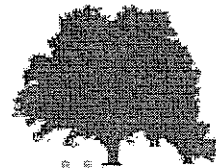




Planning Statement

GVA
First Floor,
City Point,
29 King Street,
Leeds
LS1 2HL

320120909 P



Bridge Heywood
Caravan Park

Erection of manager's dwelling

Bridge Heywood Caravan Park, Burnley, BB12 7RR

September 2012

Bridge Heywood Caravan Park -Erection of manager's dwelling

Prepared By



..... Status: Associate

Date: 30 July 2012

For and on behalf of GVA Hotels and Leisure

320120909 P

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Appendices

- 1 Details of available properties within 1 mile radius (www.rightmove.co.uk property search)

1. Introduction

- 1.1 GVA Hotels and Leisure has been instructed by Mr. Richard Hanson, Director of Bridge Heywood Caravan Park, to prepare a Planning Statement in support of their application for erection of a manager's dwelling on the site.
- 1.2 The site has consent for 89 static caravans, 18 touring caravans and an area for storing up to 150 touring caravans. The site has previously been overseen by the applicant's father from the nearby Dunkirk Farm. However, with his father nearing retirement Mr. Richard Hanson is now the main supervisor of the site.
- 1.3 The farmhouse not in the same ownership as the caravan park so cannot be relied on for future accommodation associated with the caravan site and in any case is not ideally located as it is not within sight or sound of the park.
- 1.4 Bridge Heywood is a family-run business in which Mr. Richard Hanson is full-time employed, with assistance from his parents on a part-time basis plus two local contractors to assist with grounds maintenance as required. The business would not sustain a full-time warden in addition to Mr. Richard Hanson and for him to now assume the role of on-site manager the manager's accommodation needs to provide a family home.
- 1.5 The proposed new manager's dwelling would be located at the northern end of the site near to the entrance, providing a security presence day and night. The dwelling has been designed to incorporate a visitors' reception and lounge area as well as office space for the business.

GVA

- 1.6 GVA is one of the UK's top five property consultancies. With twelve offices covering the whole of the UK, GVA Hotels and Leisure has the capability to provide the full range of property advisory services to the leisure business across the regions.
- 1.7 Hotels and Leisure is the specialist tourism and leisure advisory arm of GVA. Our specialist planning team has extensive experience of providing viability, regeneration and development consultancy, planning advice, applications, appeals and expert

witness evidence at planning inquiries for development in the tourism and leisure sectors.

Other Supporting Information

1.8 The planning application is accompanied by the following documents;

- Site Location Plan;
- Existing Site Layout Plan
- Roof/Block Plan
- Proposed floor plans and elevations

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2. Site Description and Context

Site Location

- 2.1 The caravan park is located on the banks of the River Calder, accessed off Whalley Road (A671) to the north, with dense woodland surrounding the park and additional planting to the north-east of the site
- 2.2 The park is located 7 miles (11.3 km) to the west of Burnley, 10.1 miles (16.3 km) north-east of Blackburn and 6.2 miles (10 km) south of Clitheroe. Junction 8 of the M65 is located 3.7 miles (6 km) to the south-east

Site Context and Description

- 2.3 The application site for the proposed dwelling is at the northern end of the site near the top of the main access drive into the park and adjacent the former railway line. The site is outside the development boundary of the village with the nearest residential properties approximately 260m to the north along Whalley Road. The aerial photograph below shows the application site in this context



Figure 1: Aerial photograph showing site context of Bridge Heywood Caravan Park and application site

- 2.4 The application site is screened from public views in the village. There is a public footpath along the driveway running north-south from the village down to the farm, which passes the application site to the west. The site does not feature in wider public views of the park from the footpath network further south.

Planning History

- 25 Planning consent 3/2007/0709 was approved on 11 October 2007 for the relocation of 18 touring caravan pitches, new access track and shower and WC block. No other records of the planning history for Bridge Heywood Caravan Park are available on the website. One of the static caravans is licensed for residential use.

