



RIBBLE VALLEY
BOROUGH COUNCIL

18 APR 2012

FOR THE
SECTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120399P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mrs	First name:	Paula	Surname:	Glover
Company name:	Glover Swim School				
Street address:	34 Nook Glade		Country Code	National Number	Extension Number
	Grimsagh		Telephone number:		
Town/City:	Preston		Mobile number:		
County:			Fax number:		
Country:			Email address:		
Postcode:	PR2 5JX				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	John	Surname:	Welbank
Company name:	Rural Futures (North West) Ltd				
Street address:	78A Main St		Country Code	National Number	Extension Number
	Warton		Telephone number:	01524	736845
Town/City:	Carnforth		Mobile number:		
County:	Lancashire		Fax number:		
Country:	United Kingdom		Email address:		
Postcode:	LA5 9PG		johnw@ruralfutures.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Creation of private swimming pool for teaching purposes. The pool will only be open for prebooked lessons.

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:
House name: Higher Collage Farm
Street address: Blackbum Rd

Town/City: Longridge
County:
Postcode: PR3 2YY

Creation of private swimming school and associated car parking

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 361585
Northing: 437018

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Graeme Surname: Thorpe

Reference: RV/2011/ENQ/00430

Date (DD/MM/YYYY): 18/01/2012 (Must be pre-application submission)

Details of the pre-application advice received:

See Annex B of Design and Access Statement

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Within car park

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Seperate recepticles for glass, paper, greenwaste and general waste

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

All walls will be block with horizontal timber cladding to eave height in grey/green. Base course to be stone clad. Eave to roof on the gables grey/green vertically mounted profile sheet

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

The roof will be constructed of 60mm profile sheets in light grey with roof lights and solar panels on the southern elevation.

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

All doors and windows to be aluminium framed

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

All doors and windows to be aluminium framed

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

The site already has significant levels of landscaping with hedges and trees to the West and North of the site. These will be supplemented by additional screening along the eastern and southern boundaries. Full details of the proposed planting are included within the Site Plan. All proposed hedge and trees will be native species that match those within the landscape character area of the development.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

The car parking area and access track around the building will be tarmac leading into the site with the car parking area constructed of stone chippings.

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Low voltage downlighters at building entrance and within car park

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Location Plan

Site Plan

Elevations

Design & Access/ Planning Policy Statement

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	18	18
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	2	2
Cycle spaces	0	5	5
Other (e.g. Bus)	0	1	1
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☒ Unknown ☐
Septic tank ☐ Cess pit ☐
Other

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☒ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Agricultural

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

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18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	300.0	300.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		0.0	0.0	300.0	300.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	2	2
Proposed employees	3	3	5

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
D2	8.30am	9.00pm	8.30am	5.00pm	0	0	☐

21. Site Area

What is the site area?

00.32

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Swimming School

Is the proposal for a waste management development?

☐ Yes ☒ No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name:	17/04/2012
Number: Suffix:	
Street:	
Locality:	
Town:	
Postcode:	

Title: Mrs First name: Paula Surname: Glover

Person role: Applicant Declaration date: 18/04/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding ☐

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☒

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Notice recipient	Date notice served
Name: sole tenant - not applicable	
Number: Suffix:	
Street:	
Locality:	
Town:	
Postcode:	

Title: Mrs First Name: Paula Surname: Glover

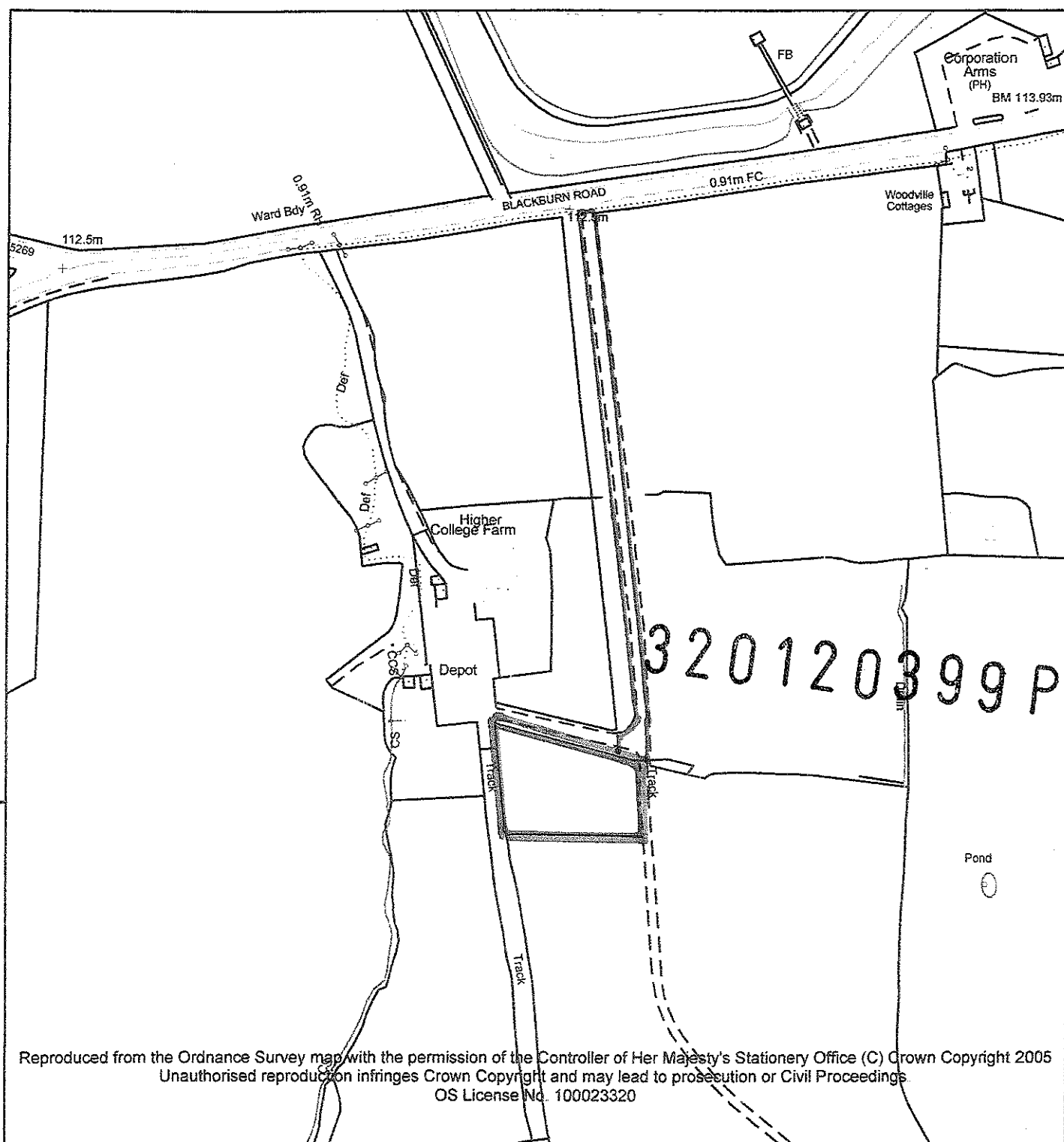
Person role: Applicant Declaration date: 13/04/2012 ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date: 13/04/2012

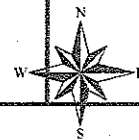
LOCATION PLAN



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Swim School

Scale: 1:2,500



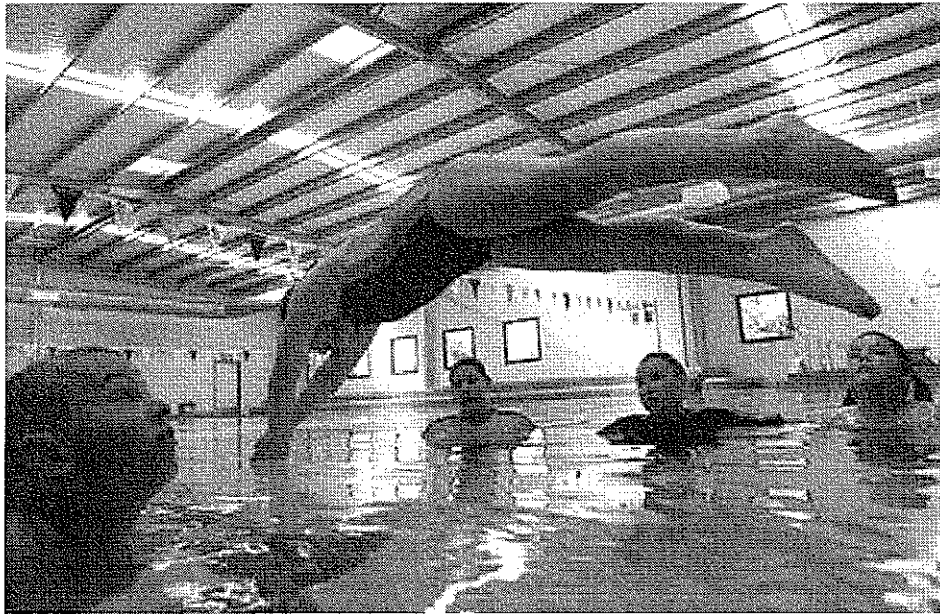
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Data Map produced:

