

Design & Access Statement



Winkley Hall Farm Stonyhurst

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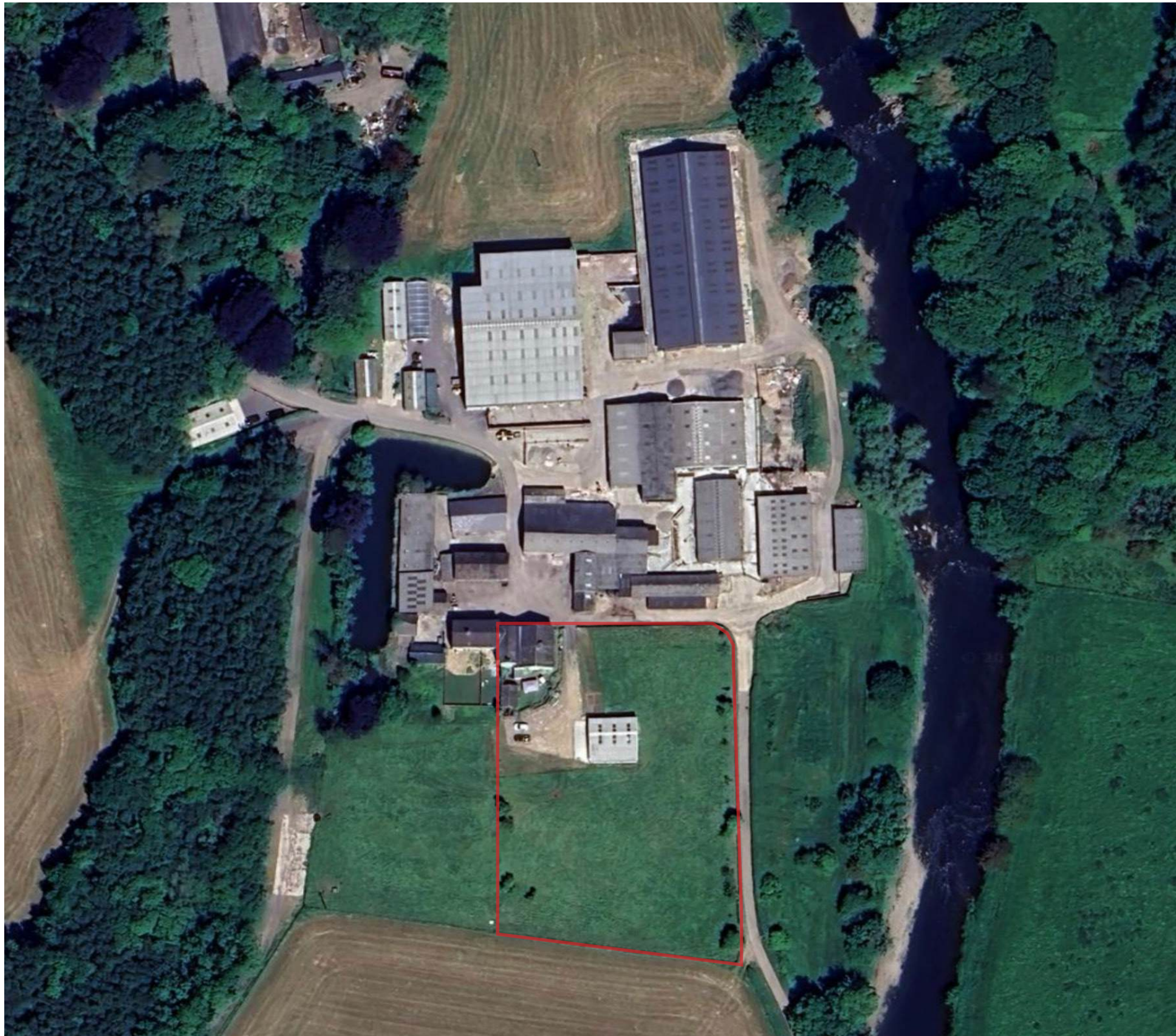
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Aerial of whole farmyard - area bound in red is within separate ownership

1 INTRODUCTION

1.1 OVERVIEW

This Design and Access Statement (DAS) has been prepared to support a full and listed planning application for development proposals at Winkley Hall Farm, Whalley Road, Stonyhurst, Clitheroe, BB7 9PN.

The proposed development includes the conversion of two barns to create two dwellings, alongside the rebuilding of a smaller barn for ancillary residential use (i.e., an outbuilding for one of the proposed dwellings).

The site at Winkley Hall Farm includes the Grade II listed Winkley Hall Farmhouse and the adjoining Winkley Cottage, which shares the listing (although under separate ownership). While the barns proposed for conversion are not individually listed, they have existed alongside the farmhouse and cottage since the time of listing and share the same forecourt. As such, they are considered Grade II curtilage-listed structures under Section 1(5) (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This was recently confirmed at appeal (ref: APP/T2350/W/24/3355255).

Throughout this DAS, the site will be referred to as “Winkley Hall Farm,” despite historical references and current OS mapping that often name it “Winckley Hall Farm.” The omission of the “c” appears to be a recent change, though in some cases, the “c” was never used, including in the listing of the farmhouse and cottage.

1.2 PURPOSE

This DAS has been prepared in accordance with the national planning practice guidance, which outlines the content requirements for such statements.

The purpose of this DAS is to provide the Local Planning Authority with the necessary and relevant information that has informed the proposals. It aims to demonstrate that the proposals have undergone a formal and thoughtful design process and that the scheme is a considered response to the site context, access (both into and within the site), massing, orientation, and materiality—particularly in light of the historic setting. Additionally, the DAS will outline and assess compliance with prevailing national and local planning policies.

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One of the barns proposed for conversion ('Main Barn')



One of the barns proposed for conversion ('Barn 2')

1.3 DESIGN TEAM

The core design team working on the proposed development are the architects Stanton Andrews, landscape architects Barnes Walker, heritage consultant Chris O'Flaherty and structural engineers Reid Jones Partnership.

Contributions have also been received from Greenlane Archaeology, Dave Anderson (Batworker) and Ecology Services Ltd.

- Stanton Andrews Architects

Charles Stanton and Neil Andrews established their architecture practice in late 2006. With projects across the north-west Stanton Andrews have established a strong reputation for producing high quality and imaginative designs to suit the needs, desires, aspirations and budgets of its clients.

The practice has considerable local experience and projects have consistently demonstrated a focused and considered appraisal of the existing environment, site, and context; resulting in imaginative and elegant designs tailored to the specifics of each commission. This combined with a sensibility for historical context and vernacular identities has created socially and environmentally responsive architecture that enhances and sustains successful places.

- Barnes Walker

Established in 1986, Barnes Walker are a multi-award winning Landscape Institute registered practice delivering design consultancy services in all aspects of landscape related activities with an experienced construction team to also deliver projects on the ground.

The practice has a background in creating and/or restoring landscapes within heritage and historically significant settings. Resulting in schemes which often balance innovation and distinctiveness with efficiency and sensitivity.

- Chris O'Flaherty

Chris is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the recording, analysis and conservation of historic buildings, Chris specialises in heritage planning matters.

- Reid Jones Partnership

John Reid and Edwin Jones are chartered civil and structural engineers who founded Reid Jones Partnership in August 2000. Reid Jones Partnership delivers quality engineering design and a personal, professional, consultancy service from its offices in Wigan and Preston; the company is well placed to service projects across the North West of England.