3. The Proposal

- 31 The proposal is to erect a detached, two-storey dwelling comprising 4 bedrooms, bathroom, kitchen/diner and family room for the family accommodation with visitor reception and office for the business. A workshop/storage area is also proposed to serve the business.
- 32 The dwelling is designed to a high standard using locally sourced stone with natural stone slate and natural hardwood for the doors and windowframes.
- 33 Foul drainage will be discharged to the main sewer.
- 34 The dwelling would be located at the top of the field adjacent the old railway line. The property will be accessed off the existing driveway through an existing gap in the tree line. No trees will be removed as part of the proposal.

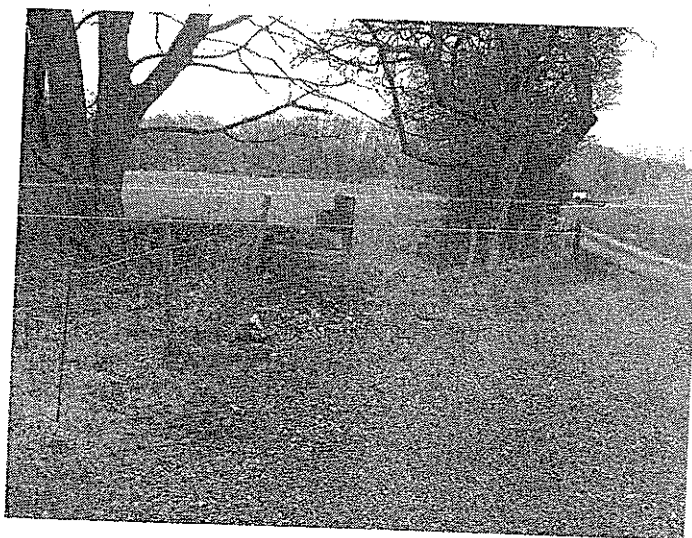


Figure 2: photograph showing site of proposed dwelling facing south-west

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4. Functional and financial test

4.1 Advice on the assessment of the need for worker's dwellings is set out in Annex A of PPS7 Sustainable Development in Rural Areas. Annex A remains in force following the replacement of most planning policy statements with the new National Planning Policy Framework (NPPF) in March 2012. PPS7 made provision for the development of new housing in the open countryside associated with rural based enterprises other than agriculture and forestry. Annex A to PPS7 sets out in paras 3- 13 the criteria to be used in assessing agricultural and forestry worker's dwellings, including tests of functional and financial viability. Para. 15 in respect of other occupational dwellings advises, firstly, that the rural enterprise in question should be acceptable in planning terms and permitted in that location and, secondly, that these occupational dwellings should undergo the same stringent levels of assessment as agricultural/forestry workers' dwellings and that the same criteria as set out in para. 3-13 should be used *"in a manner and to the extent that they are relevant to the nature of the enterprise concerned."*

4.2 Therefore, in accordance with the advice set out in Annex A to PPS7 we set out below a statement in support of a new manager's dwelling on the site addressing the relevant functional and financial tests

Acceptability of the enterprise in this location (para. 15)

4.3 The rural enterprise subject of this application is Bridge Heywood Caravan Park, a holiday caravan site comprising 18 touring pitches and 89 static caravans plus touring caravan storage area. It is acceptable in planning terms being well assimilated into the surrounding landscape. Moreover, it has a long established planning consent, and the site has been operating for over 50 years in this location with further extensions deemed acceptable in recent years.