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Design & Access/Planning Statement

Longridge Swim School 020120399 P



Mrs Paula Glover
Higher Collage Farm
Blackburn Rd
Longridge
PR3 2YY

John Welbank MRICS
Rural Futures (North West) Ltd
78A Main St, Warton
Carnforth
Lancs LA5 9PG
johnw@ruralfutures.co.uk



This statement has been structured with reference to CABE **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

- Assessment
- Involvement
- Evaluation
- Design

3.0 Design Principles and Concepts:

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

4.0 Access:

- An Accessible Environment
- Vehicular and Transport Links
- Access and Movement Patterns
- Emergency Services Access

5.0 Planning Context

- Planning History
- Planning Policy Framework
- Planning Appraisal

6.0 Conclusion

Annex A – Letters of Support

Annex B – Pre Planning

SECTION 1

BACKGROUND

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- 1.1 Rural Futures have been commissioned by Paula Glover to submit a planning application for the creation of a swim school to be located on the edge of Longridge. This statement should be read in conjunction with the attached planning application forms.
- 1.2 The proposed site forms part of Higher Collage Farm, Longridge. Although the development will be undertaken by Mrs Glover the site will be leased from Higher Collage Farm. As a result it will generate farm diversification income to the existing livestock enterprise.
- 1.3 The site is accessed off the B 6243, 1 km East of the centre of Longridge. The access of the highway is sufficient for the proposed purpose as it serves the existing industrial estate located on the site. The existing tarmac road, with passing places, will be used to access the new development.



Site to be located beyond the tree and hedgerow.

- 1.4 The proposed swim school has been designed to specifically meet the needs of teaching swimming lessons to all age groups. In addition the building has been designed to meet the specific needs of disabled users as a number of the Longridge special schools have expressed interest in using the facilities.
- 1.5 Swim School is a family business that employs Paula, her mother Diane, and brother Tom. The business has been operating for over 25 years. At present the business is reliant on a number of existing leisure facilities including Beacon Fell View Park site pool and the Marriot Hotel at Broughton. These existing facilities are far from ideal as they are designed for leisure use rather

than teaching. Beacon Fell View also closes over the winter so the business has to relocate during this period. None of the existing local facilities have been designed for full disabled use.

- 1.6 Swim School specialises in teaching the following groups; baby swim, mother and toddler, preschool, children and adult. They have developed a specific niche teaching individuals with specific problems, be they physical disabilities or confidence issues through swimming. It is through this niche that the existing business has developed links with a number of the local special schools including Beacon Reach at Ribchester and Hillside at Longridge. The location of the pool will be ideal for both as the travel time is minimal.
- 1.7 In addition the business has developed links with a number of the local primary schools. These include Whitechapel Primary, Longridge Church of England Primary School, Goosnagh Olverson's, Alston Lane Primary and St Francis' Catholic Primary. Letters of support are included in Annex A.
- 1.8 Once fully operational the school will employ up to five full time staff associated with reception, site maintenance and instructors. Although the facility will operate as a private business it will provide a community facility for pre booked groups
- 1.9 There are a number of other private pools in Longridge but they are all much smaller than the proposed pool and do not offer the level of instruction and size of pool proposed. The pool size is critical as the length provides the business with the ability to offer the full range of Amateur Swimming Association (ASA) awards.
- 1.10 Swimming lessons take place during the day for school groups and young children with evening and weekend classes for adults and toddlers. Groups are kept small so that one to one instruction is available with up to two instructors available for each lesson.
- 1.11 The new building will have minimal environmental impact as it will incorporate solar thermal heating systems to minimise its CO² footprint. It will be well screened with native tree and hedge plantings.
- 1.10 Through the development Higher college Farm can diversify its income base, an existing business can have a permanent home and additional employment can be generated in the local area. The new facilities will also provide a unique community asset that will benefit disadvantaged groups as well as local schools.

In summary the project is to create and equip:

- A high quality swim school on an existing farm enterprise
- Create a unique community asset.
- Provide specific links to local schools
- Safeguard three full time jobs and create a further two.

SECTION 2

CONTEXT OF SITE

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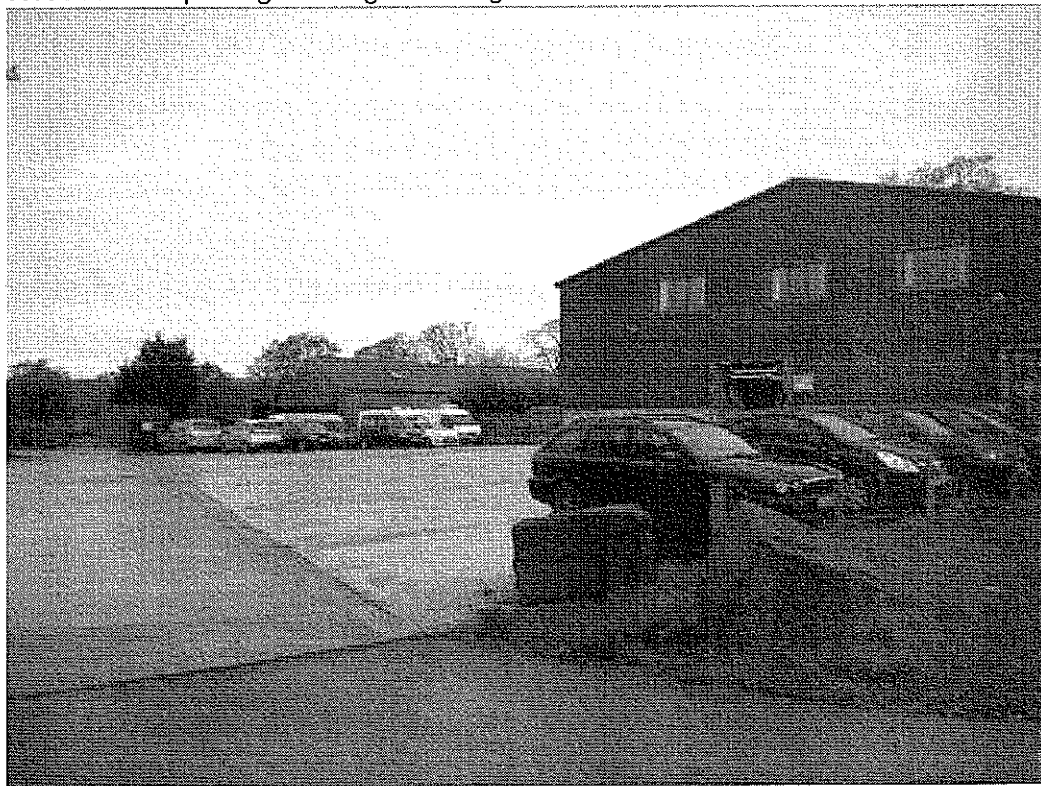
Assessment

Higher Collage Farm is located 1 km East of Longridge. The main site characteristics are provided below.

- 2.1 Physical:** The site itself will be part of the field located immediately adjacent to the existing industrial units. The field has an established hedge and mature tree line along the western side with a hedge separating the site from the adjacent car park to the north. The grass area is improved grass land grazed by both cattle and sheep. The dominant species is ryegrass with occasional ruderal. Species recorded within the site include:

Ryegrass	<i>Lolium perenne</i>
Rough stalked meadow grass	<i>Poa pratensis</i>
Yorkshire fog	<i>Holcus lanatus</i>
Creeping bent	<i>Agrostis stolonifera</i>
Annual meadow grass	<i>Poa annua</i>
Mouse ear	<i>Cerastium fontanum</i>
Chickweed	<i>Stellaria media</i>
Common thistle	<i>Cirsium arvense</i>
Nettle	<i>Urtica dioica</i>

The site is dominated by the large industrial units located alongside and the associated car parking and wagon turning areas.



- 2.2 Social:** No residential properties overlook the site. The only means of public access is via the public footpath which runs from the site entrance across to the Western field boundary. The design has deliberately left the public footpath clear. The area

between the footpath and the northern boundary will be car parking and screening, planted with native species to improve the landscaping of the site (See Site Plan).

- 2.3 Economic:** The site will allow an existing business to expand. It will safeguard three existing posts and create two new posts.

Involvement

- 2.4** A pre application submission was forwarded to Ribble Valley Borough Council on the 17th November 2011 detailing the proposal (Pre-App Ref No RV/2011/ENQ/00430). A subsequent site meeting was held on January 18th 2012 with the following attendees:

Graeme Thorpe – Planning Officer RVBC

Craig Mathew – Economic Development Officer RVBC

Lancashire County Council Highways Officer

Following the site meeting Mr Thorpe provided an initial assessment of the planning policy context (full details can be found in Annex B). This email also requested draft drawings to be forwarded with design details. These were subsequently provided. Comments on the draft drawings were also provided by Mr Thorpe on the 5th April 2012 and are also included within Annex B.