1.4 DESIGN BRIEF

The brief from the outset has been to review the existing farmyard and explore options for its development and diversification. It became apparent that several structures were either reaching the end of their usefulness for farm operations or falling into disrepair.

The brief specifically requested the consideration of converting the historic barns on the site. This approach aims to enhance the immediate setting around the listed farmhouse and cottage, while also securing the long-term future of the barns.

Any proposals should take into account the continued operation of the farm, although this has been limited to arable farming, with no livestock currently on the site.

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2 SITE DETAILS

2.1 LOCATION

Winkley Hall Farm is located on the west side of the River Hodder, immediately north of its confluence with the River Ribble, in the parish of Aughton, Bailey, and Chaigley in Lancashire. The nearest towns and villages are Hurst Green to the west (just over 2 km away), while to the southeast, on the opposite side of the river, are Whalley and Barrow (both within 3 km).

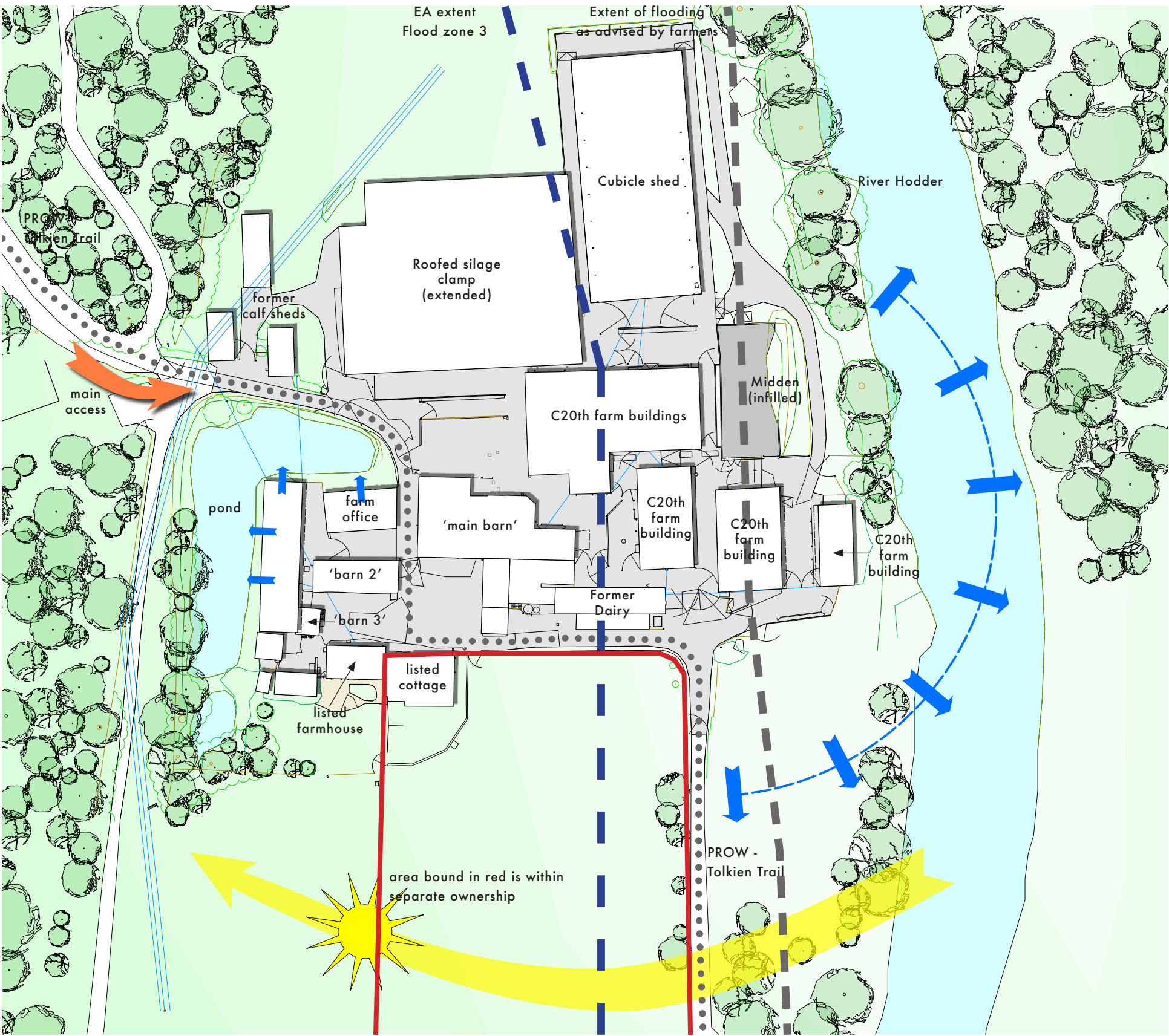
The main access to the farm is located to the west, off the B6243/ Whalley Road, just south of the Knowles Brow access to Stonyhurst College. The farm itself is approximately 900m from the main access. The access road is initially shared with neighboring properties before splitting off into a private road/drive that serves both Winkley Hall and Winkley Hall Farm. This road passes to the north of Winkley Hall before descending to the farmyard along the river.

2.2 FARM DESCRIPTION

The farm covers approximately 109 hectares, predominantly consisting of woodland and Grade 3 meadowland. The grass is baled, clamped, and sold locally as silage or hay. There are no livestock on the site as part of the current or future farming operation.

The 2-hectare (5-acre) farmyard is bordered by mature woods to the west, with the River Hodder marking its eastern boundary. The farmyard is characterised by an L-shaped mill pond near the entrance, alongside a mix of farm buildings, some of which date back to the 18th century (including the farmhouse, cottage, and historic stone barns). These older buildings are generally located to the southwest of the farmyard, around a partially cobbled forecourt, and close to the pond.

Most of the remaining buildings were constructed in the late 20th or early 21st century. They were developed over time using various structural systems, often positioned in response to changing agricultural needs. The most recent farm buildings are located to the north/northeast of the farmyard and remain in use for the farming operation. Other, more modern farm buildings are earmarked for replacement as part of a recently approved application (RVBC ref. 3/2025/0900).



Overview and general analysis diagram of the whole farmyard

2.3 BARNs

The barns relevant to this application are arranged around a shared forecourt, which they enclose together with the listed farmhouse/cottage. The largest structure (the Main Barn) stands to the north-east. A smaller barn (Barn 2) is positioned directly opposite the farmhouse to the north, while the smallest structure (Barn 3) lies to the west.

Main Barn

The Main Barn is a tall, seven-bay rectangular hall formed by six king-post trusses, with an outrigger/lean-to on the northern side where the roof continues the slope of the main hall. The walls are constructed in traditional solid stone masonry. The roofs are slated, although the south elevation appears to have been re-roofed in artificial slate. The north elevation roof comprises a mix of modern black slate over the hall and larger Welsh “tunner” slates over the outrigger/lean-to. The roof is unfelted, with a typical structure of sarking boards on rafters and purlins.

Three modern (20th-century) extensions adjoin the Main Barn:

- i. a two-storey masonry parlour with an asbestos-type roof on the south side
- ii. a modest single-storey stone/red-brick shippon with a dual-pitch slate roof on the north side
- iii. a wrap-around red-brick and metal-clad lean-to on the south and east sides

Barn 2

Barn 2 is a two-storey rectangular structure with a modern 20th-century lean-to against the western gable. The ground floor is divided into three bays by solid masonry walls. The upper floor forms a full-length former hayloft supported by three queen-post trusses, creating a four-bay roof structure. The rubble masonry walls show evidence of historic alteration and enlargement. The principal roof is tiled, while the lean-to is covered with profiled sheeting. As with the Main Barn, the roof is unfelted and constructed with sarking boards on counter-battens, rafters, and purlins.

