

## Design & Access Statement

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Conversion of a traditional stone barn for local  
occupancy housing.

Poor Parts  
Hellifield Road  
Bolton-by-Bowland  
Clitheroe  
BB7 4LU

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On behalf of Richard Lund

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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**

**2.0 Context of Site**

**3.0 Design Principles and Concepts:**

**4.0 Access:**

**5.0 Planning Context**

**6.0 Conclusion**

**Images**

Plans & Drawings (attached separately)

**Appendix A Justification of Need**

## **SECTION 1            BACKGROUND**

- 1.1** This statement supports a planning application for the conversion of a redundant stone barn for local occupancy housing. This document should be read in conjunction with the planning application forms, plans and supporting documents.
  
- 1.2** Poor Parts Barn is a traditional stone barn owned by Richard and Heather Lund and is located within a parcel of permanent grassland within the Spring Head Farm land holding.
  
- 1.3** The barn makes no practical contribution to the farming enterprise and the applicants would like to see the building contribute to the need for affordable home occupancy within the Bolton-by-Bowland area.
  
- 1.4** Richard Lund is the second generation of the Lund family to farm Spring Head Farm. Richard's late parents were actively involved in the local community, in particular with the parish council and St Peter and St Paul's church. Richard and Heather are equally committed to village life. Their own children are members of Bolton-by-Bowland Young Farmers Club and take part in other activities such as the annual amateur dramatic productions.
  
- 1.5** Local concerns regarding falling school numbers and the threat of losing local services have prompted this application to convert the barn for local needs occupancy and contribute to a lack of affordable housing which is recognised in the consultation documents supporting the Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan 2014 – 2024. Whilst the plan was never taken to referendum and was not formally adopted as a DPD the need for local housing was clearly demonstrated in the preparation of the plan. Details of the evidence of need and case for local homes is provided as Appendix A. Letters of support are also attached separately.
  
- 1.6** The aim would be to rent the property at an affordable rent (80% of open market value) to a young family. The property would be managed by the RVBC chosen housing association or letting agent. The applicant will enter into a Section 106 legal agreement to secure the property for local affordable housing.
  
- 1.7** This planning application is for the conversion of Poor Parts Barn to a three bedroom dwelling and the installation of a package treatment unit.

## SECTION 2 CONTEXT OF SITE

### Assessment

- 2.1** Poor Parts barn is located approximately  $\frac{3}{4}$  mile north of Bolton-by-Bowland to the south east of Hellifield Road. The site is 340 metres east of Spring Head Farm curtilage.
- 2.2** Access is via an established stone track.



- 2.3** The site is located within the Forest of Bowland National Landscape.
- 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 a low risk from surface water flooding (See Surface Water Flood Risk Assessment).
- 2.5** A structural survey has been undertaken and concludes that the building is capable of conversion.
- 2.6** The proposed development is subject to the Biodiversity Net Gain requirements. An assessment has been carried out and compensatory measures have been proposed to provide the requirement.
- 2.7** As a traditional stone structure with a slate roof protected species surveys have been undertaken. A Preliminary Risk Assessment and Bird Survey was carried out which recommended further emergence and breeding bird surveys. The results of these surveys accompany the application with proposed mitigation measures.
- 2.8** There are no public rights of way (PROWs) within the site.

**2.9** Foul water drainage will be dealt with through the installation of a package treatment unit. A foul water drainage scheme accompanies this application.

**Proposed development**

**2.10** The existing footprint of the building will be maintained. The agricultural features will be maintained to preserve the historical aspects of the building.

## SECTION 3

## DESIGN PRINCIPLES & CONCEPT

### **Design**

- 3.1 The design rationale is to create a practical and efficient three bedroom dwelling. Minimal alterations are proposed with particular attention to the local vernacular.
- 3.2 Windows and door openings have stone lintels, cills and jambs. Quoins are natural stone.
- 3.3 The proposed roof will be blue slate.
- 3.4 All window and door frames will be hardwood with double glazed units.
- 3.5 External pavior paving and stone access surfaces will provide permeable surfaces.
- 3.6 The proposed design respects the agricultural and historical provenance of the building using local materials and preserving original details. The appearance is harmonious to the rural setting and character of the area.

### **Landscaping**

- 3.7 Compensatory planting is required to achieve 10% Biodiversity Net Gain. A small fruit orchard will be planted. In addition to the BNG requirement 86 metres of native species hedgerow will be planted around the boundary of the site which will mitigate any visual intrusion in the landscape and provide habitat and food sources for nesting birds and small mammals.