Functional need for a manager's dwelling (para. 3 i)

4.4 There is a need for a manager's dwelling on site due to the nature of the business, with customers requiring assistance at all times of day and night and also for general

- security of the site, particularly during the period when the units are unoccupied (currently around 8 weeks during January/February). The park is in a relatively isolated location, away from the village with no other property on site within sight or sound of the caravan park.
- 4.5 The functional need for a manager's presence on the site has been established through use of one of the caravans for residential use by a warden. However, as explained above, the business is not in a position to employ a full-time warden in addition to Mr Hanson and as he is the full-time manager of the site the dwelling needs to accommodate his family also.
- 4.6 There is a need for permanent warden presence in order to manage a holiday park of this scale. The nature of the business is such that management of the park is not limited to standard office hours. There are numerous occasions when a warden is required out of hours to deal with customers on the park, for example:
- Late arrivals to the park
 - Customers requiring gas bottles
 - Dealing with electrical faults if there is an overload on the system
 - Maintenance issues eg replacing bulbs, use of central heating systems
- 4.7 At peak times there can be over 250 visitors on the park. Customers are demanding and expect problems to be fixed instantly, and this level of people generates a lot of work. There are a number older, retired customers on the park who need assistance with tasks such as resetting electric supplies, changing gas bottles, water leaks, even changing bulbs which can often cause the electricians to trip.
- 4.8 There are numerous occasions when visitors require assistance and Mr Hanson is contacted at all hours, often having to break off from family and social events to return to the park and sort the problem. Mr Hanson currently lives 8 miles away and often has to make several trips to the park to deal with problems in the absence of an on-site manager, including burst pipes, blocked drains, running out of gas, electric failure, broken locks and people parking in other's spaces in the storage compound. During the bad winters of 2009 and 2010 in particular Mr Hanson was regularly called out at night and over weekends to deal with problems with gas, electric and water supplies.
- 4.9 At quieter times of year there is a requirement for a warden to deal with ongoing site maintenance issues and also for security purposes as the static caravans left unoccupied during the closed period are vulnerable to damage and theft of property.
-

- 4.10 Security is also an issue throughout the year. Gas bottles have been stolen and coping stones taken from the site. There have been instances recently where youths have driven onto the site at night and around the park roads. Having a manager on-site would provide re-assurance to customers, provide immediate assistance should problems occur and, ideally, deter this kind of behaviour. The proposed location of the dwelling will effectively form a gate-house form of security.
- 4.11 The touring caravan storage facility also requires an element of on-site security and supervision due to the value of caravans left on-site over the winter.

The need relates to a full-time worker (para. 3 ii)

- 4.12 The proposed dwelling is for a full-time manager. There is a need for a full-time presence on the site as outlined above. At present there is no suitable accommodation on the site for Mr. Richard Hanson who fulfils this role.
- 4.13 Mr. Hanson's father has previously been able to assist with site management out of hours and so the business has managed in this way. However, recent health issues have left him unable to work for periods so the need for an on-site presence is now even more acute. Also, his property is not part of the caravan park business and so provision needs to be made on-site in order for Mr. Richard Hanson to take on the role full-time.

The business is established and financially sound (para. 3 iii)

- 4.14 Our clients have operated Bridge Heywood Caravan Park for over 50 years. The family has built the business up and are continuing to improve the quality and range of accommodation on-site through the recent extension of the touring caravan area and current proposals for additional static caravans.
- 4.15 We enclose copies of accounts for the last 3 years which clearly demonstrate that the business has been profitable for this period, is currently financially sound and has a clear prospect of remaining so. ***We would ask, in accordance with the provisions set out in Schedule 12A to the Local Government Act 1972, that this financial information is treated as private and confidential, for the information of officers and planning committee members only, and not included in any of the planning files or other documents that may be available to the general public***

The size of the dwelling is commensurate with the requirements of the enterprise (para. 9)