Barn 3

Barn 3 is the smallest of the three structures and is square in plan. The ground floor contains four subdivided chambers, each accessed individually from small doorways on the north and south elevations, consistent with its likely historic use as animal housing. Above is a low-headroom loft accessed via an external stair. The walls are of traditional solid stone masonry, and the roof is slated.

A separate structural assessment has been prepared by Reid Jones Partnership to accompany this application which comments on the barns in more detail.

2.4 HERITAGE

The farm has historic associations with the neighbouring Stonyhurst College and dates back to the late 18th century. A separate archaeological desk-based assessment, prepared by Greenlane Archaeology, summarises the general historical development of the site.

Within the farmyard stands the Grade II listed farmhouse/cottage (listed entry 1147066). The building comprises two dwellings: the western portion (the farmhouse) falls within the farmyard ownership, while the eastern portion (the cottage) is under separate ownership—specifically that of the previous farm owner, who continues to work on the farm.

The list entry description for Winkley Hall Farmhouse and Winkley Cottage is included in the appendix.

The barns proposed for conversion are not individually listed; however, they existed alongside the farmhouse/cottage at the time of listing and share the same forecourt. They are therefore considered Grade II curtilage-listed structures under Section 1(5) (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990—a position recently confirmed at appeal (ref: APP/T2350/W/24/3355255).

A separate heritage assessment has been prepared by Chris O’Flaherty to accompany the application. This provides a more detailed appraisal of the site’s heritage assets and evaluates the potential implications of the proposed works.

2.5 PUBLIC RIGHT OF WAY (PROW)

A Public Right of Way (PROW), known locally as The Tolkien Trail, crosses the site. The route shares part of the main access road and continues through the farmyard, passing in front of the listed farmhouse/cottage, before exiting towards the south-east of the site.

2.6 FLOOD RISK

A review of the Environment Agency flood map for Winkley Hall Farm confirms that the eastern side of the farmyard lies within Flood Zone 3, with a secondary strip falling within Flood Zone 2.

Anecdotal evidence from farmers who have worked the land for generations indicates that the sheds to the south-east have experienced flooding in the past. However, the cubicle shed constructed within the last 20 years has not flooded (as shown on the diagram on the previous page).

The area of the farmyard relevant to this application lies predominantly within Flood Zone 1. A small portion of the Main Barn is covered by the Flood Zone 2 extent, and therefore a Flood Risk Assessment is required.

A separate Flood Risk Assessment has been prepared by Reid Jones Partnership to accompany the application.

winkley hall farm



Aerial image with markers showing location of photos, see overleaf

3 SITE AND AREA ANALYSIS

3.1 LOCAL CHARACTER

The Lancashire County Council Landscape Character Assessment identifies Winkley Hall Farm as being located within an area of Undulating Lowland Farmland, specifically the Lower Hodder and Loud Valley. This lowland landscape (below 150m AOD) is characterised by deeply incised, wooded cloughs and gorges, including the stretch of the River Hodder below Whitewell to its confluence with the River Ribble.

The underlying bedrock is limestone, largely concealed beneath heavy boulder clays.

The area is notably well-wooded, with a mixture of farm woodlands, copses, and hedgerow trees interspersed among more open pastureland. The landscape contains a high density of farms and scattered cottages outside the main settlements, connected by a network of minor roads. Hedgerows are the predominant boundary treatment, with stone walls being less common.

3.2 IMAGES AROUND THE SITE

The following pages contain a series of images taken around the farmyard to illustrate the site and its immediate context. The aerial image opposite provides a key for the initial set of photographs on the next page.

3.3 IMAGES OF THE BARNs

The subsequent pages feature images of the barns proposed for conversion. These photographs provide an overview of their current condition. The barns are no longer practical for modern farm operations and are at risk of further deterioration. They require repair and improvement as a minimum, matters which are discussed in more detail within the structural assessment accompanying this application.

winkley hall farm



1. Entrance to farmyard with mill pond on the right



2. North elevation of farmhouse



3. PROW/Tolkien Trail exiting the farmyard



4. River Hodder to the east of the farmyard



5. Collection of C20th farm buildings



6. C21st former calf sheds alongside extended silage store

winkley hall farm



7. South elevation of 'main barn' - not covered by extensions



8. West gable of the 'main barn'



9. Northern C20th red brick shippon extension to 'main barn'



10. East elevation of 'main barn' covered by C20th extension



11. C20th farm buildings to south/east of 'main barn'



12. Internal view of the hall to 'main barn' with king post trusses

winkley hall farm



13. South elevation of 'barn 2'



14. North/east elevations of 'barn 2'



15. C20th lean-to to western gable of 'barn 2'



16. Internal view of 'barn 2' with queen post trusses



17. South elevation of 'barn 3'



18. North/East of 'barn 3' with external stair to east gable

winkley hall farm

4 PLANNING

4.1 PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a requirement upon local authorities that when making any determination of an application, regard is to be had to the adopted Development Plan unless material considerations indicate otherwise.

In this instance, the Ribble Valley Core Strategy (adopted 2014), the more recently adopted Housing and Economic Development DPD and the Proposals Map (2019) sets out the local development framework within the area up to the year 2028. Key policy documents that comprise material considerations then include the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

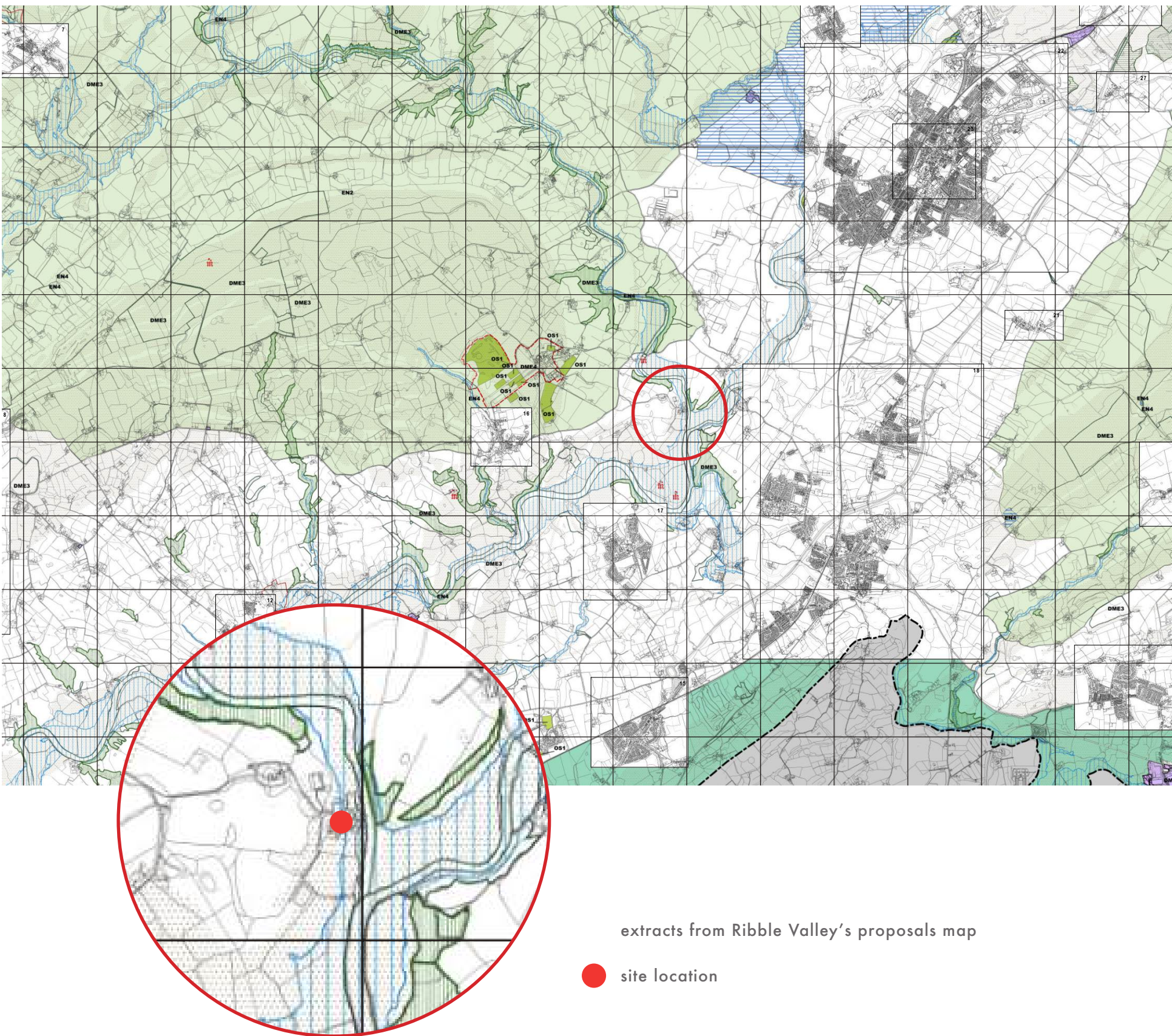
Extracts from the associated Proposals Map confirms that Winkley Hall Farm is within open countryside (Policy EN2) - situated outside of any defined settlement boundary and beyond the borders of the AONB.

