

DESIGN AND ACCESS STATEMENT

Proposal:

Horse Walker & Multipurpose Agricultural Building.

Location:

Land at Portfield Farm Barn, Portfield Lane, Whalley, BB7 9DP

Applicant:

Mr. Stephen Barnes
Portfield Farm Barn
Portfield Lane
Whalley
BB7 9DP

SECTION A: DESIGN

1.0 PROCESS

1.1 ASSESSMENT

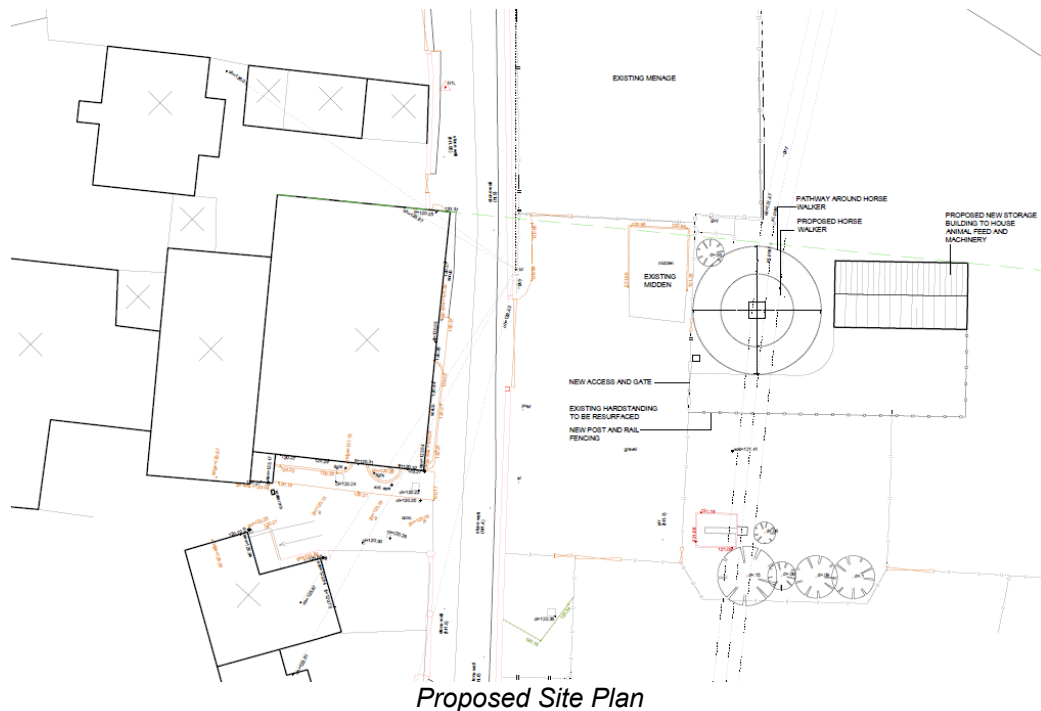
1.1.1 PHYSICAL

The application site lies to the east of Portfield Lane, Whalley, BB7 9DP.

The application site itself lies within an agricultural block of land extending to some 13.49 Acres (5.46 Hectares) of land which is owned by the applicant (shown at appendix 1 edged blue).

The access is from the existing hardstanding located directly off Portfield Lane.

The Applicant uses land for cropping of hay, haylage production and equestrian grazing.



1.1.2 SOCIAL

The proposed development comprises the erection of a horse walker and an associated storage building. There is an existing menage on the site together with an area of hardstanding used for parking of various machinery, vehicles, and horse boxes. There is also an existing area of amenity space linked to the Portfield Farm Barn, the applicant's home.

Portfield Farm Barn has a number of stables located to the rear of the barn and the applicant currently stables six horses and two foals. The horses are owned solely by

and for use of the applicant's family and the proposed building are not used as a business.

The existing barn and stables cannot accommodate both the horses and the necessary feed, machinery and equipment required for the maintenance and running of the stables. This has led to various items of machinery being stored outside on the hardstanding area opposite the barn.