## **SECTION 4          ACCESS**

### **Access**

- 4.1**    Access to the site is via the existing access off Hellifield Road. Sight lines are good in both directions.
  
- 4.2**    There is adequate room for turning and parking within the site. Access and egress will be in a forward direction.
  
- 4.3**    The vehicle movements associated with the development will be commensurate with a single family requirements.
  
- 4.4**    Access for emergency services is unrestricted with adequate turning and operating space for emergency vehicles.

## SECTION 5 PLANNING POLICY CONTEXT

### 5.0 Planning History

There is no planning history relevant to this application.

### 5.1 Planning Policy

#### National Planning Policy Framework

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

***This social objective within the NPPF is at the heart of this application. The need for affordable accommodation to enable younger families to reside in the area that will in turn support the local school, church and local services is without question. The provision of affordable accommodation will help to maintain a more sustainable and vibrant community for future years. The use of an existing redundant building is an effective use of land. (See Letters of support from local residents and the vicar)***

#### Paras 56-58 Planning conditions and obligations

Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification

Planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

***The applicant will enter into a Section 106 legal agreement to ensure the property is maintained for local needs occupancy. These arrangements are commonly used in certain areas such as National Parks to ensure less well off members of the community are not displaced by economic circumstances.***

#### **Paras 82-84 Rural Housing**

In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it:
  - i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

***The proposed change of use to local needs housing will enhance and maintain the village of Bolton-by-Bowland. Market housing is not affordable. The proposed development is the re-use of a redundant building and the conversion will improve the surrounding land.***

### **Achieving well-designed places**

**Para 135** 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. A comprehensive landscaping scheme will ensure there is no visual intrusion.***

## **5.2 Local Planning Policy**

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

#### **KEY STATEMENT DS1: DEVELOPMENT STRATEGY**

Key Statement DS1 sets out the development strategy for the Ribble Valley; The majority of new housing development will be concentrated with in an identified strategic site located to the south of Clitheroe towards the A59 and the principal settlements of Clitheroe, Longridge and Whalley.

In addition to the identified strategic site at Standen and the borough's principal settlements, development will be focussed towards the Tier 1 villages, which are the more sustainable of the 32 defined settlements.

In the 23 remaining Tier 2 Village settlements, which are the less sustainable of the 32 defined settlements, development will need to meet proven local needs or deliver regeneration benefits. In general, the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area.

Specific allocations will be made through the preparation of a separate allocations DPD. In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this strategy. The relevant constraints are set out as part of the strategic framework included in this plan.

Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough's settlements, including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding-off of the built up area.

***The proposed scheme will support the local need. (See Justification of Need at Appendix A and letters of support). The proposal is for the change of use of an existing building. The proposed scheme is an efficient use of land in an area where new build development is restricted.***

#### **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 within the Forest of Bowland National Landscape (AONB). The conversion meets all the principles the council expect within this policy.***

**KEY STATEMENT 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.

***Poor Parts will be developed to a high standard of design. As a single dwelling the development will have no significant impact on the highway network. The amenity of neighbours is unaffected. The development has no negative impact on the environment.***

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

Policy DMG2 of the Ribble Valley Core Strategy states that development should be in accordance with the core strategy development strategy and should support the spatial vision. Within the Tier 2 villages and outside the defined settlement areas, development must meet at least one of the following criteria:

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.

***The proposed scheme is essential to the social wellbeing of the area. The development is for local needs housing and which meets an identified need and will be secured as such.***

**POLICY DMH1: AFFORDABLE HOUSING CRITERIA**

WHERE PROPOSALS INVOLVE THE PROVISION OF AFFORDABLE HOUSING UNITS, THE RESIDENTIAL DEVELOPMENT MUST BE EXPRESSLY FOR THE FOLLOWING GROUPS OF PEOPLE:

1. FIRST TIME BUYERS CURRENTLY RESIDENT IN THE PARISH OR AN ADJOINING PARISH
2. OLDER PEOPLE CURRENTLY RESIDENT IN THE PARISH OR AN ADJOINING PARISH
3. THOSE EMPLOYED IN THE PARISH OR AN IMMEDIATELY ADJOINING PARISH BUT CURRENTLY LIVING MORE THAN 5 MILES FROM THEIR PLACE OF EMPLOYMENT
4. THOSE WHO HAVE LIVED IN THE PARISH FOR ANY 5 OF THE LAST 10 YEARS HAVING LEFT TO FIND SUITABLE ACCOMMODATION AND ALSO WITH CLOSE FAMILY REMAINING IN THE VILLAGE
5. THOSE ABOUT TO TAKE UP EMPLOYMENT IN THE PARISH
6. PEOPLE NEEDING TO MOVE TO THE AREA TO HELP SUPPORT AND CARE FOR A SICK, OLDER PERSON OR INFIRM RELATIVE.