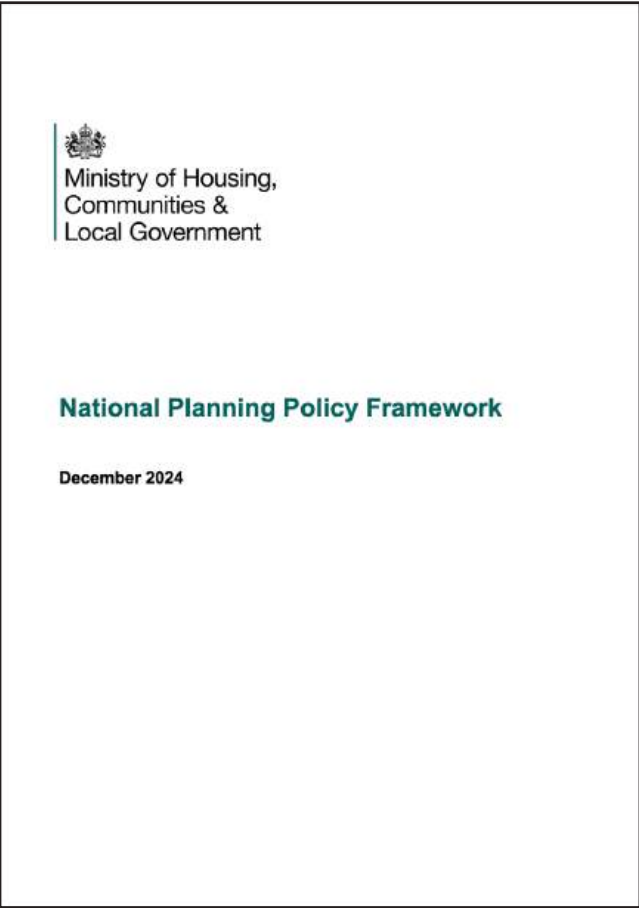
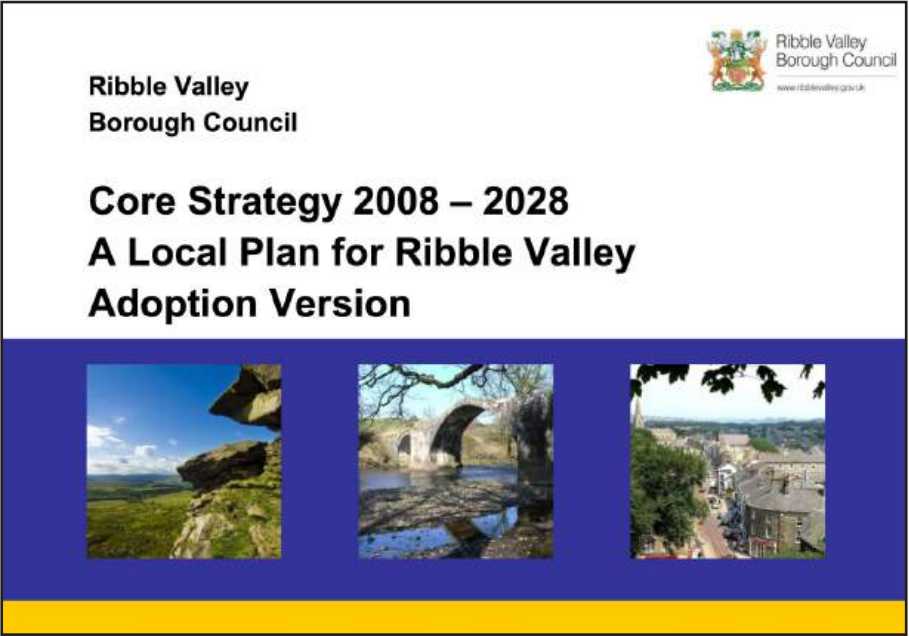
4.2 RELEVANT LOCAL POLICIES

The relevant policies from the Ribble Valley Core Strategy that are applicable to the site/proposal are understood to include the following :-

Key Statement DS1 -	Development Strategy
Key Statement DS2 -	Sustainable Development
Key Statement EN2 -	Landscape
Key Statement EN5 -	Heritage Assets
Policy DMG1 -	General Considerations
Policy DMG2 -	Strategic Considerations
Policy DME2 -	Landscape and Townscape Protection
Policy DME3 -	Site/Species Protection
Policy DME4 -	Protecting Heritage Assets
Policy DME6 -	Water Management
Policy DMH3 -	Dwellings in the Open Countryside
Policy DMH4 -	Conversion of barns to dwellings

It is not the intention to repeat the policies in detail but rather outline the general principles that they seek to uphold and how they relate to the development site.





DS1 (development strategy)

- Sets out a spatial strategy for the borough and focuses mainly on new housing development - directing these to principal settlements or identified strategic sites. Not directly applicable to the proposal at hand apart from the fact that the proposal seeks to provide housing (albeit through conversion).

DS2 (sustainable development)

- When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. The Council will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible.

EN2 (landscape)

- As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials.

EN5 (heritage assets)

- There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. It recognises that the best way of ensuring the long term protection of heritage assets is to ensure a viable use.

DMG1 (general considerations)

- Applicable to all development and gives an overarching series of considerations that the Council will have regard for to achieve quality. Such considerations include aspects of design, access, amenity, environment and infrastructure.

DMG2 (strategic considerations)

- Development within the Open Countryside 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.

DME2 (landscape & townscape protection)

- As a principle the Council will seek to enhance the local landscape. Development proposals will be refused which significantly harm important landscape or landscape features.