- 4.16 Para. 9 of Annex A states that the worker's dwellings should be commensurate with the established functional requirements of the business, stating it is the requirements of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate to a particular holding or business.
- 4.17 The park is a family-run business and as Mr Richard Hanson is the full-time manager the dwelling needs to be able to accommodate his family. The size of the dwelling is not excessive for their needs comprising 4 bedrooms, 1 bathroom, a kitchen/diner and living room. As the dwelling is for a site manager to serve the business, the property also incorporates facilities for this role including a visitor's reception area and office on the ground floor. Provision is also made for workshop/storage space associated with the business. These business requirements could not be accommodated by simply using a larger static caravan for the manager's accommodation. By incorporating all these elements into the design and footprint of the dwelling, there will be no requirement for additional buildings on site.
- 4.18 The floor area of the residential/habitable element of the property is 129 square metres which is well within the 120-140 square metres that we understand farm workers' dwellings are generally limited to by the Council. The additional 38 square metres is comprised of office and administrative areas associated with the business.
- 4.19 The functional need cannot be met by another dwelling in the area. The site is over 0.5km from the village and therefore properties in Read would not be in sight or sound of the park. This would not be acceptable from a security point of view and also is not practical in terms of providing support and assistance to visitors on the park. The need for security and the nature of the business requires an on-site presence and therefore the manager's dwelling has to be located on-site and not elsewhere.
- 4.20 Furthermore, there are no suitable equivalent properties at a realistically affordable price within a 1 mile radius of the site. Research on the national property search website www.rightmove.com indicates there are no suitable properties below £200,000 for sale (see **Appendix 1**) and no records of any property available to rent.

- 4.21 Whilst there are few properties for sale along Whalley Road at below £200,000 these are generally 2 bedroom so would not accommodate a family and none of these properties would be able to provide the additional business requirements of reception, office and storage. Also, as can be seen from the aerial map showing the location of available properties, whilst many of the properties are within a 1 mile radius as the crow flies, they are clearly not in a convenient location for providing 24 hour on-site assistance.

5. Planning Policy Context and Considerations

- 5.1 This section of the appraisal identifies the local and national planning policy context of the site and in particular those policies which have a direct bearing / influence over the proposed development.

Local Policy Context

- 5.2 The site is located within Ribble Valley District Council. The planning policies currently in force are those in the Ribble Valley District Wide Local Plan, which was adopted in June 1998. The Council are in the process of replacing this document with the Ribble Valley Wide Local Development Framework. The Ribble Valley Core Strategy is scheduled for submission of the Core Strategy during Summer 2012.

