

## Design & Access Statement

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### Formation of a stone access track and alterations to field access

Land South of B6478  
(SD71722 52106)  
Slaidburn  
Clitheroe

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On behalf of Hodder Valley Agricultural and Horticultural Society

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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)**

## **SECTION 1            BACKGROUND**

- 1.1** This statement supports a planning application for the installation of a stone track and alterations to the access to a parcel of grassland south of the B6478, Slaidburn on behalf of the Hodder Valley Agricultural and Horticultural Society. The document should be read in conjunction with the planning application forms, plans and supporting documents.
- 1.2** The Hodder Valley Agricultural and Horticultural Society hold an annual one day agricultural show rotating between the villages of Slaidburn, Newton and Dunsop Bridge. The show is held on the second Saturday of September attracting 3,000 people who visit to experience a slice of rural life in the beautiful surroundings of the Hodder Valley. The Show can trace its history to 1864 and details of the rich programmes of activities can be seen on the Society website at <https://www.hoddervalleyshow.co.uk/index.php>
- 1.3** As a show which rotates the venue each year there is no permanent infrastructure which presents significant problems, particularly in wet conditions. Damage to soils occurs when motor vehicles access and egress the show field and exhibitors are setting up stands prior to, and dismantling after the show.
- 1.4** An opportunity has now arisen to purchase a permanent site which would allow the Society to provide some basic infrastructure that will significantly improve the management of the show and reduce the environmental impacts.
- 1.5** A 9.19ha site is available to purchase from the Poor'sland Trust, a local charitable organisation which supports local people in need and local organisations for community and educational purposes.
- 1.6** This application is for the installation of a stone access track and improvements to the access gate off the B6478.
- 1.7** In addition to the environmental benefits associated with the Show the track will also enable access for agricultural operations which take place through the year such as silage/hay making, manure and fertiliser spreading etc. The track will also provide access to the field parcel to the south.
- 1.8** The environmental impact of soil damage is well understood. Phosphates are tightly bound to soil particles and when run off to watercourses occurs pollution risks are increased. Motor vehicles and large agricultural vehicles cause rutting and expose bare soils that are susceptible to run-off. The stone track will allow vehicles to access and egress the site with minimal soil disturbance. (See images of soil damage below)
- 1.9** The alterations to the access will improve safety and allow vehicles entering and leaving the site to open or close the gates whilst off the road.

**1.10** This application includes:

- The installation of 4023m<sup>2</sup> of stone track with a Terram geotextile membrane underlay.
  
- Re-alignment of the access off the B6478.

## SECTION 2      CONTEXT OF SITE

### Assessment

- 2.1 The site is located on the eastern outskirts of Slaidburn village and is accessed directly off the B6478 Slaidburn – Tosside Road.
- 2.2 The site is located within the Forest of Bowland National Landscape. There are no designated sites (SSSI, SAC, SPA ) or Priority Habitats within the site.



- 2.4 The Environment Agency flood maps for planning show the area is in Flood Zone 1 with a low risk of flooding. EA Surface water flood maps show some small areas of surface water flooding. A surface water flood risk assessment accompanies this application.
- 2.5 A public right of way (PROW) crosses the southern section of the site (FP0340019).
- 2.6 The existing access is a double timber gate arrangement which is directly adjacent to the highway. Vehicles entering the site must park on the highway to allow the gates to be opened prior to entering the site or closed when leaving the site, presenting a significant safety hazard for vehicle operators and motorists.
- 2.7 The development is subject to BNG assessment. An assessment of habitat value and mitigation measures to provide 10% net gain is attached.

**Proposed development**

- 2.8** The development includes the relocation of the existing access gates to 10.00m from the highway and creating a walled splay area from the gates to the highway.
- 2.9** A stone track will be installed from the access point to the southern boundary gate. An extended loop to the west of this track will be formed to provide an area for a central main ring and show area and allowing temporary trade stands and marquees to be arranged around the outer perimeter of the loop. (See proposed site plan for approximate layout of show arrangements).

## SECTION 3 DESIGN PRINCIPLES & CONCEPT

### Design

- 3.1 The alterations to the access include relocating the existing timber double gates southwards into the field and creating an extended splay with stone wall boundaries. Walls will be restricted to 900mm to allow adequate sight lines in each direction.
- 3.2 The surface within the splay (between gates and highway) will be surfaced with a bound material such as permeable tarmac.
- 3.3 The stone track will be constructed to the same specification as farm tracks supported through the Defra funded capital grant scheme for livestock and machinery. The proposed track is not subject to a grant funding application.
- 3.4 The track and reception parking area will be formed with limestone and will assimilate into the landscape as an unobtrusive feature.