DME3 (site and species protection and conservation)

- Proposals must demonstrate that development at a site outweighs or has no adverse impacts on both protected species and their habitats. Developers are encouraged to consider incorporating measures to enhance biodiversity where appropriate that will complement priority habitats and protected species.

DME4 (protecting heritage assets)

- In considering development proposals the Council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings. The Council will seek positive improvements in the quality of the boroughs historic environment through supporting redevelopment proposals which better reveal the significance of heritage assets and their settings.

DME6 (water management)

- Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere. All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles.

DMH3 (dwellings in the open countryside and AONB)

- Sets out limitations for residential development within the Open Countryside. Acceptable circumstances include residential development which meets an identified local need or the appropriate conversion of buildings to dwellings providing they are suitably located and their form/design is in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.

DMH4 (the conversion of barns and other buildings to dwellings)

- Planning permission will be granted for the conversion of buildings to dwellings where the development is not isolated, forms part of an existing group of buildings, will require no unnecessary expenditure by the local authority or utility providers for the provision of infrastructure/services and have no materially damaging affect on the landscape or rural economy. Buildings must be structurally sound as DMH3, be of a sufficient size without the need for extension and have a genuine history of use for agriculture.

winkley hall farm



Drone image of south west corner of farmyard - around the forecourt to the farmhouse/cottage and historic barns to be converted

4.3 LISTED LEGISLATION

The barns subject to conversion are curtilage listed structures to the grade II listed Winkley Hall Farmhouse and Cottage. A matter recently confirmed at appeal - ref: APP/T2350/W/24/3355255. As such, the barns benefit from statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act is the leading national legislative foundation in terms of decision making in relation to listed buildings and their settings.

Section 66 of the Act states:-

In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.4 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The NPPF sets out the government's planning policies for England and how these should be applied. The overarching principle of the NPPF is that of a 'presumption in favour of sustainable development'. For decision making this means :-

- approving proposals that accord with the development plan without delay; or
- granting permission where there are no relevant development plan policies, or where relevant policies are out of date, unless -
 - i. policies in the framework provide a strong reason for refusing the development; or
 - ii. any adverse impacts of doing so would significantly or demonstrably outweigh the benefits (when assessed against the framework as a whole)

The chapters of the NPPF most applicable to the current proposal would appear to be Chapters 12, 15 and 16.

Chapter 12 (achieving well-designed places)

- Paragraph 131 suggests great importance is placed on the design of the built environment and creation of high quality, beautiful and sustainable buildings. Good design is seen as a key aspect of sustainable development and is fundamental to what the planning and development process should achieve.

- Paragraph 132 goes on to ensure an emphasis is placed upon local authorities to secure high standards of design through setting out clear visions and expectations within the adopted development plan about what is likely to be acceptable.

Chapter 15 (conserving and enhancing the natural environment)

- Paragraph 187 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. Policies should ensure the intrinsic character and beauty of the countryside is recognised along with minimising impacts on biodiversity and/or providing net gains in biodiversity where possible.

Chapter 16 (conserving and enhancing the historic environment)

- Paragraph 203 suggests a positive strategy for the conservation and enjoyment of the historic environment should be incorporated into local development plans. Any such strategy should take account of the desirability of sustaining/enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. It also notes the desirability of new development making a positive contribution to local character and distinctiveness.

- Paragraph 207 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on the assets' significance (the accompanying heritage statement covers these matters).

- Paragraph 207 continues and outlines that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest - local planning

authorities should require an appropriate desk-based assessment (this is included as part of the supporting documents).

- Paragraph 212/213 confirm that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). The paragraphs make it clear that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), will require clear and convincing justification.

- Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- Paragraph 219 suggests local planning authorities should look for opportunities for new development within the setting of heritage assets (as per the proposed development) to enhance or better reveal the significance of the heritage asset. It goes on to state that proposals which preserve or make a positive contribution to a heritage asset and its setting should be treated favourably.

The general principle suggested by Chapter 16 is that development which does not give due regard to the conservation of heritage assets will not be considered as 'sustainable development'. The chapter highlights the need to assess the significance of heritage assets and their setting and use the findings to inform the design proposals. As such the following matters have been considered resulting from the heritage assessment:-

- i. avoid changes that alter significant views of the listed building - i.e. blocking/encroaching on the yard setting.
- ii. consolidate the original parts of the barns and improve their visual appearance and historic integrity by removing C20th additions.
- iii. conserve the historic building fabric and open spaces within the barns to retain some sense of original function/scale.
- iv. target the northern sides of the barns (facing away from the listed building) for any necessary changes in appearance/fenestration (openings for access/daylight).

4.5 PLANNING PRACTICE GUIDANCE (PPG)

The historic environment is covered further in the PPG where the relevant topics of 'setting' and 'harm' are outlined in further detail.

Paragraph 13 (ID:18a-013-20190723) of the respective part of the PPG states:

- All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

- The setting of a heritage asset and the asset's curtilage may not have the same extent.

- The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and any associated visual/physical considerations.

- The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting.

- When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change.

Paragraph 18 (ID:18a-018-20190723) goes on to state:-

- What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the NPPF apply.

- In general terms, substantial harm is a high test, so it may not arise in many cases. In determining whether works to a listed building (or its setting) constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. Ultimately, it is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

winkley hall farm

4.6 PLANNING HISTORY

There have been a number of successful applications for the site which all relate to the farming operation.

3/2025/0900. Prior notification for proposed steel portal framed agricultural building to provide storage of machinery and agricultural supplies. Confirmed as permitted development and prior approval not required 04.12.2025

3/2024/0144. Proposed extension to existing storage shed for silage. Approved 25.05.2024

3/2022/0088. Additional steel framed and concrete panel agricultural building for storage and lambing. Approved 01.04.2022

3/2020/0327. New calf building to house 30 individual pens of same design as the two existing adjacent calf buildings. Approved 07.07.2020

3/2019/0681. Cover existing silo clamps with roof and extend by one bay (6.75m) to the rear. Approved 18.09.2019