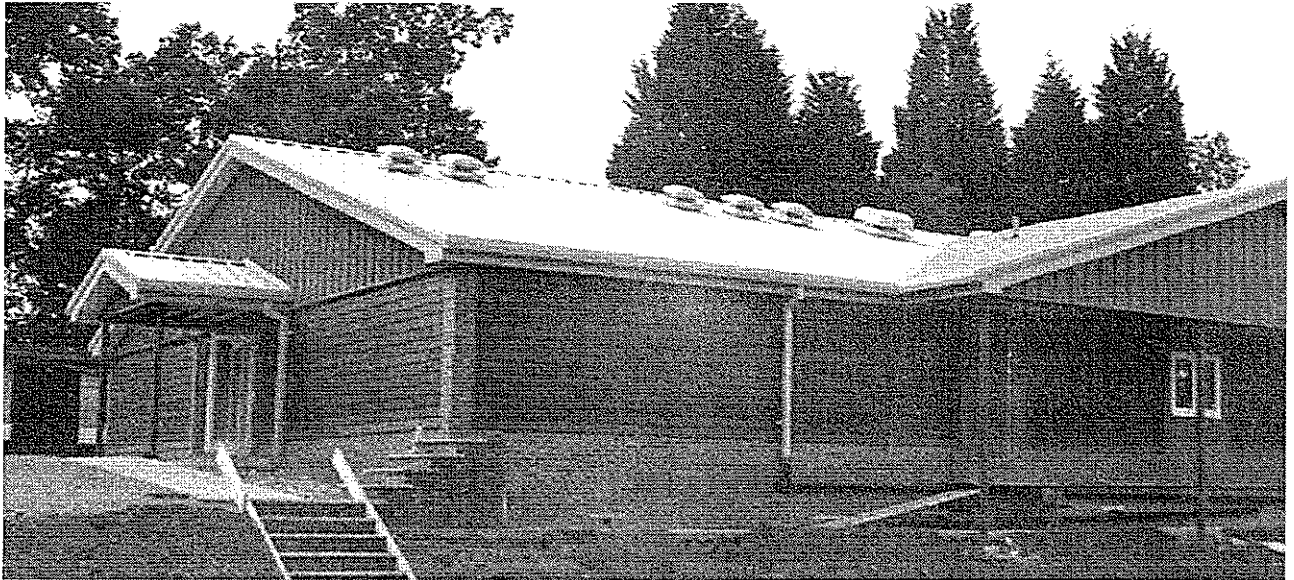
Based on the advice provided by Mr Thorpe, the full application has been amended to incorporate his suggestions on both planning policy requirements and detailed design.

Evaluation

- 2.6** The main issues associated with the development are those associated with minimising the visual impact of the new development and avoiding the adjacent public footpath. With regard the footpath it was felt that the short length of footpath should not be moved up to the existing hedge line as this would have reduced the value of the path by placing it in a narrow thoroughfare between the existing car park and the new development. Instead the existing route is to be retained with the area of field to north being car parking and native trees. This would actually improve the environmental value of the site and provide additional screening. Landscape impact is dealt with below within 'Design considerations'.
- 2.7** In terms of potential conflicts the scale of the pool dictates the size of building. The pool length needs to be 16.7m long to allow for ASA swimming awards to be undertaken on site. The pool lengths need to add up to the required ASA distance. The surroundings areas need to provide safe access around the pool itself as well as the required changing rooms, storage areas and reception. The building scale has been kept to the minimum necessary to accommodate both the pool and the required pool infrastructure.
- 2.8** The building height has to be high enough to allow for the movement of air within the pool area. Roof pitch has been dictated by the requirements for snow load as well as a pitch that maximises the solar thermal efficiency of the renewable heating system. The building height also needs to be kept to a minimum so that landscape impact is minimised.

Design

- 2.9** The design will utilise the vernacular features of the surrounding industrial and farm buildings and include natural materials wherever economically possible. Roof materials will be insulated profile sheeting with walls constructed of block and timber board. It was felt that repeating the neighbouring industrial building and simply cladding in profile sheeting was not appropriate. An image of a similar building is provided below to give an impression of the proposed effect.



- 2.10** The car parking area and access track around the building will be tarmac leading into the site with the car parking area constructed of fine gravel.
- 2.11** The general design principle has been to create a building in sympathy with the vernacular style of surrounding buildings but still providing an aesthetically appealing design.

2.12 Planning History

The Ribble Valley Council's website shows the site to have the following recent planning history:

3/2008/0268 - Rebuilding of existing outbuildings to form an extension to the existing dwelling at Higher College Farm, Lower Lane Longridge.

3/2006/0195- Closure of existing access to farmhouse and provision of new access road off existing access road off Lower Road

3/2003/1009 - New industrial building associated with cheese processing.

There are no specific applications for the site in question

SECTION 3 DESIGN PRINCIPLES & CONCEPTS

Use

- 3.1 The conversion will create a swimming school specifically targeting pre booked groups or individuals attending lessons. It will not be open to the general public.
- 3.2 The building will be used for swimming use only.

Amount

- 3.3 The total footprint of the proposed building is 300m². Maximum eave height will be 3m with maximum roof height of 4.7m.

Layout

- 3.4 The footprint of the building has been kept to the minimum area that meets the functional requirements of the development. The internal layout has been designed to allow ASA awards to be undertaken within the pool. This requires a pool length of 16.7 m. Other service areas have been kept to minimum.

Scale

- 3.5 The proposal represents a modest scale of development relative to other industrial units on site. As will be described within the planning policy report the scale has been kept to the minimum required for the proposed use.

Landscaping & Biodiversity

- 3.6 The site already has significant levels of landscaping with hedges and trees to the West and North of the site. These will be supplemented by additional screening along the eastern and southern boundaries. Full details of the proposed planting are included within the Site Plan. All proposed hedge and trees will be native species that match those within the landscape character area of the development

Proposed hedge species will be as follows:

Hawthorn	<i>Crataegus monogyna</i>
Blackthorn	<i>Prunus spinosa</i>
Holly	<i>Ilex aquifolium</i>
Dog Rose	<i>Rosa canina</i>

Proposed tree species will be as follows:

Oak	<i>Quercus robur</i>
Ash	<i>Fraxinus excelsior</i>
Field Maple	<i>Acer campestre</i>
Birch	<i>Betula pendula</i>
Alder	<i>Alnus glutinosa</i>
Crab apple	<i>Malus sylvestris</i>
Wild cherry	<i>Prunus avium</i>

Appearance

- 3.7 The external appearance of the building will maintain the appearance of the surrounding farm and industrial buildings.
- The roof will be constructed of 60mm profile sheets in light grey with roof lights and solar panels on the southern elevation.
- All walls will be block with horizontal timber cladding to eave height in grey/green. Base course to be stone clad. Eave to roof on the gables grey/green vertically mounted profile sheet.

Gutters to be aluminium grey.

All doors and windows to be aluminium framed.

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- 3.8 The impact of the development on the openness of the countryside and character of the area will be mitigated through the additional landscaping proposed around the development.

3.9 Services:

- Mains power located on Blackburn Rd
- Mains water located on Blackburn Rd
- Surface water to soak away.
- Sewage through package treat located on site. Outflow to drain located to the West of the site (see site plan). The drain leads to the brook that eventually discharges into the Rv. Ribble at Alston Hall.

The site has a requirement for a treatment plant for up to fifteen individuals. The proposed treatment plant will be a Matrix CLF 3 rated for 18 persons. Discharge rates are 1.08 BOD/day kg with a maximum flow rate of 3.6m³/day. The system is designed to achieve the minimum required effluent quality standard of 20mg/litre Biochemical Oxygen Demand (BOD) : 30mg/litre Suspended Solids (SS) : 20mg/litre Ammoniacal Nitrogen (NH₄), which in European Standard performance testing relates to an efficiency of better than 94%. The certified performance of the MATRIX system is that it produces an average final effluent quality of 11mg/litre Biochemical Oxygen Demand (BOD) : 16mg/litre Suspended Solids (SS) and 7mg/litre Ammoniacal Nitrogen. This relates to an average efficiency ratio of 96.2%.

SECTION 4 ACCESS

An Accessible Environment

- 4.1 The proposed development maintains an accessible environment.
- 4.2 The site is accessed directly off Burnley Road, on the edge of Longridge. The existing access off the highway and linking tarmac private road is sufficient for the proposed purpose. This was confirmed by the Highways engineer that attended the first site meeting.

Vehicular and Transport Links

- 4.3 The site is accessible on foot from Longridge. Vehicle access is off the B 6243 linking Longridge with Ribchester. Longridge is well connected with local bus services linking Preston to Clitheroe and Ribchester to the south. The closest bus stop is just 40m to the east of the site entrance on Blackburn Rd. (Service 3 and 3A Longridge to Blackburn)
- 4.4 The main movements on and off site will be associated with swimming clients and staff. Staff will tend to travel to site by car. Clients will either walk, cycle, drive by car or mini bus if on school related sessions. The site will only be open to pre booked clients. It will not be open to the general public.