IN ADDITION TO THESE GROUPS OF PEOPLE, OTHERS MAY HAVE SPECIAL CIRCUMSTANCES THAT CAN BE APPLIED. THESE WILL BE ASSESSED ON THEIR INDIVIDUAL MERITS.

THIS POLICY ONLY RELATES TO THE AFFORDABLE HOUSING NEEDS ELEMENT. PROPOSALS MUST ALSO CONFORM TO POLICY DMG1 AND ANY OTHER RELEVANT POLICY OF THIS CORE STRATEGY.

AS MENTIONED ABOVE PROVIDING HOUSING FOR OLDER PEOPLE IS A PRIORITY FOR THE COUNCIL WITHIN THE HOUSING STRATEGY, AND HAS BEEN FOR A NUMBER OF YEARS. HOWEVER VERY LITTLE SUCH ACCOMMODATION HAS BEEN DEVELOPED BY THE MARKET. THEREFORE, WITHIN THE NEGOTIATIONS FOR HOUSING DEVELOPMENTS, 15% OF THE UNITS WILL BE FOR OLDER PEOPLE PROVISION. WITHIN THIS 15% FIGURE A MINIMUM OF 50% WOULD BE AFFORDABLE AND BE INCLUDED WITHIN THE OVERALL AFFORDABLE HOUSING THRESHOLD OF 30%. THE REMAINING 50% (IE THE REMAINING 50% OF THE 15% OLDER PEOPLE RELATED ELEMENT) WILL BE FOR MARKET HOUSING FOR OLDER PEOPLE GROUPS.

FURTHER DETAIL IS OUTLINED WITHIN THE ADDRESSING HOUSING NEEDS IN RIBBLE VALLEY STATEMENT AND THIS POLICY IS FURTHER EVIDENCED WITHIN THE STRATEGIC HOUSING MARKET ASSESSMENT.

ANY PROPOSALS FOR AFFORDABLE HOUSING MUST BE ACCOMPANIED WITH THE FOLLOWING INFORMATION:

1. DETAILS OF WHO THE ACCOMMODATION WILL BE EXPECTED TO ACCOMMODATE. THIS SHOULD INCLUDE A FULL SURVEY OF THE EXTENT OF NEED AND INCLUDE PERSONS WHO HAVE EXPRESSED AN INTEREST IN

THE PROPERTY. AND HOW THE COST OF THE ACCOMMODATION WILL BE MATCHED TO THE INCOMES OF THESE TARGET GROUPS.

2. DETAILS OF THE METHODS BY WHICH THE ACCOMMODATION WILL BE SOLD OR LET, MANAGED AND RETAINED FOR ITS ORIGINAL PURPOSE.

Affordable housing is a priority for the Council and the role of development management in delivering schemes that contribute appropriately to addressing local need is paramount. Details of needs are included in the Council's evidence base.

*The need for affordable accommodation in the area has been highlighted in the preparation of a neighbourhood plan which despite not going to a formal referendum provides an explicit case for affordable accommodation in the Bolton-by-Bowland area. The Neighbourhood Plan was informed by a Housing Needs Survey and the recent Affordable Housing Needs Assessment confirms that the current lack of affordable housing remains in rural areas across the district.*

#### **POLICY DMH4: THE CONVERSION OF BARNs AND OTHER BUILDINGS TO DWELLINGS**

PLANNING PERMISSION WILL BE GRANTED FOR THE CONVERSION OF BUILDINGS TO DWELLINGS WHERE

1. THE BUILDING IS NOT ISOLATED IN THE LANDSCAPE, I.E. IT IS WITHIN A DEFINED SETTLEMENT OR FORMS PART OF AN ALREADY GROUP OF BUILDINGS, AND
2. THERE NEED BE NO UNNECESSARY EXPENDITURE BY PUBLIC AUTHORITIES AND UTILITIES ON THE PROVISION OF INFRASTRUCTURE, AND
3. THERE WOULD BE NO MATERIALLY DAMAGING EFFECT ON THE LANDSCAPE QUALITIES OF THE AREA OR HARM TO NATURE CONSERVATIONS INTERESTS, AND
4. THERE WOULD BE NO DETRIMENTAL EFFECT ON THE RURAL ECONOMY, AND
5. THE PROPOSALS ARE CONSISTENT WITH THE CONSERVATION OF THE NATURAL BEAUTY OF THE AREA.
6. THAT ANY EXISTING NATURE CONSERVATION ASPECTS OF THE EXISTING STRUCTURE ARE PROPERLY SURVEYED AND WHERE JUDGED TO BE SIGNIFICANT PRESERVED OR, IF THIS IS NOT POSSIBLE, THEN ANY LOSS ADEQUATELY MITIGATED.