3/2012/0642. Proposed earth banked slurry lagoon. Approved 07.09.2012

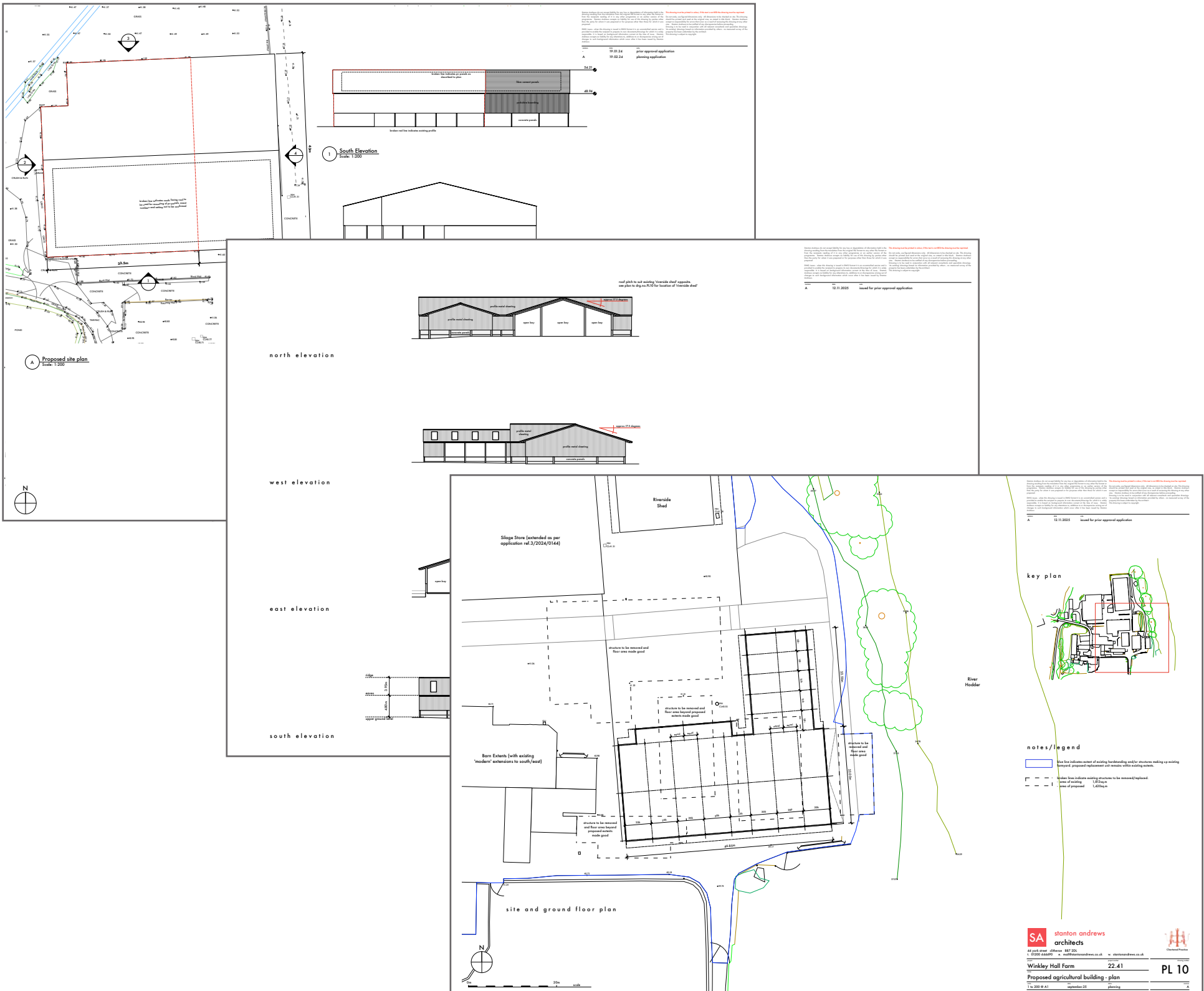
3/2006/0517. Cow Cubicle House. Approved 21.07.2006

3/2006/0518. Silage Clamp for Maize. Approved 21.07.2006

3/2001/011N. Lean-to dairy. Approved 18.05.2001

3/1994/0550. Erection of building to provide 40 cow cubicles and 28 calf beds. Approved 27.09.1994

3/1992/0395. Erection of two calf houses. 13.08.1992



Extracts from recent planning applications for the farm - extension to silage shed (3/2024/0144), agricultural storage building (3/2025/0900)

winkley hall farm

4.7 PRE-APPLICATION ADVICE

The Main Barn was previously the subject of a Class Q application (Ribble Valley ref. 3/2024/0519), submitted on the understanding that it met the relevant permitted development criteria. However, the Council determined that the barn is a curtilage-listed structure associated with the Grade II listed Winkley Hall Farmhouse and therefore cannot benefit from the permitted development order. This position was subsequently upheld at appeal (ref: APP/T2350/W/24/3355255).

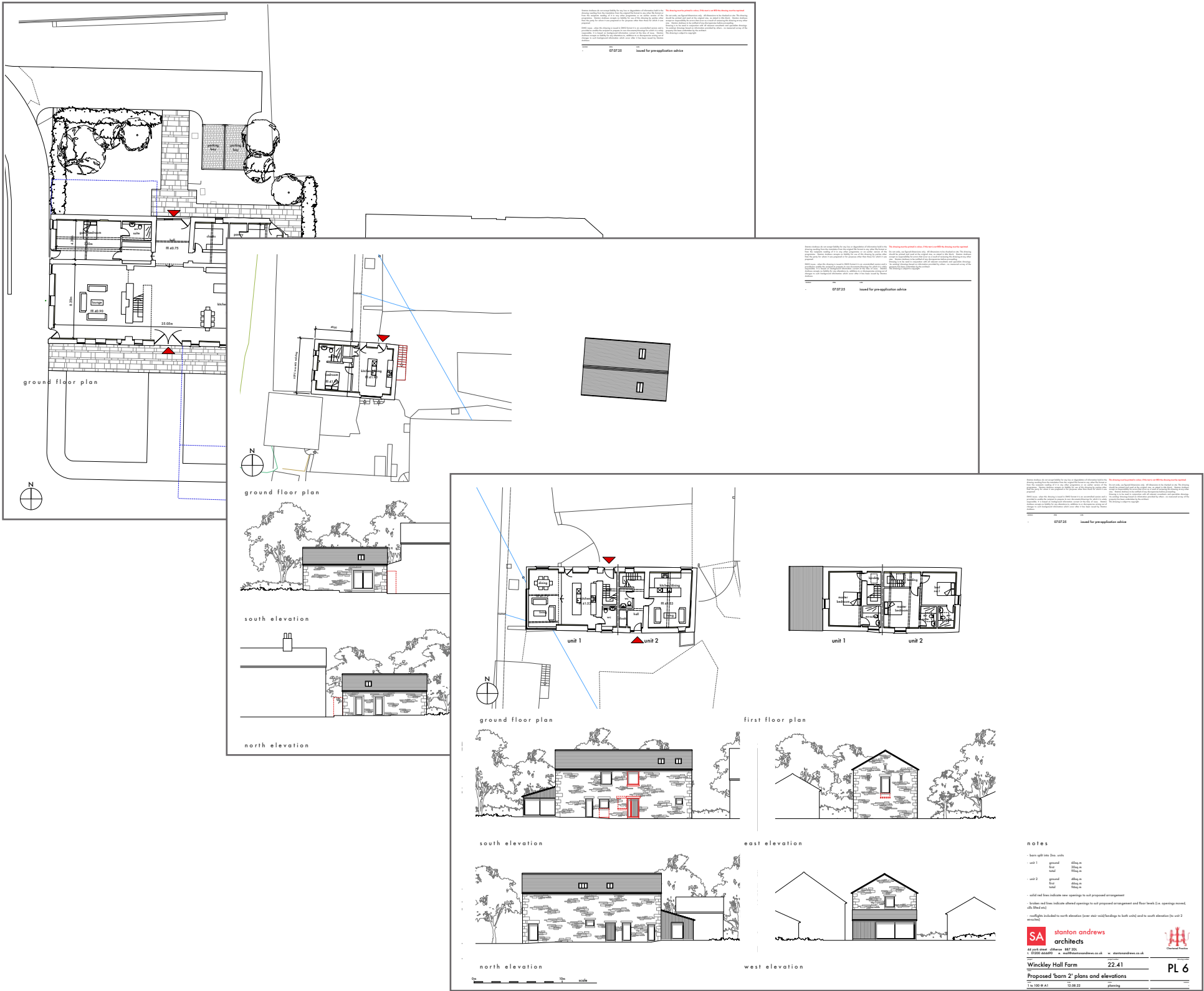
Following the appeal decision, a request for pre-application advice was submitted to Ribble Valley Borough Council in May 2025, with a response issued in July 2025. The enquiry sought the Council's views on the proposed conversion of three traditional stone barns into four dwellings, together with associated external works and demolition.