Access and Movement Patterns

- 4.5 Vehicles will be restricted to the designated parking area. The recommended parking standard is for one parking space per 22m² for D2 use (Other Leisure facilities). The total area of the building is 300m² requiring 13 parking spaces. The site will provide 18 parking places to accommodate both visitors and staff. In addition a dedicated coach space will be provided as well as 5 cycle spaces.

- 4.6 The following table provides an estimate of predicted vehicle movements.

Daily movements						
Week Days	8.30am-9.30am	9.30am-12am	12am - 4.00pm	4.00pm-8.00pm	8.00pm-9.00pm	Total
Cars staff	1		1	1	1	4
Cars clients			10	15		25
Walking			10	12		22
Cycle	2		5	8		15
Schools		1				1
Deliveries		1				1
Total	3	2	26	36	1	68

2 per car

25 per coach

Daily movements						
Saturdays	8.30am-9.30am	9.30am-12am	12am - 4.00pm	4.00pm-8.00pm	8.00pm-9.00pm	Total
Cars staff	1		1	1		3
Cars clients		10	10			20
Walking		10	10			20
Cycle		5	5			10
Total	1	10	11	1	0	23

2 per car

- 4.7 Overall total vehicle movements are predicted to increase but the increase will be minimal in relation to existing movements into the existing industrial units. As the additional staff will be recruited from the Longridge area they may well access the site by foot or bike.
- 4.8 Due to the nature of the business the timing of vehicle movements will vary however most movements will take place during the day with smaller movements at night and weekends. The peak movement period will be between 4pm and 8pm as this is the time that most lessons take place after school and as people return from work.
- 4.9 Most evening movements will be by car. It is predicted that approximately 40% of visitors will access the site by foot or bike (excluding schools). School visits will be by either mini bus or coach. Most deliveries will be by small wagon or large van.

Emergency Services Access

- 4.8 Access for emergency services is good and will not be affected by the development.

Commitment to Design & Access Process

- 4.9 The Design and Access Statement will be seen as a working document and will be maintained through the planning and development stages.

SECTION 5

NATIONAL PLANNING POLICY CONTEXT

320120399P

National Planning Policy Framework

- 5.1 The new NPPF has sustainable development as its key principle. The document states that *'there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:*

- ***an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- ***a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- ***an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.'*

The proposed development meets these three objectives in that it is first and for most a business development that will create investment and jobs in the local community. Through the specialist swimming school it will provide services to the local community especially children and the disabled. Although the site is green field the environmental value is minimal. Through the extensive planting of native species not only will the landscape impact be minimised but the overall development should increase the biodiversity of the site. The CO² impact will also be significantly reduced through the use of solar thermal heating of the pool.

- 5.2 **Supporting a Prosperous Rural Economy.** Relevant to the proposal the following policies apply.

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*
- *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.*

The proposal will be a new build development that has been designed to the highest standards. It will diversify an existing farm business through the creation of rental income for the site. It will also provide a new community leisure facility for Longridge as no other private pool can be used to take ASA accredited awards. At present, residents need to travel to either Clitheroe or Preston for a pool with these facilities.

5.3 Promoting Sustainable Transport. Relevant to the proposal the following policies apply.

34. Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas

Although the development will not create 'significant' additional vehicle movements there will be a local increase. That said many of existing clients already travel to the existing pools. Many others have to travel further afield to either Preston or Clitheroe to find a pool large enough to undertake the ASA awards. As a result net movements will probably reduce.

As the site can be accessed by foot or bike from Longridge many of the pupils will access the site by this method. There are also excellent bus services linking the site to Ribchester, Clitheroe and Preston. As Longridge is a service centre for other rural villages many of the clients will travel by car. The NPPF recognises that in rural areas private car use is inevitable.

5.4 Promoting Healthy Communities. Relevant to the proposal the following policies apply.

70 To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- *plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments*

The development will create a new sports venue associated with swimming within the service centre of Longridge. Although Longridge has a number of small private pools none are large enough to provide the facilities required to undertake ASA accredited awards. As a result local residents and schools have to travel to either Clitheroe or Preston for a larger pool. The letters of support for the proposal indicate the local demand from schools for the new facilities. The Swim School is an established business that presently uses the Beacon Fell View leisure pool. This pool cannot be used for awards and it closes in winter requiring the business and its clients to move to Kirkham baths as this is the only pool that allows for whole pool sessions.

5.5 Meeting the Challenge of Climate Change

In determining planning applications, local planning authorities should expect new development to:

- *comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
- *take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption*

320120399 P

The development will include solar thermal heating for the pool on the south facing roof. It is estimated that this should reduce CO² emissions by up to 30%. In addition the building will maximise the use of solar thermal energy through the windows and roof lights. The orientation has been specifically designed to have the main windows facing south to maximise solar thermal energy during the winter months. Deciduous trees have also been selected as part of the landscaping proposal to maximise shading during the summer and solar thermal heating during the winter.

The large openings will also reduce the need for internal lighting during the day time.

The building will be constructed of insulated panels and double glazed openings to retain heat. Internal lighting and electrical goods will all be selected based on energy performance.

SECTION 6 LOCAL PLANNING POLICY CONTEXT

Ribble Valley District wide Local Plan.

6.1 General policies.

Policy G1— *All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area.*

In determining planning applications the following criteria will be applied:

- (a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.*
- (b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.*
- (c) Developments should make adequate arrangements for car parking (see Policy T7).*
- (d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated*
- (e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.*
- (f) Developments should provide adequate arrangements for servicing and public utilities.*
- (g) Developments should provide adequate day lighting and privacy.*
- (h) Materials used should be sympathetic to the character of the area.*

(i) Developments should not result in the loss of important open space including public and private playing fields.

(j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.

(k) Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation

The site lies alongside an existing small industrial estate. Traffic generation will be minimal as many clients will now be able to travel to the site by foot from Longridge. (See Access section above). An extensive landscape plan is incorporated into the design. The building will be constructed of traditional materials in keeping with the rural setting. As described in section 3.6 above the landscape and biodiversity of the site will be improved as a result of the proposal through the creation of a new native species area of trees.

6.2 POLICY G5 *Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small-scale developments which are:*

- i) essential to the local economy or the social well being of the area; or*
- ii) needed for the purposes of agriculture or forestry; or*
- iii) sites developed for local needs housing (subject to Policy H20 of this plan); or*
- iv) small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1; or*
- v) other small-scale uses appropriate to a rural area which conform to the policies of this plan*

The policy recognises the need to protect the countryside from inappropriate development. In doing so, it must be accepted that the countryside is a working area and a source of many Ribble Valley resident's livelihoods. As such it is subject to change and to development pressures. If properly managed, these can be accommodated without harming the basic character of the area.

The development is located just outside the defined Longridge settlement boundary. As a result it needs to be considered in the context of Policy G5. As has already been demonstrated the development will have both economic and community benefits. It will provide a new facility that residents of Longridge and the surrounding rural areas would otherwise have to travel to either Preston or Clitheroe to access.

Although the total site area is 0.32 ha, around half of this will be trees or grass. The building itself is only 300m² with the associated car parking being the minimum necessary to meet the car parking requirements for the proposed use. Compared to the neighbouring units the proposed building will be very small. As a result it is suggested that the development meets the criteria for 'small-scale'.

The building will not be open to the public or used as a tourist facility. As a result Policy RT1 does not apply.

ENVIRONMENT

6.3 Policy ENV7

Development proposals which would have an adverse effect on wildlife species protected by law will not be granted planning permission, unless arrangements can be made through planning conditions or agreements to secure the protection of the species

The proposal will have no adverse effect on protected species. There will be an overall net increase in biodiversity on the site.

6.4 Policy ENV 13 Landscape Protection

The Borough Council will refuse development proposals which harm important landscape features including traditional stone walls, ponds, characteristic herb rich meadows and pastures, woodlands, copses, 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.

The landscape assessment indicates that there will be no adverse impact on the surrounding biodiversity. There will be no impact on any of the specified features. Through the proposed tree and hedge planting the site should provide an overall improvement to both the landscape and local biodiversity.

6.5 Policy ENV25

In assessing proposals for renewable energy schemes, the Borough Council will have particular regard to the following issues:

(i) The immediate and wider impact of the proposed development on the landscape; and AONB in particular the need to protect features and areas of natural, cultural, historic and archaeological interest;

(ii) the measures that would be taken, during and after construction, to minimise the impact of the development on local land use and residential amenity;

(iii) the local and wider benefits the proposal may bring; and

(iv) the fact that certain renewable energy resources can only be harnessed where the resource occurs

The building is orientated to provide maximum energy from the proposed solar thermal panels. Solar thermal has been selected as the most appropriate form of renewable power. The alternative would have been wind but due to the open landscape this would have had additional landscape impact. There are no immediate residential properties that will be able to see the south facing panels.

EMPLOYMENT

6.6 Policy EMP12 Agricultural Diversification

Proposals for agricultural diversifications will be approved, subject to other policies within the Local Plan and provided they are appropriate in both scale and character to the rural areas of Ribble Valley and do not compromise its natural beauty.