The various materials that require storage include:

- Tractor and associated attachments.
- Dumper truck
- Quad
- Trailer
- Mini digger
- Forklift truck
- Menage leveller
- Roller
- Power washer
- Cement mixer
- Various building materials for maintenance purposes
- Fencing – posts rails – netting for use on the land
- Bales of Hay
- Bales of Straw
- Bales of sawdust
- Various feed bins for different feeds for different horses

An application for the horse walker and agricultural building (3/2023/0310) was approved on 7/7/2023. Further to the approval being granted, the neighbours requested whether the positioning of the horse walker could be repositioned and located to the rear of the existing menage so that's its impact could be lessened. This was agreed and as such a variation of Condition 2 is requested to allow the repositioning of the horse walker.

The proposed horse walker is now to be located to the rear of the existing menage and is required to assist in the training and exercise of the horses. A detached secure, agricultural building is to be located close by, adjacent to the existing amenity area and hardstanding which will be used to store machinery, hay, feed, and other equipment used in association with the equestrian use of the site. The intention is to also tidy up the hardstanding area by removing the standing machinery and materials and improve the overall appearance of the site.

The proposals will have a positive impact upon the continued management of the land, the appearance of the current hardstanding area to the frontage of Portfield Lane and it will allow the Applicant to ensure there is adequate secure storage on the site. The relocation of the horse walker will improve the views and amenity of the neighbours.

1.1.3 ECONOMIC

The proposed development will have no material effect on the local economy.

1.1.4 PLANNING POLICY & GUIDANCE

The application site is designated as ENV3G5, being within open countryside within the Ribble Valley Borough Council – Core Strategy 2008-2028; A Local Plan for Ribble Valley Adoption Version.

Relevant planning policy guidance in this instance comprises:

1. National Planning Policy Framework (NPPF)
2. Ribble Valley Borough Council – Core Strategy 2008-2028; A Local Plan for Ribble Valley Adoption Version.

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

POLICY DME2: LANDSCAPE AND TOWNSCAPE PROTECTION

10.13 Development proposals will be refused which significantly harm important landscape or landscape features including:

- 1. Traditional stone walls*
- 2. Ponds.*
- 3. Characteristic herb rich meadows and pastures.*
- 4. Woodlands.*
- 5. Copses.*
- 6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).*
- 7. Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.*
- 8. Upland landscapes and associated habitats such as blanket bog.*
- 9. Botanically rich roadside verges (that are worthy of protection).*

The Council will seek, wherever possible, to enhance the local landscape in line with its key statements and development strategy. In applying this policy reference will be made to a variety of guidance including the Lancashire County Council Landscape Character Assessment, the AONB Landscape

Character Assessment 2010 and the AONB Management Plan. Also, the Council will take into account the potential cumulative impacts of development in areas where development has already taken place. By proactively considering these important features through the development management process the Council will deliver the Core Strategy vision and support the delivery of sustainable development.

2.0 EVALUATION

The Applicant owns Portfield Farm Barn and 13.49 acres of land located to the east of Portfield Lane, opposite the barn. The land is used for grazing and for exercising the horses owned by the family.

The property has incorporated a number of stables for long period of time and there is an existing menage located opposite the barn and is in use.

The applicant, Mr. S. Barnes purchased the property and land specifically for the stabling and equestrian use.

An approval was granted in July 2023 and this is to provide a variation on that approval.