In general, the proposed conversions of the Main Barn and Barn 2 were considered to broadly comply with Policies DMH3 and DMH4 and were regarded as acceptable in principle.

However, the Council raised concerns relating to residential amenity, design, landscaping, structural condition, and the potential impact on the adjoining heritage asset. These matters required further clarification and assessment.

All of these issues have now been addressed and are discussed in Section 5 and/or within the supporting documentation, including the structural survey, heritage statement, and landscaping strategy.

The conversion of Barn 3 was considered unacceptable in principle and unlikely to be supported, primarily due to its limited size. Any extension required to make it viable as a dwelling would have adversely affected both the character of the building and the setting of the heritage asset (the farmhouse). Consequently, this element of the scheme has been omitted. Barn 3 is now proposed for ancillary use (e.g., an outbuilding serving one of the new dwellings). Due to its structural condition, the works will require a full rebuild of the structure for safety and practical reasons.



Extracts from pre-application submission - originally all 3 traditional stone barns were due for conversion to 4 dwellings

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5 DEVELOPMENT PROPOSALS

5.1 CONCEPT

When the Winkley Hall Farm site was first presented, the residential conversion of the historic barns to the south-west of the farmyard was identified as the most viable option for securing the long-term future of these redundant structures and preventing further deterioration. The existing farmhouse/cottage already forms a small residential grouping, and the proposals would sensitively add to this cluster—creating a distinctive collection of dwellings arranged around a shared forecourt and reinforcing a small, safe rural community. Re-using buildings of appropriate size, condition, and location aligns with the principles of Policies DMH3 and DMH4.

5.2 USE

The proposals involve converting two of the historic stone agricultural buildings into residential dwellings and rebuilding a third due to its structural condition.

The Main Barn is proposed as a four-bedroom dwelling.

Barn 2 is proposed as a three-bedroom dwelling.

Barn 3 will be fully rebuilt to serve as a store/outbuilding for one of the new dwellings (likely Barn 2, given its proximity).

The barns are currently under-utilised and at risk of further decline, potentially leading to their loss without timely intervention. The proposals provide each structure with an appropriate and sustainable new use, consistent with conservation principles and the optimum viable use approach.

5.3 SCALE AND MASSING

The scale of development is dictated entirely by the existing structures, which are either being re-used or rebuilt on their current footprints. No extensions or additional built form are proposed.

The removal of large, non-original structures (as described in Section 5.5) will enhance the setting of the listed farmhouse by opening up and improving key views of the heritage asset.



Extract of proposed site plan - also outlining implications for the use of the wider site.

5.4 AREAS

A breakdown of the barns associated areas are as follows :-

Main Barn	Ground	318sq.m	Total	442sq.m
	First	124sq.m		
Barn 2	Ground	109sq.m	Total	195sq.m
	First	86sq.m		
Barn 3 (store only)	Ground	23sq.m	Total	46sq.m
	First	23sq.m		

5.5 DEMOLITION

The proposals involve the demolition of a series of C20th additions and structures around the historic barns.

To the ‘main barn’, the unsightly brick and block extensions with asbestos type roofs to the south and east are to be removed. There will also be the removal of the red brick shippon to the north that was estimated to be built in the earlier C20th. These alterations will see the barn return to its more original state whilst creating a safer immediate environment for future residents.

The large and unsightly portal frame to the west of ‘barn 2’ and ‘barn 3’ (between the barns and the mill pond) is also due to be removed. This will return the general site closer to its original arrangement and will improve the setting for the listed farmhouse as well as future occupants of ‘barn 2’.

5.6 APPEARANCE

The appearance of the barns will be substantially enhanced through the removal of the C20th century additions which will expose more of the original historic facades. The undertaking of sensitive repairs at the same time as the conversions will also improve the overall condition of the barns.

Existing openings are re-used as a priority to ensure that the barns do not lose their agricultural character or appear as overly domestic.

New wall openings are kept to a minimum to reduce impacts on the historic building fabric and they are only introduced to facilitate the new use where necessary (i.e. openings required for access/ventilation/daylight).

Similar can be said for rooflights. Given the profile of the ‘main barn’, and the large outrigger/lean-to to the north, it was likely that any rooms located in the centre of the plan would require rooflights to provide natural light and/or ventilation. The need for rooflights in this instance is unavoidable but these will be restricted to a ‘conservation type’ wherever necessary.

Such changes are unavoidable in the conversion of agricultural buildings but great care has been taken to ensure most new openings or rooflights are positioned on elevations facing away from the listed farmhouse/cottage to avoid any perceived impacts on the setting.

The material palette will be limited to materials which compliment the style/character of the existing barns. This will be reinforced by primarily re-using materials where possible or sourcing materials to match the existing. This includes local natural stone as the predominant facing material to walls and natural slates to the roofs.

The re-building of ‘barn 3’ will re-use materials from the existing structure where practicable. It is the intention to restore the structure as a like-for-like replacement - ensuring the agricultural character and setting is maintained.

5.7 LAYOUT

The site layout is generally enforced by the premise of the application as existing structures are being re-used. As such, building positions are set whilst the principal entrance to the forecourt from the north also remains unchanged.

The forecourt between the existing buildings will be setup with shared surfaces - providing zones for vehicle parking alongside pedestrian/resident routes. The landscaping in general is consistent with a farmstead setting and is described further in section 5.9 whilst also being outlined in detail on Barnes Walker’s plans which accompany the application.

The layout of the ‘main barn’ includes a generous, open plan, kitchen/dining/living area at ground floor. This is included to the south of the plan in the area which was formerly the main, rectangular, hall and avoids the need for excessive sub-division of the original form. To the west end, the full, double height, open space available within the barn is retained to provide a sense of original scale and function. In the lean-to to the north are additional ancillary or ‘back of house’ accommodation which includes a utility, pantry, wc and cloaks/boot room. A ground floor en-suite bedroom is also included which may favour guests or residents who are less mobile.

Internal sub-division becomes more necessary at first floor to create the required accommodation. This will be achieved through the provision of a new first floor structure and dividing walls which will allow for a master bedroom suite and two additional en-suite bedrooms. The first floor layout is set within four of the existing bays provided by the king post trusses.

The layout of ‘barn 2’ uses the existing 3-bay structure at ground floor - maintaining the solid masonry walls as the main divides. The eastern bay includes a lounge whilst the western bay includes a kitchen/dining area which is opened up to the lean-to and overlooks the garden and mill pond. To the remaining central bay is ancillary accommodation which includes the entrance hall/stair alongside a utility and wc. The first floor is sub-divided to provide a master bedroom (with en-suite) alongside 2 additional bedrooms which share a family bathroom. As per the ‘main barn’, the sub-division at first floor is set within the existing bays created by the trusses. Two of the bedrooms to each end of the property make use of the full width of the barn and also retain the vaulted profile to link with the original scale of the hay loft.

5.8 DRAINAGE

The site already has a drainage network for the farm, farmhouse and cottage. In general, the existing drainage on site will be extended and altered to accommodate the additional dwellings.

A separate drainage strategy has been prepared by Reid Jones Partnership to accompany the application and comments in more detail to suit policy DME6.

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5.9 ACCESS/PARKING

The existing site access from Whalley Road will remain unchanged and will continue to serve as the primary entrance. This access is already in regular use and provides entry to Winkley Hall, the farm (including the farmhouse and cottage), and several neighbouring properties. The introduction of two additional dwellings is not expected to place any significant pressure on the current access arrangements.