Although the project is being undertaken by Swim School the business will lease the land from Higher Collage Farm. This will create a new diversified income stream for the family farm

TRANSPORT

6.7 Policy T1 Transport and Mobility

In making decisions on development proposals the local planning authority will attach considerable weight to:

- *the availability and adequacy of public transport to serve those moving to and from the development;*
- *the relationship of the site to the primary route network;*
- *the provision made for access to the development by pedestrian, cyclists and those with reduced mobility.*
- *proposals which promote development within existing developed areas at locations which are highly accessible by means other than the private car;*
- *proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their viability and vitality;*
- *proposals which locate developments in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly;*

In relation to Policy T1 the following factors are relevant:

- **Public transport is accessible along Blackburn Rd as previously described.**
- **Most of the clients and staff will be from Longridge so the site will be accessible by either foot or cycle.**
- **Overall vehicle movements will be reduced compared to the existing travel patterns required to access swimming pools in the area.**

6.8 Policy T7 Parking

All development proposals will be required to provide adequate car parking and servicing space.

The regional standard for D2 buildings is one parking space per 22sq meters. The total built area will be 300m². This equates to a requirement for 14 parking spaces. The plans provide for 18 new parking spaces, one coach space for schools and five cycle spaces.

- 6.9 Ribble Valley Council is at an early stage in the replacement of their Local Plan with a new folder of documents known as a Local Development Framework. It produced a six page 'Issues and Options' leaflet for public consultation some years ago and has carried out a range of evidence gathering work. More recently, in July 2010, the Council approved a draft document for a further consultation stage. The key element of the document was the presentation of the strategic options for the location of development in the Borough. Given the early stage that this work has reached, no regard can currently be given to the Local Development Framework as a source of policy guidance.

SECTION 7

CONCLUSION

- 7.1 The proposed development represents a small scale project which will allow an established local swim school business to expand as well as diversify an existing farm through new rental income. The scale, design and materials are appropriate to the location and sympathetic to the surroundings. The landscape impact will be mitigated through an extensive landscape improvement plan.
- 7.2 The proposal will provide a new community facility for Longridge and its surrounding rural hinterland that is not presently available. It is clear from the letters of support provided that there is real demand from local schools for the proposed facility.
- 7.2 The proposals have been fully assessed in regard of all relevant planning policies and issues. The development conforms to these policies and will be an asset to the District in achieving its social, environmental and economic goals. In light of these factors we consider that there should be no obstacles to the granting of planning permission for the development applied for.

320120399P

Annex A – Letters of Support

Annex B – Pre Planning

320120399 P

PRE-APP REF NO RV\2011\ENQ\00430

Dear John Wellbank,

I write with regards to the above Pre-App Request Form received on the 17th of November 2011, and I apologise for the delay in getting back to you. Following our site meeting on the 18th of January 2012, and the receipt of comments from colleagues, I can now provide you with the following formal advice

The site lies next to a farm complex in open countryside to the east of Longridge, linked by an access road to Blackburn Road. The proposal is to build a swimming pool targeting disabled users that will be linked to local schools. The building will be approx 250 sq.m in floor area and will be sited alongside/adjacent to an existing, large industrial/commercial building, currently home to Clegg's, a Wholesale Food Service and Catering Food Suppliers. The building will lie in the western section of the plot and closest to the farm buildings, with an area of car park separating the building and the boundary of the site. This will enable the public footpath that crosses the site to be kept accessible.

From a Policy point of view, Policies ENV3 and G5 are considered most important. Policy G5 states that planning consent will only be granted for small-scale developments, which are:

- Essential to the local economy or the social well being of the area
- Needed for the purpose of agriculture or forestry
- Sites for local needs housing
- Small-scale tourism development and small-scale recreational developments appropriate to a rural area subject to policy RT1
- Other small scale uses appropriate to a rural area that conform to the policies of the plan

Policy ENV3 deals with development in the open countryside adjacent to the AONB and requires such development to be in keeping with the character of the landscape and reflecting local vernacular building styles, scales, materials etc. It emphasises the need for a detailed landscape assessment and emphasises that development must be of benefit to the area and that it be of appropriate size, design, use of materials and landscaping and siting. As discussed on site, the design, scale and materials used for the building would have to be considered carefully in order to minimise the visual impact of a new building in this location. Despite the site being fairly well hidden behind the existing large building on the site to the north (Clegg's), the site will still be partially seen from Blackburn Road, and by users of the Public Right of Way.

Policy RT1 emphasises issues around tourism and visitor facilities and as such does not appear to directly affect this proposal given the quoted target audience, however should the development be intended to target other user groups such as tourists and visitors then it would become a relevant policy. With regard to this RT1 emphasises that,

- Proposals must be physically well related to an existing main settlement or an existing group of buildings
- Should not undermine the character or visual amenities of the area
- Be well related to local highways (as advised by the County Council)
- Be large enough to accommodate the necessary car parking, service areas etc

In addition to the above local policies National Planning Policy Statement PPS4 Planning for Sustainable Economic Growth is also relevant. PPS4 Policy EC6 emphasises that economic development in rural areas should be strictly controlled within open countryside but also that diversification of rural businesses, including farm diversification, should be supported if it is consistent in scale and environmental impact with its rural location.

EC7 goes on to state that planning authorities should support sustainable rural tourism and leisure developments that both benefit rural businesses and enrich the character of the countryside. It also emphasises that tourism and visitor facilities can be supported where identified needs are not met by existing facilities in rural service centres, carefully weighing

the provision of the facility with the need to protect landscape. It also states that sites outside or not close to service centres may be justified for new development where the required facility is required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available for re use

With regards to the sites accessibility, the LCC Highways Engineer raised no objections to the use of the existing track/road down to the site

In considering all of the above, this potential development could be seen as a recreational development for a specialist need/farm diversification project and as such supported by Policy G5. However, for it fully to comply with Policy G5 a judgement would need to be made that it was of sufficiently small scale. There has been no additional detail provided to indicate the frequency of the use of the building, or indeed the numbers of visitors to the site and at what times during the day/week/month. It is difficult from the minimal information given to ascertain what is intended for the remainder of the marked plot that will not contain the building or car park? Also, as mentioned above, while national policy supports farm diversification, more detail about the intended target user groups would be useful. If it will significantly be a tourist facility then greater emphasis would need to be placed on the RT1 considerations, however if it were a 'recreational' development then of course Policy G5 would be considered the more important Policy to look at

With regards to the scale of the building in relation to surrounding structures, whilst the building was discussed in part on site, I would prefer to look at some sketches of what the Applicant envisages for this location prior to a formal application being submitted. In addition both local and national policies lay significant emphasis on any development in such an open countryside situation respecting the local landscape character and, through design, materials, massing etc the local building style including its relationship to the adjacent farm buildings

In conclusion, given the caveats mentioned above, on balance, I do consider that this potential development could be supported in principal at this time, however any subsequent application would have to be backed by clear justification, which outlines the need for such a development

I hope this advice is useful, but please note this is an officer opinion only and whilst my comments are made for your information and guidance only, they are without prejudice to any recommendation the Council may make on any subsequent application or the ultimate determination thereof. If you have any further question, please do not hesitate to contact me.

Kind regards,

Graeme Thorpe BA (Hons) Dip TP MRTPI |

Senior Planning Officer |

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire

BB7 2RA

T: 01200 414520 |

F: 01200 414487 |

E: graeme.thorpe@ribblevalley.gov.uk |

320120399P

Hi John,

Here are my observations

- 1 - The stone porch looks a bit odd. It may look better if it is wider and didn't project as much.
- 2 - The windows may be more preferable in aluminium frames as opposed to upvc.
- 3 - The building may look better set on a stone plinth (say 0.5m high)?

Aside from this, the timber clad building is considered acceptable

Kind regards,

Graeme Thorpe BA (Hons) Dip TP MRTPI |

Senior Planning Officer |

***Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire
BB7 2RA***

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Hi John,

Having had chance to look at the proposed site plan, I have a few issues with the layout.

I have attached an amended version of your plan (I apologise for the crude annotations) with the following amendments

- 1 - The car park ought to be within the northern triangular area of the land as this will be behind the existing buildings to the north of the site, therefore screening them. The car park location proposed (including the extensive use of hardcore) is too large and will be more visible from the highway
- 2 - The footpath could remain going through the site (perhaps marked as a pedestrian walkway between the car park and the pool)
- 3 - The pool building needs to be brought further north thereby reducing the expansion of the development into the field
- 4 - Additional parking can be added to the east of the building however it needs to be reduced in size and the materials need to be considered
- 5 - The overall scale of the car park seems excessive with a lot of wasted space.