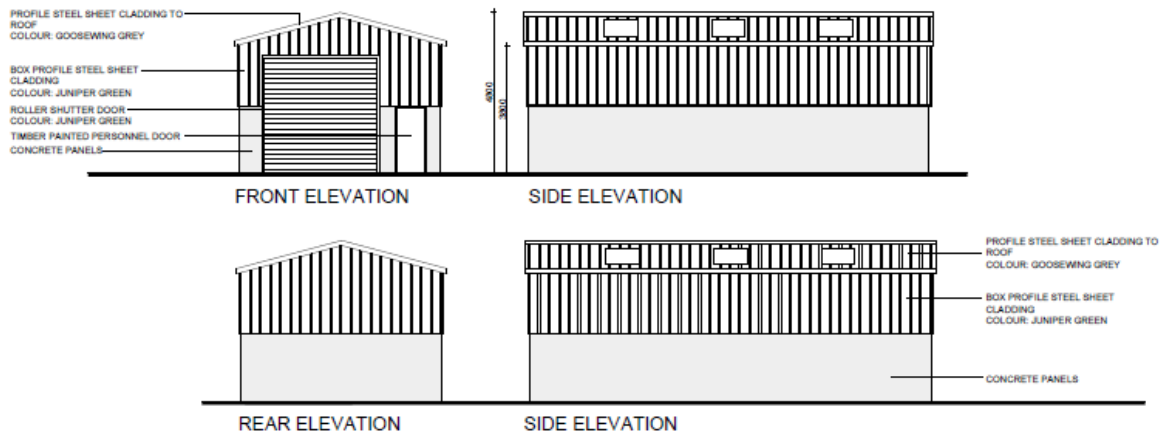
The applicant wishes to reposition the horse walker to reduce any impact on the neighbours. The horse walker is an integral item of equipment for exercising the horses which are used competitively. He also wishes to tidy up the area of hardstanding to improve the appearance of the area for the neighbourhood. To allow this to occur, additional storage space is required to house the equipment stored outside. The proposed agricultural building will allow for the storage of equipment, plant, feed and hay for use with the stables and the surrounding land.

As part of the works, the fencing and gates around the hardstanding will be repaired and re-instated and the area tidied up to improve the appearance.

3.0 DESIGN

The Applicant has given careful thought to the design and location of the building and horse walker. There is an overhead cable running across the site and the walker and building needs to be located away from this route. The building needs to be accessed by the existing hardstanding area and the horse walker needs to be close to the menage and the hardstanding area.

It is important that the building is to be in the most suitable place, whilst using materials which will be sympathetic to the local area. The building is also located to provide a boundary to the existing amenity area from the open countryside. A new access gate will be formed to provide access to the open grazing land. The new location for the horse walker will have less impact on neighbours.



Proposed Storage Building

The Applicant considers the building to be modest in size and is the most appropriate design and both meets the objects for him and is respectful to the rural character of the area. The building is a traditional agricultural building and similar structures are located in the vicinity of the site. The design also means that it conforms to both the local and national planning policy.



Image of Proposed Horse Walker

4.0 USE

The Applicant proposes to use the horse walker for use only with the horses they own and stable on the site. The proposed storage building will be used for storing equipment, plant, feed, and hay for use with the stables and the surrounding land. The building will allow the plant currently stored outside to be stored securely and improve the appearance of the land adjacent to Portfield Lane.

5.0 AMOUNT

The Applicant has given careful thought to the size of the agricultural building, the size chosen will provide sufficient floor space of the uses identified above and it's far smaller than many other buildings in the locality. The Applicant is mindful of the character of the area and does not wish to overdevelop the area with a larger building than is necessary.

6.0 LAYOUT

The layout of the horse walker and the building allows the walker to be located adjacent and behind the menage so that it has minimal impact upon the views from Portfield Lane. The proposed building has been set back from the road, but as close as possible to the hardstanding without affecting the overhead lines. The walker and the building are linked with a fenced off area that separates this space from the open countryside.

The internal layout of the agricultural building is open plan to create flexibility for the Applicant. The building will be divided between hay storage, machinery and feed storage.

7.0 SCALE

The dimensions of the agricultural building are:-

- ☐ Length 12.0m
- ☐ Width 6.0m
- ☐ Height to eaves 3.8m
- ☐ Height to ridge 4.8m

9.0 LANDSCAPING

The proposed development benefits from existing screening via the menage and some existing trees. The Applicant is willing to provide additional landscaping if the Council deem it necessary.

10.0 APPEARANCE

The proposed development will take on a traditional agricultural appearance and will use concrete panels for not only practicality reasons but also aesthetics.

11.0 ACCESS

11.1 VEHICULAR ACCESS

Vehicular access will be via the existing access from Portfield Lane across the hardstanding. There is ample turning space within the hardstanding in front of the proposed building. The proposed development is a private development solely for the use of the Applicant, the vehicular movements will be limited to that of the Applicant only.

11.2 PEDESTRIAN ACCESS

Pedestrian access will be as above. There are no public rights of way within the affected area.

Disabled access is not applicable to this development.