Parking provision has been fully integrated into the proposed development. Based on parking standards, five spaces are required (two for the three-bed dwelling and three for the four-bed dwelling). The forecourt layout accommodates a total of eleven spaces, providing sufficient parking for the converted barns, the farmhouse, and visitors. The cottage retains its own dedicated parking area outside the application boundary.

A Public Right of Way crosses the site, and the proposals do not interfere with its route. The shift toward a more residential character within the farmyard is likely to improve safety and visibility for PROW users.



5.10 LANDSCAPING

The landscaping strategy, prepared by Barnes Walker, accompanies the application. The approach is intentionally simple and restrained, with interventions focused on surface treatments such as grass, stone paving, cobbles, and gravel—materials chosen to avoid an overly domestic appearance and to maintain the agricultural character of the site (precedent images included to the left).

Planting is introduced to soften building edges, break up hard surfaces, and create a pleasant residential environment. The area in front of the listed farmhouse is retained as an open yard with minimal intervention, and existing cobbles will be reused to reinforce its historic setting.

Boundary treatments will comprise a combination of estate fencing and hedging, reflecting the local landscape character described in Section 3.1 and sustaining a rural feel within the immediate setting.

Precedent images for similar landscaping surface treatments, planting etc. - all in traditional/farmstead settings

5.11 ECOLOGY

A preliminary bat roost and emergence survey has been undertaken by Batworker Consultancy, and their report accompanies this application.

The survey identifies limited roosting activity by a small number of bats within the Main Barn and sets out appropriate mitigation measures. These measures will be implemented, and it is anticipated that a planning condition will secure their delivery.

A biodiversity statement has been prepared by Ecology Services to address Biodiversity Net Gain (BNG) requirements. This statement also accompanies the application.

The statement concludes that the development is exempt from BNG due to falling below the ‘de minimis’ threshold. The development boundary contains less than 25sqm of on-site habitat, as the farmyard is predominantly composed of existing buildings and sealed surfaces such as concrete and cobbles.

Notwithstanding the exemption, the proposed landscaping will deliver biodiversity enhancements across the site.

5.12 RESIDENTIAL AMENITY

The conversion of the two barns is not expected to have any adverse impact on the residential amenity of the farmhouse or cottage, nor are those properties expected to affect the amenity of the new dwellings.

The Main Barn faces the cottage to the south, but with a separation distance of over 21m, there are no concerns regarding overlooking or loss of privacy.

Barn 2 is separated from the farmhouse by 12m. Given the shorter distance, the internal layout has been designed to avoid introducing new openings on the south elevation. Most existing openings on this elevation serve circulation or ancillary spaces. Where existing openings relate to habitable rooms, they are small secondary windows that could be obscure-glazed if required.

The conversion of the two barns will result in a small increase in vehicle movements to and from the site, but not at a level considered significant or likely to affect existing residents. The access road will continue to function as it does at present, already accommodating both residential and agricultural traffic.

5.13 FARM OPERATION

A key priority of the proposals is to ensure that the farm can continue to operate on a commercial basis. The farm is now primarily focused on arable production, which is generally less intensive in terms of odour, noise, and pollution.

To minimise potential conflicts between farm operations and the new residential uses, the “new” farmyard will be concentrated to the north and east of the site, where the more modern agricultural buildings are located.

The site plan identifies proposed restrictions on vehicular movements. Access to the new farmyard will be via a route to the north of the Main Barn (between the Main Barn and the silage barn) or via the west side of the silage barn. No farm vehicles or machinery will pass through the residential forecourt, ensuring a clear separation between agricultural and domestic activity.

5.14 PLANNING POLICY ASSESSMENT

All relevant policies are outlined in Section 4.2. The policies establishing the acceptability of the development in principle are DMH3 and DMH4, which relate to dwellings and conversions in the open countryside. The barns proposed for conversion are considered to comply with these policies as they form part of an existing residential grouping (and are therefore not isolated), are of sufficient size without requiring extension, will undergo sensitive repairs and alterations that retain their character (with a positive effect on the landscape and setting), and are confirmed as structurally capable in the supporting structural survey.

Policies EN2 and DMG2 provide further guidance for development in the open countryside. The reuse of existing buildings is a key criterion within DMG2, and both policies emphasise the need for development to be “in keeping” with its surroundings. The preceding subsections of Section 5 demonstrate that particular care has been taken in the design of the proposals to ensure they are sympathetic to their context and compliant with these policies.

Heritage considerations are guided by policies EN5 and DME4. The proposals seek to secure a long-term, optimal, and viable use for the currently redundant barns. The removal of later, modern additions will enhance the significance of the barns by returning them closer to their original forms, while also improving the setting and views of the listed farmhouse/cottage. Internally, the layouts aim to retain a sense of original scale and function where practicable, and to expose historic features such as the roof structure. The supporting heritage statement provides further detail and relates the proposals to Chapter 16 of the NPPF. It concludes that the overall impact is positive and that the scheme offers an opportunity to conserve and enhance the heritage assets on the site, fully satisfying the relevant policies.

Local landscape and habitat considerations are addressed by policies DME2 and DME3 and by Chapter 15 of the NPPF. The application is supported by the necessary ecological surveys and statements, which confirm that no adverse impacts on the surrounding landscape or habitats are anticipated. Although the development is exempt from mandatory BNG due to falling below the de minimis threshold, the proposals nonetheless provide opportunities for biodiversity enhancement. The scheme can therefore be considered compliant with these policies.

Taking the above into account—alongside the design principles set out in this DAS and the findings of the supporting assessments—it can be concluded that the proposals accord with the relevant planning policies. They represent a sustainable form of development that secures the long-term future of historic, redundant structures on the farm while enhancing the character, setting, and views associated with the listed farmhouse/cottage.

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APPENDIX A

LISTING ENTRY

SD 73 NE AIGHTON, BAILEY & CHAIGLEY

9/50 Winkley Hall Farmhouse and 13.2.67 Winkley Cottage
(formerly listed as Winkley Hall Farmhouse)

II

House, C18th and C19th with C17th remains. Sandstone rubble with slate roofs. Comprises an east range and a middle range with parallel roofs running north- south, with a west wing of early-to-mid C19th date with a roof running east- west. 2 storeys with attics. The west wing has modern windows with plain reveals and projecting sills, a door with a plain stone surround having furrowed tooling, a brick chimney, and a blocked 1st floor door in the west gable. The north gable of the east range is watershot with a window with plain reveals set within a blocked doorway with plain reveals. To the left is a sashed window with glazing bars and a re-used moulded C17th segmental arch to the head. On the 1st floor are 2 windows with plain reveals, with an attic window re-using fragments of C17th hood mould as a lintel. The east wall has 2 distinct types of masonry. At the right-hand end on the 1st floor is a window set back with a splay on the outside, suggesting that it belonged to a part of the house which adjoined and has been demolished. Towards the left there is a sashed window with glazing bars and plain reveals on each floor, with a door to their right having a plain stone surround. The north gable of the central range is rendered, with a modern window on each floor and a doorway with plain stone surround on each floor to the left, the 1st floor doorway being blocked. At the rear (south) the west wall of this part of the house has a 10-light double chamfered mullioned and transomed window with hood, with a similar window of 6 lights on the 1st floor above, both inner chamfers being hollow. Inside there is said to be a blocked arched fireplace.