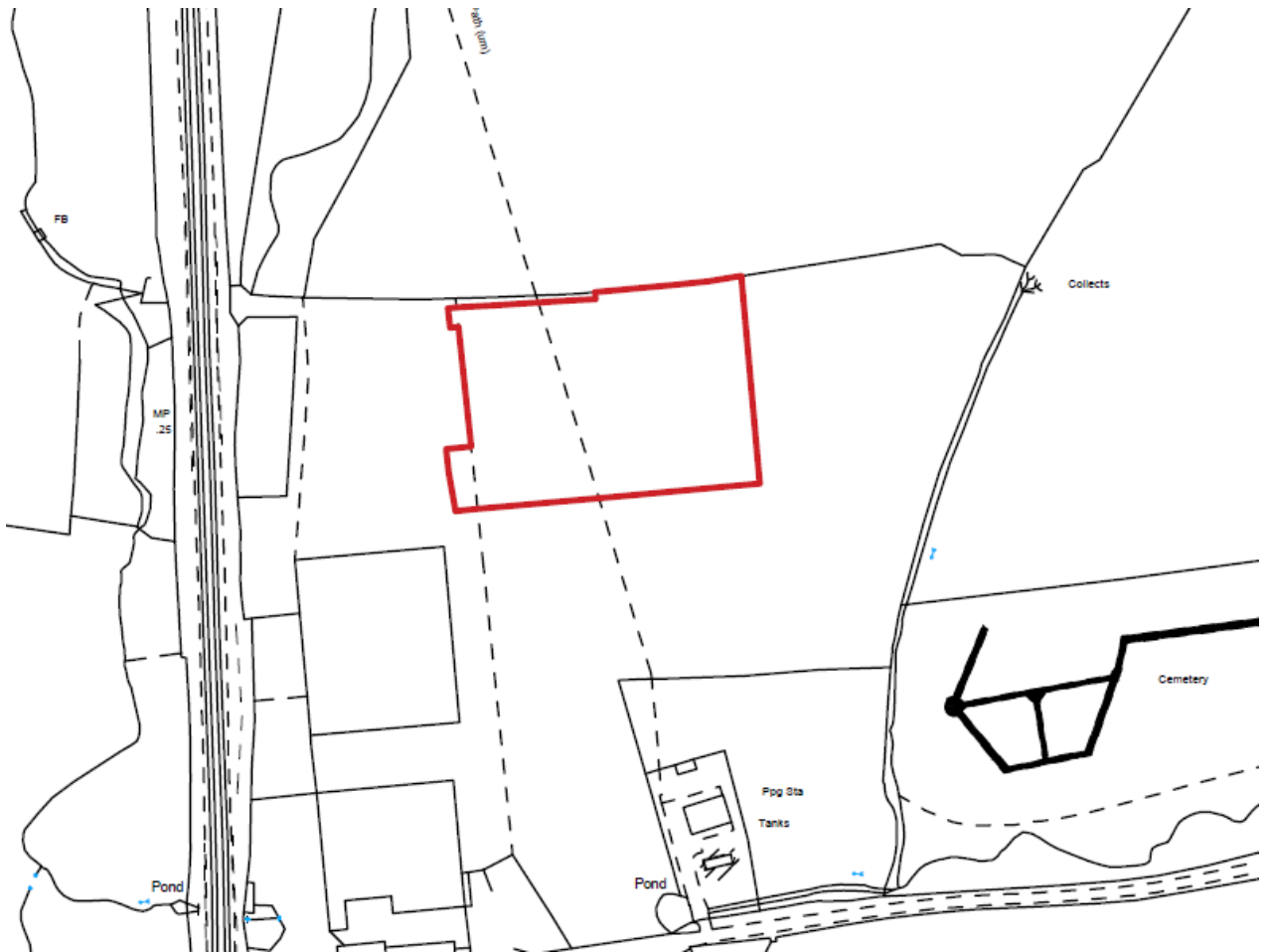
- 5563 – L01A Location Plan
- 5563 – E01A Existing Site Plan – 1:2500
- 5563 – E02A Existing Site Plan – 1:500
- 5563 – P01A Proposed Site Plan – 1:2500
- 5563 – P02A Proposed Site Plan - 1:500

2.0 THE SITE/BUILDING DESCRIPTION

The site is accessed from Clitheroe Road via a private farm track and is located close to Whalley town centre in the Ribble Valley, Lancashire. Whalley is an established settlement to the north of the River Calder. The field forms part of Shaw House Farm and lies within the quieter northern part of the holding, away from the main farm activities. Historically, the land has been used as a livery yard for horses and for the grazing of cattle.

The land comprises an open grass field with established planting along the northern boundary. In the south-west corner of the field there are existing features, including areas of hardstanding, a small kennel building and an office housed within a shipping container. These structures and the hardstanding are pre-existing and will not form part of, or be used in connection with, the proposed dog exercise field.

Access is taken from the existing farm track, with vehicle and pedestrian gates already in place. The field is enclosed by a 1.8-metre-high fence with privacy mesh, providing security and limiting views from surrounding land. The nearest non-residential buildings are those associated with the working farm to the south, with the village of Barrow located approximately 300 metres to the north-west.



PL01: Location Plan showing location of land to the North of the town of Whalley. (not to scale)

3.0 DEVELOPMENT PROPOSALS

The proposal seeks the use of the field solely as a dog exercise area. Dogs will be transported to the site by a specialist vehicle, transferred within the enclosed hardstanding area, and exercised within the field under supervision. The use will operate on a limited basis, with hours restricted to between **10:30/11:00am and 3:00pm**. No additional infrastructure is proposed, and all existing fencing, gates, and ancillary structures will remain unaltered. The temporary and controlled nature of the activity ensures that the open rural character of the land is preserved.



PL02: Shows the Proposed Site Plan (not to scale).

4.0 APPEARANCE

The proposal makes no alterations to the site's appearance. All boundaries, structures, gates and the enclosed drop-off area are already in place. The rural setting and open nature of the field will remain unaffected. No further boundary treatments or acoustic screens are necessary following the results of the noise assessment and report undertaken by Benchmark Acoustics, Report Ref: BA-25111-RP01-P02, Version P02, dated: 11/12/2025.



PL03: View of the site including the perimeter fencing.

5.0 ACCESS

Access to the land will continue to be taken from the private track off Clitheroe Road, with no alterations to the existing access arrangements. The private yard to the front of the office will provide a secure, contained drop-off zone for the handover of dogs, the vehicle will then turn around on the existing yard and leave. The transport vehicle will be stationed within this designated area for drop-off only, departing the site thereafter and returning solely for the scheduled collection, ensuring that access is not obstructed at any time. Existing shed and container to be cleared and removed by the applicant (not for use as part of this change of use planning application).

6.0 CONCLUSION

The proposal seeks to formalise a low-impact and well-contained use of an existing field, requiring no physical changes to the site and maintaining the prevailing rural character. Access remains unchanged and adequate, with the hardstanding providing a safe point for brief vehicle movements and dog handovers. The development is therefore appropriate, proportionate, and suitable for change of use planning approval.



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