I am happy to comment on further plans before an application is submitted

Kind regards,

Graeme Thorpe BA (Hons) Dip TP MRTPI |

Senior Planning Officer |

***Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire
BB7 2RA***

T: 01200 414520 |

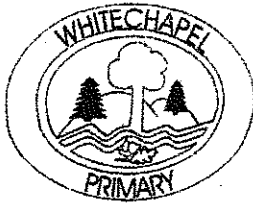
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Annex A – Letters of Support

320120399p



Church Lane
Whitechapel
Preston
PR3 2EP
Tel/Fax: 01995 640364
head@whitechapel.lancs.sch.uk

Headteacher:
Mrs L B Jones

17 March 2011

320120399P

TO WHOM IT MAY CONCERN

As Headteacher of Whitechapel Primary School, I would like to add my letter of support for a new swimming pool, in Longridge.

In my profession, my private life and my knowledge of school families tells me that a decent sized swimming pool would be a fantastic resource. For swimming lessons, competitions, training, water safety, special needs, leisure, etc, etc, providing jobs, enhancing the community are so important for every age group of our rural society.

I would be very keen to support this initiative in any way I can.

Yours sincerely

Louise B Jones

Louise B Jones
Headteacher of Whitechapel Primary School.

Beacon Reach

4th March 2011

Creating Opportunities



Ms. D. Glover,
2 Bobbin Cottage,
Stubbins Lane,
Claughton-on-Brock,
Garstang.
PR3 0PL

320120399P

Dear Diane,

I am writing to express an interest in using your proposed facility. We are a small special school and care home, for young people with learning difficulties and complex needs. Swimming is an integral part of our curriculum offer and is a very popular choice for our young people to access during out-of-school hours also.

We are based on the outskirts of Longridge and currently use a pool in Clitheroe. This means that we have to spend a significant time travelling to and from the facilities which can cause anxieties for our young people. A pool at Longridge would reduce these issues and would mean less time being wasted and a reduction in our carbon footprint.

I very much hope that planning permission is granted and that your swimming pool will provide us with access and opportunities in the near future.

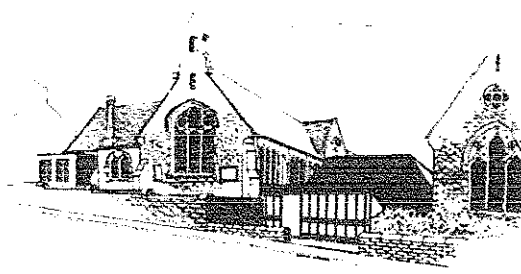
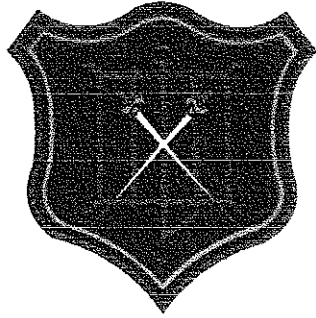
Yours sincerely,

PP

Viki Potter
Head of Education

LONGRIDGE

CHURCH of ENGLAND PRIMARY SCHOOL



Berry Lane,
Longridge,
Preston
PR3 3JA

Headteacher:- Mr. M. Collins M.A.

Telephone: (01772) 782
Fax: (01772) 786

E-mail: head@longridge-cofe.lancs.sch
www.longridge-ce.lancsngfl.sch

Mrs D Glover,
2 Bobbin Mill Cottage
Stubbins Lane
Claughton on Brock
Garstang PR3 0PL

3201203990

Dear Diane,

Swimming Pool in Longridge

My colleagues and I were very interested to read of your intention to build a swimming pool on the outskirts of town.

We would support this development strongly as we have to travel out of the area by coach for swimming lessons at the moment and this is both expensive in money and time.

If this option became available to us we would bid for time to come swimming on a timetabled regular basis.

The schools in Longridge work very closely together and having a "local" pool on appropriate size (25m in length) would allow us to get consistent swimming teaching and provide a venue where we could hold cluster galas.

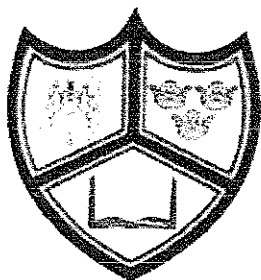
I am happy to provide this as support for your planning application and look forward to you having a positive outcome to this very worthwhile project.

Yours sincerely,

Michael Collins

Headteacher

"Living, learning and sharing in a loving Christian family"



Goosnargh Oliverson's C.E. Primary School

Goosnargh Lane, Goosnargh, Preston, Lancashire PR3 2BN

Tel: (01772) 865396

e-mail: head@goosnargholiversons.lancs.sch.uk

web-site: www.oliversons.lancsngfl.ac.uk

Acting Headteacher: Mrs Helen Sant

Dear Diane,

Having known you and your work as a swimming instructor for a number of years I write in support of your intention to build a new pool in Longridge. As Acting Headteacher at Goosnargh Oliverson's CE School I would fully support a pool at a more local location and would use it for our swimming provision given the quality of lessons and transport costs were at least as good as the current terms we enjoy.

Regards

Helen Sant

320120399P



Alston Lane
Catholic Primary School

Mr M FitzGibbon BA Qts
Headteacher

Preston Road
Longridge
Preston
Lancashire
PR3 3BJ

Tel: (01772) 783661
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admin@alstonlanelancs.sch.uk

2 Bobbin Mill Cottages
Stubbins Lane
Claughton-on-Brock
Garstang
PR3 0PL

320120399P

Dear Mr and Mrs Glover

Swimming is an essential aspect of the physical education curriculum in schools and an excellent way for children to gain more exercise. The importance of swimming lessons to ensure children's safety around water is also paramount.

Thank you for your letter outlining the proposal to build a private swimming pool in the Longridge area. Being located so close to the potential new swimming pool, I would be very interested in looking at the facilities with a view to transferring the children's lessons from their existing location.

We currently travel into Preston for the children's lessons and although happy with the service received, I am always on the look out for improved outcomes for the children at Alston Lane. As an Eco School, the reduction of our carbon footprint and transport costs would also be welcome.

Longridge already has many sports facilities for land based activities and the inclusion of a swimming pool would ensure that children and young peoples' talents in this area were also encouraged at a local level.

I wish you every success in your application and look forward to hearing about a positive outcome for the project.

Yours sincerely

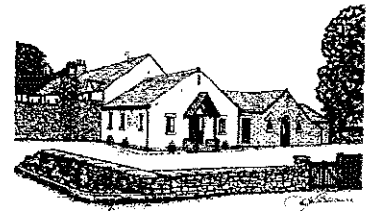
M FitzGibbon





St Francis' Catholic Primary School

The Hill
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PRESTON Lancashire
PR3 2FJ
www.st-francis.lancsngfl.ac.uk
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Mrs J Wilkinson HEADTEACHER

Tel 01772 865369

Fax 01772 863947

17th March 2011

320120399P

Dear Diane

We are delighted to hear that you have acquired a piece of land just outside Longridge and hope to build your own private swimming pool for the local community.

We would certainly like to support you and subject to the costs would seriously like to look at using the pool for our weekly school swimming lessons in the future. We feel that regular swimming lessons are an important part of our curriculum for both exercise and the health & safety aspect of the children's future.

Many thanks once again for your support with the recent swimming gala. The children were delighted that you could come along to encourage them in their competitions and it was lovely to hear the feedback on how wonderfully behaved our children were.

Kind regards

Mrs J E Wilkinson
Head Teacher



Healthy Schools



INVESTOR IN PEOPLE



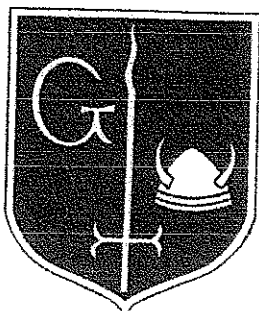
GRIMSARGH ST.MICHAEL'S CHURCH OF ENGLAND PRIMARY SCHOOL

Preston Road, GRIMSARGH, Preston Lancashire, PR25SD

Telephone: (01772) 653600

Fax: (01772) 798261

E mail head@grimsargh-st-michaels.lancs.sch.uk



Headteacher: Mrs K M Ward

8th March 2011

320120399P

To Whom It May Concern

Paula and Diane Glover have taught swimming at school to a very high standard for the last 3 years.

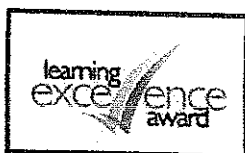
The only difficulty which we have is pool hire and finding a facility which we can use all year round.