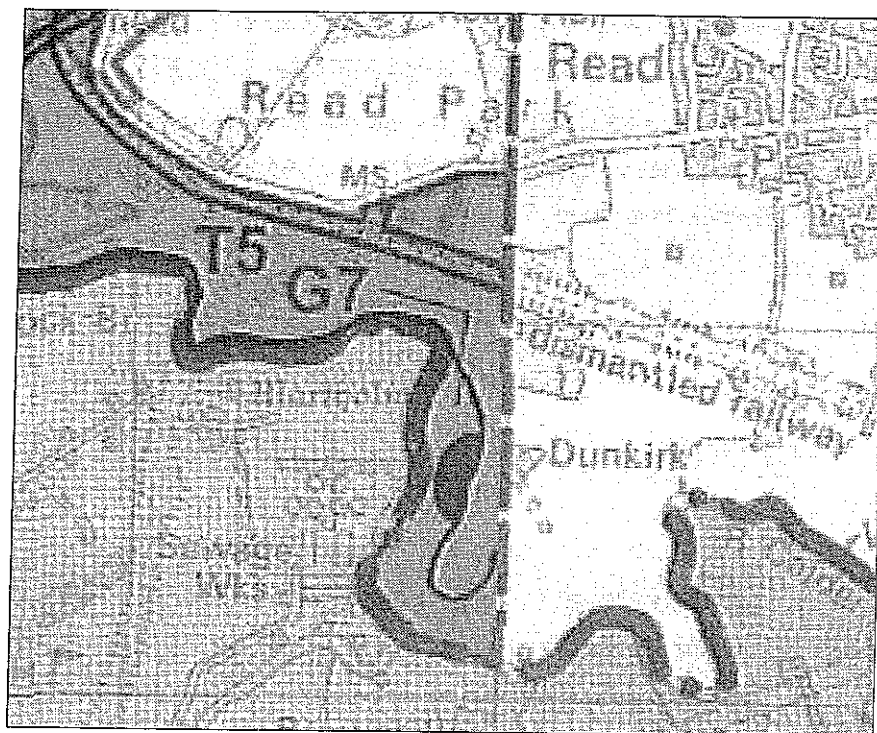


Figure 2: An extract from the Proposals Map

- 53 The site is identified as within the Green Belt and therefore **Saved Policy ENV4** must be addressed. The policy states:
- Within the green belt, as shown on the proposals map, planning permission will not be given, except in very special circumstances, and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation.
- 54 The proposed dwelling is to provide permanent on-site accommodation for a park manager. The need for a manager to live on park is already established and provides special circumstances where a new dwelling in the open countryside may be permitted, in accordance with national planning policy guidance and also **Saved Policy H2** of the Local Plan (see below). As such the development is considered to be acceptable and justified in this Green Belt location.
- 55 The proposed dwelling will not have any significant impact on the openness of the Green Belt and does not conflict with any of the purposes of designating land within the Green Belt.

5.6 **Saved Policy H2** deals with housing in the countryside and states that:

Outside the settlement boundaries, as defined on the proposals maps, residential development will be limited to: 1) development essential for the purposes of agriculture or forestry or other uses wholly appropriate to the rural area

5.7 There is an essential need for a full-time manager to live on-site permanently at the park. The need in this location has already been established through allowing one of the caravans to be occupied residentially. The principle of a new dwelling to provide permanent on-site accommodation for a manager is therefore acceptable in this location. More detailed consideration of the functional need for a new dwelling to serve the business in this location is set out in Section 4 of this statement with reference to Annex A of PPS7 which sets out all the criteria to be used when assessing proposals for a workers' dwelling in the countryside

5.8 **Saved Policy G1** provides general advice on the design of new development proposals. Criteria include that development should be of an acceptable scale, density and layout; have safe and adequate provision for access and parking; and be sympathetic to the character of the area. The proposed development will not generate significant additional traffic and has more than adequate provision for access and parking. The dwelling is well designed to incorporate the needs of the business whilst providing suitable family accommodation for Mr. Hanson as site manager. The design and external appearance, including locally sourced stone and stone slate roof, is in keeping with the character of the surrounding area

5.9 Whilst the application site is outside the defined development limits, we note that **Saved Policy G3** identifies Read as one of three settlements most suited to further housing development within the built-up area due to the level of community services available in these villages. The application site is within walking distance of the village and there is a bus stop immediately outside the caravan park entrance. The application site may therefore be considered a suitable and sustainable location for a dwelling, taking into account the need for it to be located on park to serve the business

5.10 We note a recent planning consent 3/2012/0010 approved in March 2012 for the demolition of an existing property and replacement with a large new build country

home comprising around 8 bedrooms, with additional living areas including a drawing room, billiard room, cinema and games room. This property, also located in the open countryside had a footprint of approximately 30m x 20m. Our client's property is modest in comparison and clearly related to the operational requirements of the caravan park.

National Planning Policy

National Planning Policy Framework (NPPF)

- 5.11 Para 89 deals with inappropriate development in the Green Belt and indicates exceptions where the construction of new buildings may be deemed appropriate within the Green Belt. This includes limited infilling in villages, and limited affordable housing for local community needs.
- 5.12 Para 55 provides advice on housing development and states that local planning authorities should avoid new isolated homes in the countryside unless these are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside.
- 5.13 There is an essential need for a full-time manager to live on-site permanently at the park. This special circumstance overrides the harm in principle of inappropriate development within the Green Belt as the dwelling is required to meet an essential need for a rural worker to live permanently in this location.
- 5.14 Para 58 covers good design and requires new development to be visually attractive and to reflect the identity of local surroundings and materials. The proposed dwelling has been designed to a high standard using locally sourced natural stone and will be in keeping with its rural surroundings.
- 5.15 Para 28 deals with supporting a prosperous local economy. By allowing a permanent manager's dwelling to be provided on the holiday park it will ensure that this business can continue to operate to its high standards, meeting customer expectations and therefore ensuring that the park continues to generate revenue into the local rural economy. As the proposed manager's dwelling will sustain a rural-based business of significant benefit to the local economy, this application is supported by the principles of supporting economic growth in the countryside set out in the NPPF.