### Scale

- 3.5 The track and parking area will occupy 4023m<sup>2</sup>. The track will measure 4.50m wide. The parking reception area will measure 20.00m x 20.00m.
- 3.6 Access gates will be 7.30m wide. The splay area will measure 22.00m at the highway edge. Wall height will be 900mm.

## **SECTION 4          ACCESS**

### **Access**

- 4.1** Access to the site is directly off the B6478 Slaidburn to Tosside road. The existing access is via double timber gates measuring 3650mm (7300mm total width).
- 4.2** The proposed layout will reposition the gates 10.00m from the highway and form a splay area extending from the gate to the highway at 22.00m at the highway edge.
- 4.3** Boundary walls will be a maximum of 900mm height. Existing walls will be reduced to 900mm allowing 100m sight lines to the west and 200m to the east.
- 4.4** It is accepted that the B6478 is subject to national speed limit restrictions of 60mph and the required sight lines in both directions are 215m. However, we would point out that on show day and for 1 week prior to and after the show signage is in place warning of show traffic and requesting vehicles travel at 15mph. Three signs will be in place in each direction at 50m, 75m and 100m.
- 4.5** On show days a dedicated staff of 6 traffic marshals direct traffic on and off the field. Further traffic marshals are involved with supervising parking within the site.
- 4.6** The agricultural traffic currently using the access are required to park on the highway to pen or close the gates. Re-positioning the gates 10 metres into the field will allow vehicles to leave the road and significantly improve safety of both highway users and the agricultural operators.

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## SECTION 5 PLANNING POLICY CONTEXT

### 5.0 Planning History

There is no planning history associated with this site shown on the Ribble Valley Borough Council Planning Search facility.

### Planning Policy

#### 5.1 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 application meets all the above objectives.***

***The provision of hard standing tracks across the site will allow the show to operate in conditions when it is otherwise untenable.***

***Revenue will be protected and the future sustainability of the Society and annual show will be secured.***

***The agricultural management of the land will be significantly enhanced allowing field operations at optimum times (e.g fertiliser applications at the time of maximum plant nutrient uptake).***

***The social objective within the NPPF is at the heart of this application.***

***The Hodder Valley Show is an important social gathering for the villages of Slaidburn, Newton and Dunsop Bridge and the rural hinterland surrounding these villages. Community identity and***

***cohesion is strengthened through participation in the various competitions and events***

***The environmental benefits include the protection of soils and reduction in the risks of diffuse and direct pollution from both the Show and agricultural operations.***

### **Supporting a prosperous rural economy**

88. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

***The Hodder Valley Show is an important feature of community life in the area. The show has immeasurable importance for three villages that work together to demonstrate the traditional skills and various aspects of rural life.***

## **5.2 Local Planning Policy**

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

### **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 proposed scheme does not involve any buildings or development above ground other than adjustments to the access which will be undertaken with existing materials (stone walls and timber gates). The provision of stone tracks will assimilate into the landscape and protect soils.***

## **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.

***Access will be improved to the site. Public Rights of Way will be unaffected.***

### **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.

***The development will have no negative impacts on the amenities of the surrounding area.***

### **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

***No designated sites will be negatively impacted. Soils will be protected and the risk of pollution reduced.***

### **INFRASTRUCTURE**

1. NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED. IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE NEEDS. REGARD WILL ALSO BE HAD TO THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.

2. HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.

3. CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION.

### **OTHER**

1. NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS.

***The provision of low key infrastructure for an important community event will ensure a sustainable futures for the Hodder Valley Show..***

### **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. Agricultural operations will benefit from the scheme. The proposed use is small scale and is appropriate to the rural area.***

## **SECTION 6            CONCLUSION**

- 6.1**    The proposed access improvements and stone track will provide the essential infrastructure required to ensure a valuable community event can operate in a sustainable manner.
  
- 6.2**    The proposed scheme will have no negative impacts on the landscape and will protect soils from damage for both the agricultural operations which take place through the year and the Hodder Valley Show.
  
- 6.3**    We urge the LPA to support the application.

February 2026

Images



Existing Access



Visibility to east



Visibility to west



Soil damage



Soil damage from large agricultural traffic