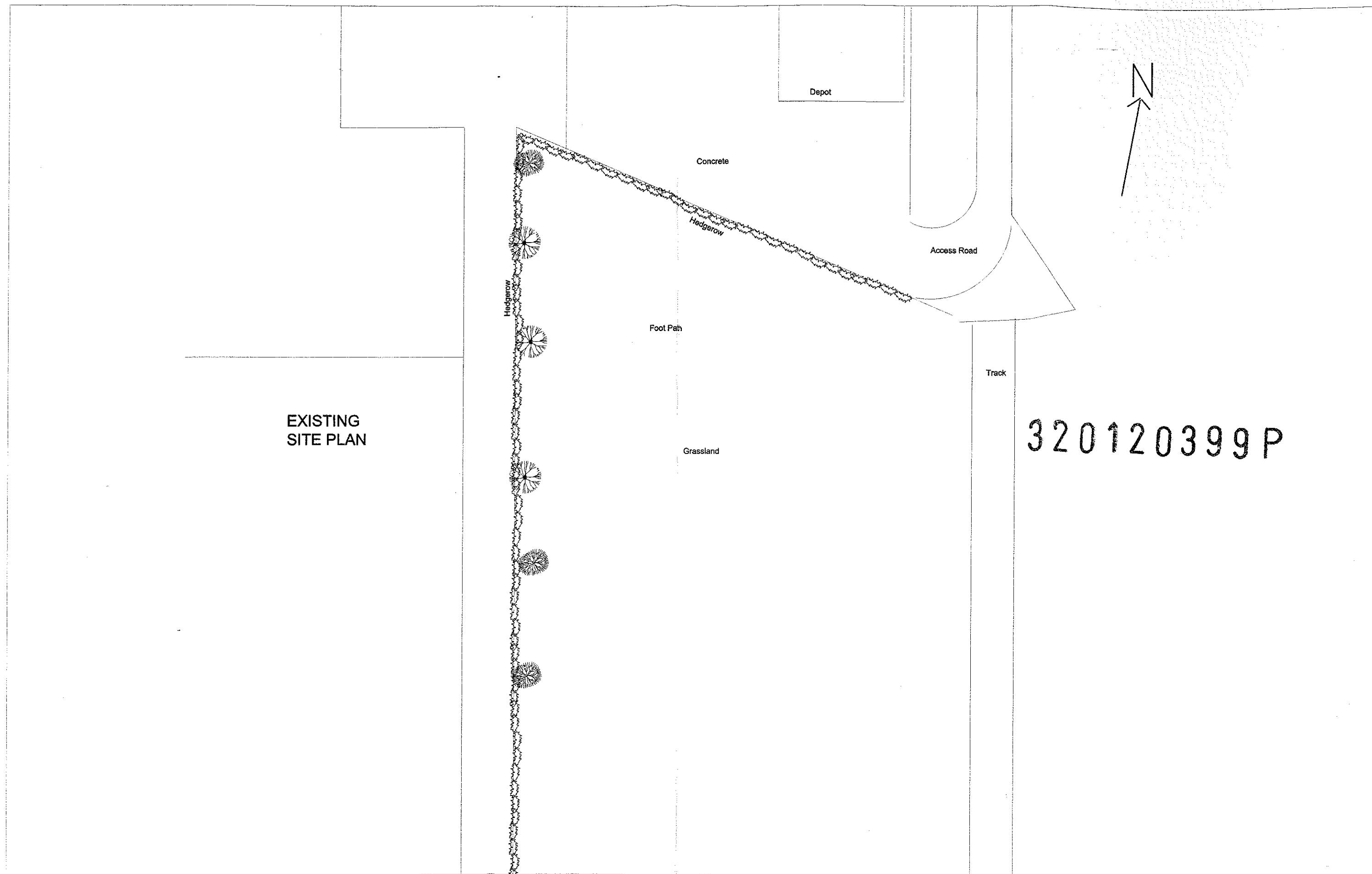
If a pool was built the school would definitely use it and we very much support the application as swimming is an important life skill for all our children.