THE BUILDING TO BE CONVERTED MUST:

1. BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION FOR THE PROPOSED USE WITHOUT THE NEED FOR EXTENSIVE BUILDING OR MAJOR ALTERATION, WHICH WOULD ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE BUILDING. THE COUNCIL WILL REQUIRE A STRUCTURAL SURVEY TO BE SUBMITTED WITH ALL PLANNING APPLICATION OF THIS NATURE. THIS SHOULD INCLUDE PLANS OF ANY REBUILDING THAT IS PROPOSED;
2. BE OF A SUFFICIENT SIZE TO PROVIDE NECESSARY LIVING ACCOMMODATION WITHOUT THE NEED FOR FURTHER EXTENSIONS

WHICH WOULD HARM THE CHARACTER OR APPEARANCE OF THE BUILDING, AND

3. THE CHARACTER OF THE BUILDING AND ITS MATERIALS ARE APPROPRIATE TO ITS SURROUNDINGS AND THE BUILDING AND ITS MATERIALS ARE WORTHY OF RETENTION BECAUSE OF ITS INTRINSIC INTEREST OR POTENTIAL OR ITS CONTRIBUTION TO ITS SETTING, AND
4. THE BUILDING HAS A GENUINE HISTORY OF USE FOR AGRICULTURE OR ANOTHER RURAL ENTERPRISE.

The re-use of existing rural buildings provides an important opportunity to preserve buildings that contribute to the areas character and setting, can usefully provide a housing resource and promote sustainability. It is important however in an area such as Ribble Valley that this is carefully managed through the development management process and that clear guidance is offered. The conversion of buildings should be of a high standard and in keeping with local tradition. The impact of the development, including the creation of garden area and car parking facilities (or other additions) should not harm the appearance or function of the area in which it is situated. Access to the site should be to a safe standard and be capable of being improved to a safe standard without harming the appearance of the area. Proposals will also be determined having regard to the Historic Environment Local Management (HELM) Good Practice guidance on the Conversion of Traditional Farm Buildings. The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused unless it can be demonstrated that the unit will meet an identified local/affordable housing need in accordance with policy DMH1.

***The proposed change of use is for affordable local needs housing. Poor Parts barn is an existing redundant building and the conversion represents an opportunity to secure affordable housing for local occupancy.***

***The proposed use will have no detrimental impact on the landscape qualities of the area. There are no public rights of way (PROWs) close by. The development will not have a detrimental impact on the rural economy. The development is consistent with the conservation of the natural beauty of the area. All building works will be to a high standard.***

## **SECTION 6            CONCLUSION**

- 6.1**    The need for affordable homes in the Bolton-by-Bowland area is unquestionable. The age profile of the residents and high market value of property restricts the opportunities for younger families to live in the area. Less affluent working people are having to live outside the area, often travelling significant distances to work within the Bolton-by-Bowland area.
  
- 6.2**    Local concern regarding the affordability of accommodation and the impact on the community is well evidenced. Significant effort was invested in the preparation of the Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan with consensus that affordable homes are needed to maintain a cohesive and active community.
  
- 6.3**    The conversion of existing redundant agricultural buildings was recognised as an opportunity to contribute to the stock of affordable dwellings in the parish.
  
- 6.4**    We believe that the planning application submitted is congruent with the current national and local plan policies. We hope the council will support an application that will deliver positive benefits to the Bolton-by-Bowland area and help the council achieve it's stated objectives to deliver affordable housing.

January 2026

Images





**Appendix A Justification of Need for Local Needs Occupancy (Affordable Accommodation) in the Bolton-by-Bowland Area.**

**Background**

**The need for affordable housing within the Ribble Valley**

The need for affordable housing within the Ribble Valley is well recognised. The recently prepared Affordable Housing Needs Assessment Final Report 2025 carried out by JG Consulting provides an estimate of the annual need for affordable housing across the district. This includes taking account of local housing costs (to both buy and rent) along with estimates of household income. The evidence indicates that there is an acute need for affordable housing in the study area and a need in all sub-areas.

