

Design & Access Statement

Construction of an Equine Menage

Wycongill Farm
Holden Lane
Bolton-By-Bowland
Clitheroe
BB7 4LZ

On behalf of Malcolm Leeming

John Metcalfe
Rural Futures



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 and Proposed Development

3.0 Access

4.0 Planning Context

5.0 Conclusion

SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for the construction of an equine menage and landscaping at Wycongill Farm on behalf of Malcolm Leeming. This statement should be read in conjunction with the planning application forms, plans and supporting documents.
- 1.2** Wycongill Farm is owned and managed by the Leeming family. Three generations of the family are involved with the enterprise which is a progressive dairy unit.
- 1.3** Malcolm Leeming is a partner in the business and resides at the farm with his family. Malcolm's daughter, Lucinda and wife Diana are keen horse-women [REDACTED] Lucinda competes at a high level in eventing competitions.
- 1.3** The horses graze and school the horses in a parcel of grassland close to the stables. The area is separated from the farm buildings to avoid conflict with farm machinery and livestock for health and safety reasons.
- 1.4** During winter months and wetter periods the horses can damage soils through poaching and schooling the horses is dangerous. To ensure soils are not damaged and to enable the horses to be exercised and schooled safely a decision has been made to construct an equine menage within the parcel of land which the horses occupy.
- 1.5** The proposed development will include:
- The construction of an equine menage with sand surface.
 - Landscaping with native species trees and shrubs.

SECTION 2 CONTEXT OF SITE & PROPOSED DEVELOPMENT

Assessment

- 2.1** The site is located approximately 1 kilometre north of Holden village.
- 2.2** The proposed extension will be located within a parcel of grassland to the south of the farm buildings.



- 2.3** The site is located within the Forest of Bowland National Landscape (FoBNL). The surrounding land is characterised by undulating grassland with hedgerow, boundary trees and scattered woodland. There are no protected sites (SSSI's SACs etc) in the surrounding area.
- 2.4** The Environment Agency flood maps for planning show the area is in Flood Zone 1 with a low risk of flooding. There is no risk from surface water flooding.
- 2.5** There are no sensitive habitats and protected species will not be impacted.
- 2.6** There are no public rights of way (PROW) within the site.
- 2.7** The area of development is below 0.2ha and as such is not subject to BNG assessment. However, a small native species tree planting scheme is proposed.

Proposed development

- 2.8 The proposed development involves the construction of a 40m x 20m equine menage. Planting will include six native species trees.

Design

- 2.9 The construction of the arena will follow industry guidelines. A drainage network of perforated pipework will be installed and drain to the existing field drain system. The pipework is covered with a woven membrane and topped with 450mm aggregate stone which is covered with a geo-textile membrane. The surface material is silica sand to a depth of 150mm.
- 2.10 Boundary fencing is timber post and rail with a 200mm kicker board to retain the sand material. A timber access gate is installed.

Appearance

- 2.11 The menage will be located adjacent to established hedgerows to the east and south. The overall height of the boundary fence is 1300mm and will be largely screened by the hedgerows.
- 2.12 No lighting is required.
- 2.13 The planting of six native species trees to the south of the menage will further diffuse any views of the structure.

SECTION 3 ACCESS

Access

- 3.1** Access to the site is via an existing gate off the farm access track. Horses will be walked to and from the stables. No vehicular access is required other than for general maintenance of the grassland.
- 3.2** Loading and unloading horses will take place in the farm yard as is the existing situation. There is adequate room within the yard for vehicles to turn.
- 3.3** No additional vehicle movements will occur as a result of the proposed development

SECTION 5 PLANNING POLICY CONTEXT

5.0 Planning History

There are no previous planning applications relevant to the proposed development.

National Planning Policy (August 2026)

- 5.1** National Planning Policy is contained within the National Planning Policy Framework (NPPF). Sustainability is central to the aims of the new guidance. The NPPF identifies that the three dimensions to sustainable development are: economic, social and environmental.

Achieving sustainable development means that the planning system has three overarching objectives in providing for the homes, commercial development, facilities and infrastructure which society needs. These objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across all three):

- 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 community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c. An environmental objective – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

These objectives should be delivered through the preparation and implementation of development plans and the application of the policies in this Framework; they are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

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

5.2 POLICY DMG1: GENERAL CONSIDERATIONS

DESIGN

The proposed menage is small scale and is designed for the functional need of an equine activity. The layout of the proposed scheme is sympathetic to the existing land use.

ENVIRONMENT

The character and landscape of the surrounding area will not be affected.

AMENITY

The proposed development will have no negative impacts on public or neighbour amenity.

ACCESS

Access to the site is good and vehicle movements are minimal.

KEY STATEMENT EN2: LANDSCAPE

The development is in keeping with the character of the landscape. Equine menages are common features of the rural landscape and care has been taken to position the proposed facility where there will be minimal impact.

SECTION 6 CONCLUSION

- 6.1** The proposed development is required to protect soils and allow the applicants a safe facility to exercise and school their horses.
- 6.2** The proposed menage is a standard design and will have minimal impact on the character of the surrounding landscape. The FoBNL will not be affected. Neighbour amenity is not impacted.
- 6.3** The proposal has been assessed in regard of all relevant planning policies and issues. The development is congruous with national and local planning policies.

August 2026

Images



Access to grassland parcel off farm access track



Proposed site



Separation from farm infrastructure to avoid conflict with machinery and livestock.