Yours sincerely,

KM Ward

Mrs K Ward
Headteacher





EXISTING
SITE PLAN

Depot

Concrete

Hedgerow

Access Road

Foot Path

Track

Grassland

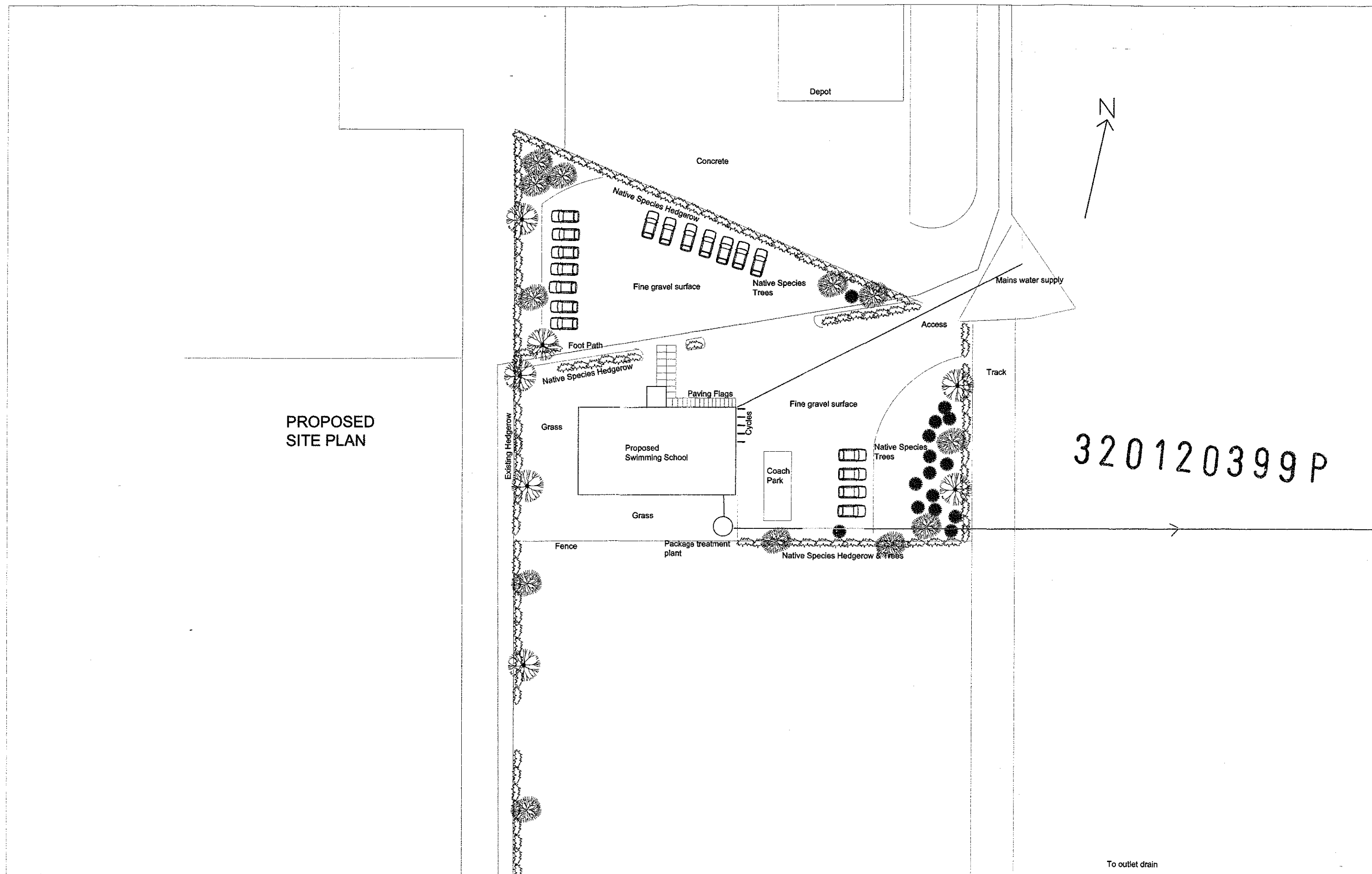
Hedgerow

N

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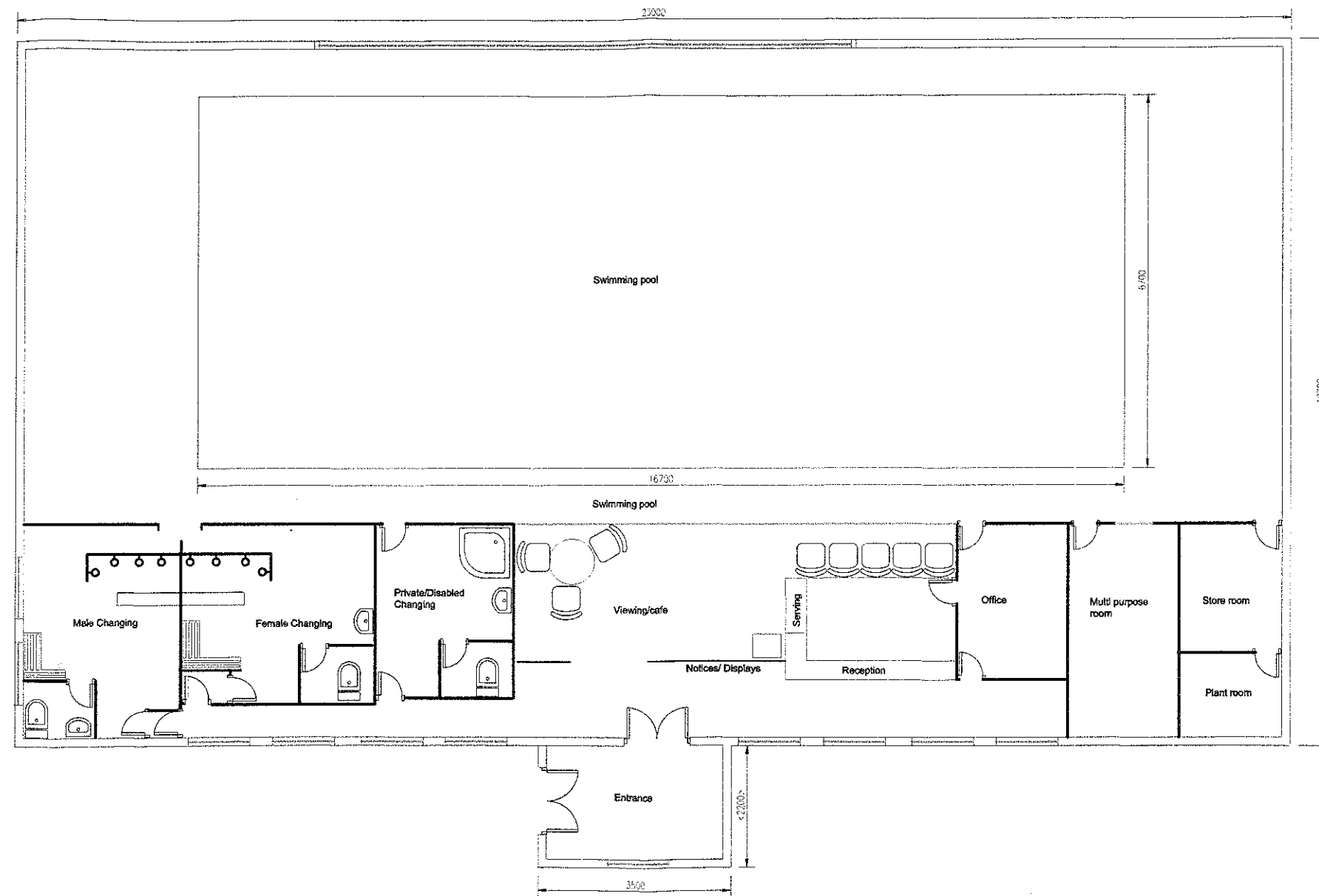
Scale; 1:500

Swim School - Site Plan



Scale; 1:500

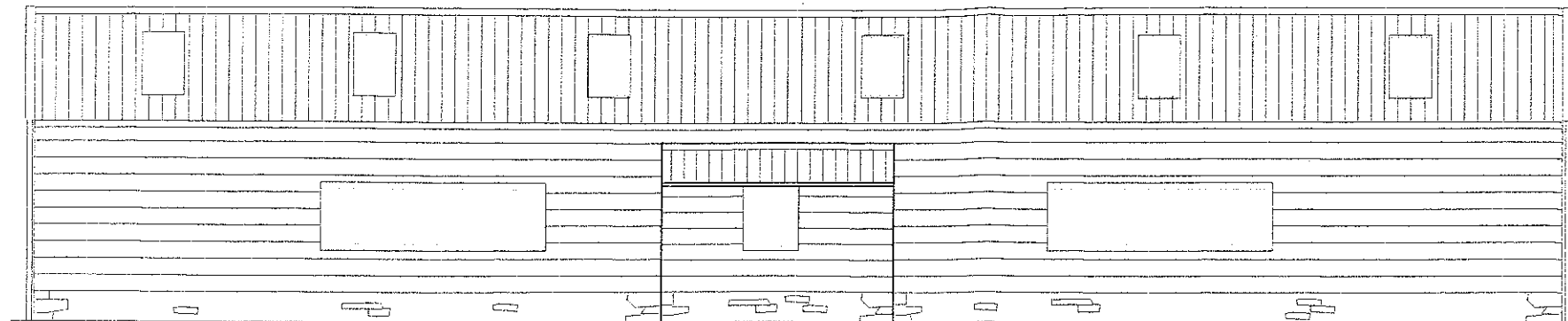
Swim School - Site Plan



320120399P

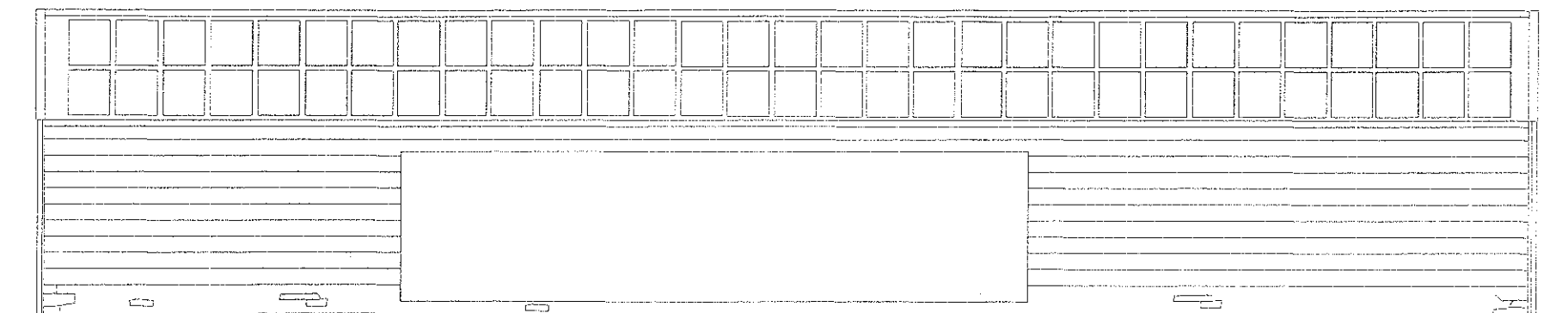
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Swim School - Plan



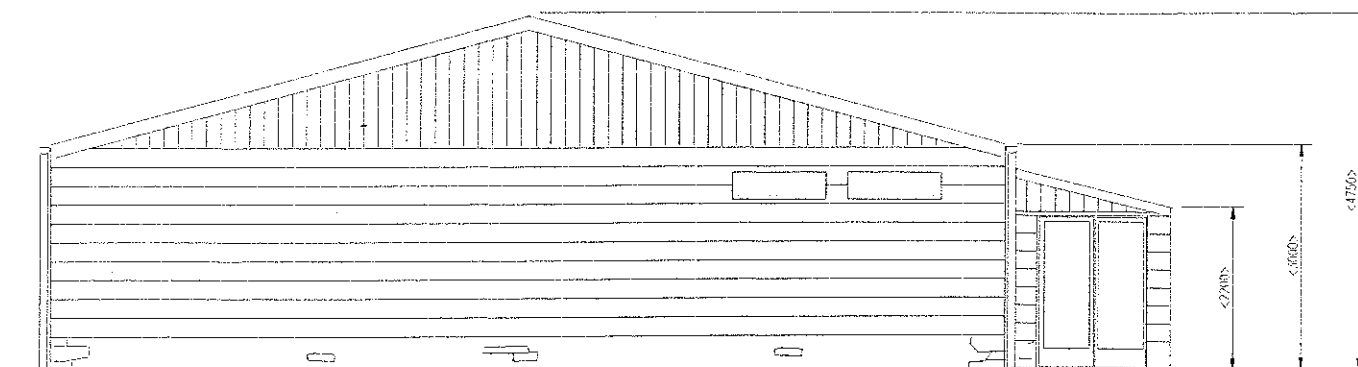
North Elevation

MATERIALS:
Walls: Timber clad over 450mm natural stone
Roof: 60mm Insulated profile sheeting
Gutters: UPVC
Entrance porch: Timber clad over stone
Windows: Aluminium

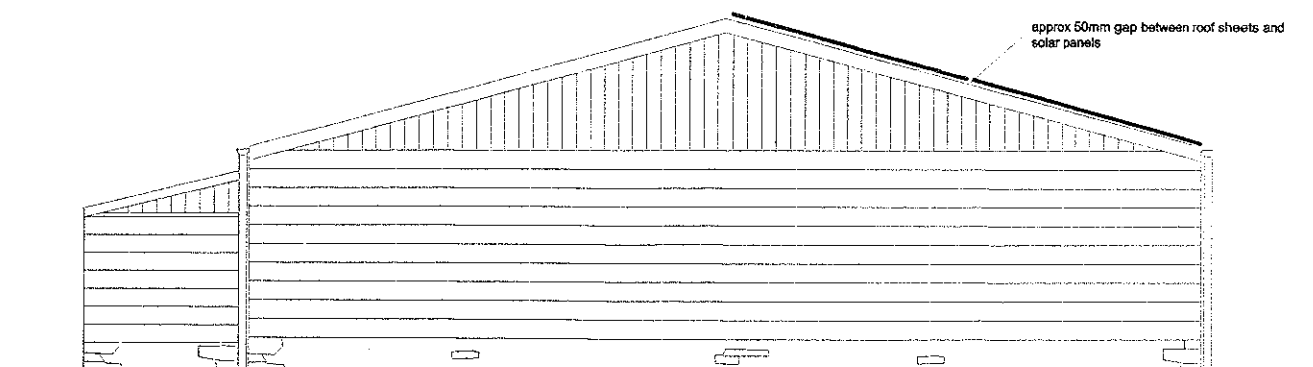


South Elevation

320120399P



West Elevation



East Elevation

Scale; 1:100

Swim School - Elevations