The majority of need is from households who are unable to buy or rent and therefore points particularly towards a need for rented affordable housing rather than affordable home ownership. Figure 4 of the report shows that outside the Clitheroe, Longridge and Whalley areas and the Tier 1 villages (Barrow, Billington & Langho, Chatburn, Gisburn, Melor, Reed, Simonstone and Wilpshire) shown as the Rest of the District the net per annum need for affordable housing is 83 where the relet supply is 15.

**Figure 4: Estimated level of Affordable Housing Need by sub-area (per annum)**

	Current need	Newly forming households	Existing households falling into need	Total Gross Need	Relet Supply	Net Need
Clitheroe	22	56	10	89	40	49
Longridge	13	28	6	47	11	36
Whalley	6	13	2	21	8	13
Tier 1 villages	20	43	5	69	19	49
Rest of District	33	55	10	98	15	83
<b>TOTAL</b>	<b>95</b>	<b>194</b>	<b>34</b>	<b>323</b>	<b>93</b>	<b>230</b>

Source: JGC analysis

The report provides key messages regarding the area profile and concludes “ Overall, the data points to Ribble Valley as an affluent area with higher house prices and large proportions of households living in owner-occupied housing. The Borough also sees a housing mix of larger and detached homes. The analysis points to relatively high levels of housing demand. This can be seen in analysis of house prices and strong levels of delivery. That said, there are clearly issues suggested by the data. In particular, the relative **lack of social rented housing** means it will be difficult for the Council to meet affordable housing needs when they arise”.

Affordability is considered and Figure 3.2 of the report shows the considerable disparity of rents within the Rest of the district parishes and the main settlements.

	Lower quartile price (existing dwellings)	Lower Quartile rent, pcm
Clitheroe	£165,000	£700
Longridge	£165,000	£725
Whalley	£250,000	£875
Tier 1 villages	£195,000	£775
Rest of District	£255,000	£995
<b>TOTAL</b>	<b>£190,000</b>	<b>£775</b>

Source: Land Registry and Internet Price Search

Analysis of affordable housing need within the Rest of District parishes shows the clear need in the Rest of District parishes.

	Number in need (excluding those in AH)	Annualised (5-years)		
		TOTAL	Unable to rent OR buy	Able to rent but NOT buy
Clitheroe	112	22	20	2
Longridge	65	13	12	1
Whalley	30	6	5	1
Tier 1 villages	102	20	19	2
Rest of District	164	33	29	4
<b>TOTAL</b>	<b>474</b>	<b>95</b>	<b>86</b>	<b>9</b>

Source: JGC Analysis

The report summarises that “given the cost of housing locally, it seems very difficult for affordable home ownership products to be provided and be considered as ‘genuinely affordable’ (particularly for larger (3+-bedroom) homes. This again points to the need for the Council to prioritise delivery of rented affordable housing where possible”

### **Bolton-by-Bowland**

Bolton-by-Bowland is regarded as one of the most attractive villages within the Ribble Valley. ONS 2022 estimates the population at 532 with 219 households. The residents enjoy a strong sense of community centred around the church, school and village hall. The village has a cricket team and active Young Farmers Club. The Coach and Horses is a popular pub and the village store is a central part of village life.

St Peter and St Pauls C of E Primary School accepts children from across the wider area with a number of children attending from outside the parish. Concern over falling numbers is widely expressed by members of the community.

The surrounding area is dominated by agriculture and farming families. Employment in the area is largely agricultural/forestry related with small tourism operations and countryside management

### **Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan 2014 - 2028**

In 2014 Bolton-by-Bowland and Tosside began consultation meetings for the development of the Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan. Following submission to the examiner the plan was withdrawn prior to referendum and as such does not constitute a policy document. However, the plan does provide useful information regarding the community concerns about the lack of local affordable housing.

The key objective of the plan was stated as:

#### **OBJECTIVE 1**

*To support a level of housing growth that is proportionate to the size and function of the designated area, its villages and hamlets and to ensure that new housing in the area is provided in a suitable range of tenures, types and sizes so that local people of all ages can continue to live in the area in a suitable home, families are attracted to the area, and local housing needs are met.*

#### **Housing**

In respect of this issue a number of workshops were conducted to identify solutions. The suggested actions arising from the workshops included:

- Selective new housing and especially an investigation into affordable housing in the right places and on the right conditions, perhaps specifically for younger people.
- Encouragement of conversion of barns/existing buildings for housing provision in the countryside.
- Sheltered housing or housing for older residents

Comments were made in all the Issues workshops held in April/May 2014 on the sustainability of the community and preservation and extension of amenities into the future. It was felt that the age balance in the population profile would need to be addressed in that there is an aging profile and a relative lack of younger people.

- In response to these housing comments the following suggested actions were recorded: Selective new housing and especially an investigation into affordable housing in the right places and on the right conditions, perhaps specifically for younger people.
- Encouragement of conversion of barns/existing buildings for housing provision in the countryside.
- Sheltered housing or housing for older residents.

In addition to looking at sites within the village the opportunities for small scale development of redundant farm buildings were explored.

***5.1.28 As farming methods continue to evolve we would anticipate opportunities becoming available to convert existing buildings in farmsteads to housing and we would want to encourage such developments provided they meet the criteria***

*within BBGF2 and have regard to the Historic Environment Local Management (HELM) Good Practice Guidance on the Conversion of Traditional Farm Buildings. 5.1.29 We see these developments as small additions of 1 or 2 dwellings to existing farmsteads, obtained by conversions maintaining the character of existing traditional farm buildings. New buildings in such situations would only be considered in very exceptional circumstances in accordance with Ribble Valley Core Strategy Policies.*

Consequent to these observations the following policy was formed:

**Policy BBGF2 – Housing in Existing Hamlets and Farmsteads**

The presumption is in favour of the retention of existing traditional buildings in the countryside, where appropriate. New housing development will be limited to the conversion of traditional agricultural buildings providing:

- a) The building forms part of an existing group of buildings and is not in an isolated location (visually and physically); and
- b) There is no detrimental effect on the form, design, character and setting of the building; and c) The building is capable of conversion without significant extension; and
- d) The building is structurally sound and capable of conversion without the need for complete or substantial reconstruction; and
- e) The conversion will not have a detrimental impact on the appearance or character of the landscape; and
- f) The conversion is in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, feature and building materials; and
- g) The conversion would not be detrimental to the continued agricultural operation of the farmstead as a whole.

**Housing Needs Survey**

A Local Needs Housing Survey was carried out in August/September 2014. A response rate of 41% was achieved, better than the average response rate in comparison to other local Housing Needs Surveys undertaken in the Ribble Valley.

Key findings within the survey include:

- Council Tax records reveal that Bolton by Bowland, Gisburn Forest and Sawley has proportionately less stock in the lower two bands of A and B (3%) compared to Ribble Valley (33%) and Lancashire's (58%) profiles. **This profile indicates a lack of affordable housing stock in the parish.**
- The median price for properties sold in the research period Bolton by Bowland, Gisburn Forest and Sawley Parish was £425,000. This is an indicator of a lack of affordable housing within the parish.
- To buy a property valued at £400,000, with a 5% (£20,000) deposit the applicant(s) would need an approximate monthly net income of £8000.

The conclusion of the survey was unambiguous:

- The current housing market (during the Housing Need Study) in Bolton by Bowland, Gisburn Forest and Sawley is very restricted due to high cost of properties and lack of rental availability. Those where are available are very expensive and are inaccessible to those on average incomes.

**Current Housing Market**

A search of 3 bedroom properties to rent and buy within the parish has been carried out.

For sale.

King Henry's Mews Offers over £475,000

[https://www.rightmove.co.uk/properties/167636606#/?channel=RES\\_BUY](https://www.rightmove.co.uk/properties/167636606#/?channel=RES_BUY)

Broxup Cottage, Holden £575,000

<https://mortimers-property.co.uk/properties-for-sale/Bolton%20By%20Bowland>

Rental:

Park Road, Gisburn £1400 pcm

<https://www.rightmove.co.uk/property-to-rent/find.html?searchLocation=Bolton+By+Bowland%2C+Clitheroe%2C+Lancashire&useLocationIdentifier=true&locationIdentifier=REGION%5E3999&radius=3.0&minBedrooms=3&includeLetAgreed=on>

**Conclusion**

There is clear evidence of a need for affordable rented accommodation within the parish. High property prices and the lack of affordable rented accommodation restricts the opportunities for younger families.

Housing Needs Assessment was carried out over a decade ago and identified the problem. The local community recognised the need for affordable accommodation and developed a Neighbourhood Plan with the aim of addressing the problem. Whilst the plan was not taken forward the objectives were clear and the need indisputable.

To ensure a sustainable future for the village and to maintain the school and local services affordable local accommodation is desperately needed (See attached letters of support)