Annex A - PPS7 Sustainable Development in Rural Areas (2004)

- 5.16 Specific advice on the provision of worker's dwellings to serve rural-based enterprises is set out in Annex A which remains in force as guidance on this issue, describing the functional and financial tests that should be met when determining this type of application. We have set out the functional and financial test in the preceding section to this statement. This proposal is supported in principle by PPS7.

The Good Practice Guide on Planning for Tourism (GPGPT, May 2006)

- 5.17 The GPGPT offers support for rural based schemes including those for holiday accommodation such as touring caravans, static caravans or holiday lodges. Para 2.5 states that:

The revenue generated by tourism can help to ...support and enhance local services and facilities such as shops and pubs particularly in rural areas ... aid diversification within the rural economy...underpin the quality of the local environment and facilitate further enjoyment of it by residents and visitors

- 5.18 Paragraph 2.6 makes particular reference to rural areas and states that: *In rural areas the health of the environment and of the community depends on the viability of the local economy. So areas which attract visitors for their scenic beauty and which enjoy income from tourism will be better able to afford to sustain the local environment*

- 5.19 Annex A of the GPGPT considers different forms of visitor accommodation and in para 2.4 considers the need for staff accommodation on camping and caravan parks. It recognises that: *For many types of holiday parks, a residential managerial presence is often essential, to achieve quality service to the customer, security for the property, and to meet the obligations of health and safety regulations. Accommodation may sometimes also be needed for key members of staff. As far as possible, suitably located existing dwellings should be used to meet these accommodation needs. But where this is not a feasible option, and particularly in locations where suitable housing is not available, or is unaffordable, it may be necessary to provide new, on-site accommodation for managerial and/or other staff. In such cases the conversion of any suitable available existing buildings should be considered first in preference to the construction of new and potentially intrusive housing development in the countryside"*

(my emphasis underlined)

- 5.20 As outlined above, there is no suitable provision on-site and there is no other suitable or affordable housing available in the area. There is no option for conversion of existing buildings and the new dwelling is designed to be of a character and appearance in keeping with its surroundings. The dwelling will not be prominent in public views from outside the caravan park and will therefore not have any unacceptable visual impact.
- 5.21 The GPGPT refers to Annex A in PPS7 (see above) for assessing the need for worker's dwellings to support rural-based enterprises.

6. Summary and justification for proposal

- 6.1 There is an essential need to provide a permanent manager's dwelling on-site to ensure that the park continues to run to a high standard, and to provide adequate security on the park. The role of full-time warden is now fulfilled by Mr Richard Hanson and use of a larger static caravan on the site will not be sufficient to meet the needs of the business whilst providing adequate accommodation for his family
- 6.2 The existing rural enterprise of the holiday park is in a suitable location having operated on for over 50 years in this rural setting. Provision of permanent manager's dwelling is therefore acceptable in principle, and justified in this Green Belt location in accordance with Saved Policies ENV4 and H2 of the Ribble Valley District Wide Local Plan and supported by the NPPF, Annex A of PPS7 and the GPGPT.
- 6.3 This application provides a detailed assessment of the functional and financial need for a permanent manager's dwelling on the site, in accordance with Annex A of PPS7. It also provides evidence that this functional need cannot be met by other suitable property off-site as there is no suitable or affordable property available within a 1 mile radius of the site.
- 6.4 The proposed dwelling is well designed using local natural stone and is of an appropriate scale and layout for this location, in keeping with the surrounding countryside. The proposal therefore accords with the design requirements of Saved Policy G1 in the Local Plan and also the NPPF.
- 6.5 The site is in a sustainable location, with good access to the road network and to local services, including public transport, and the site is within walking distance of community facilities in the village of Read.



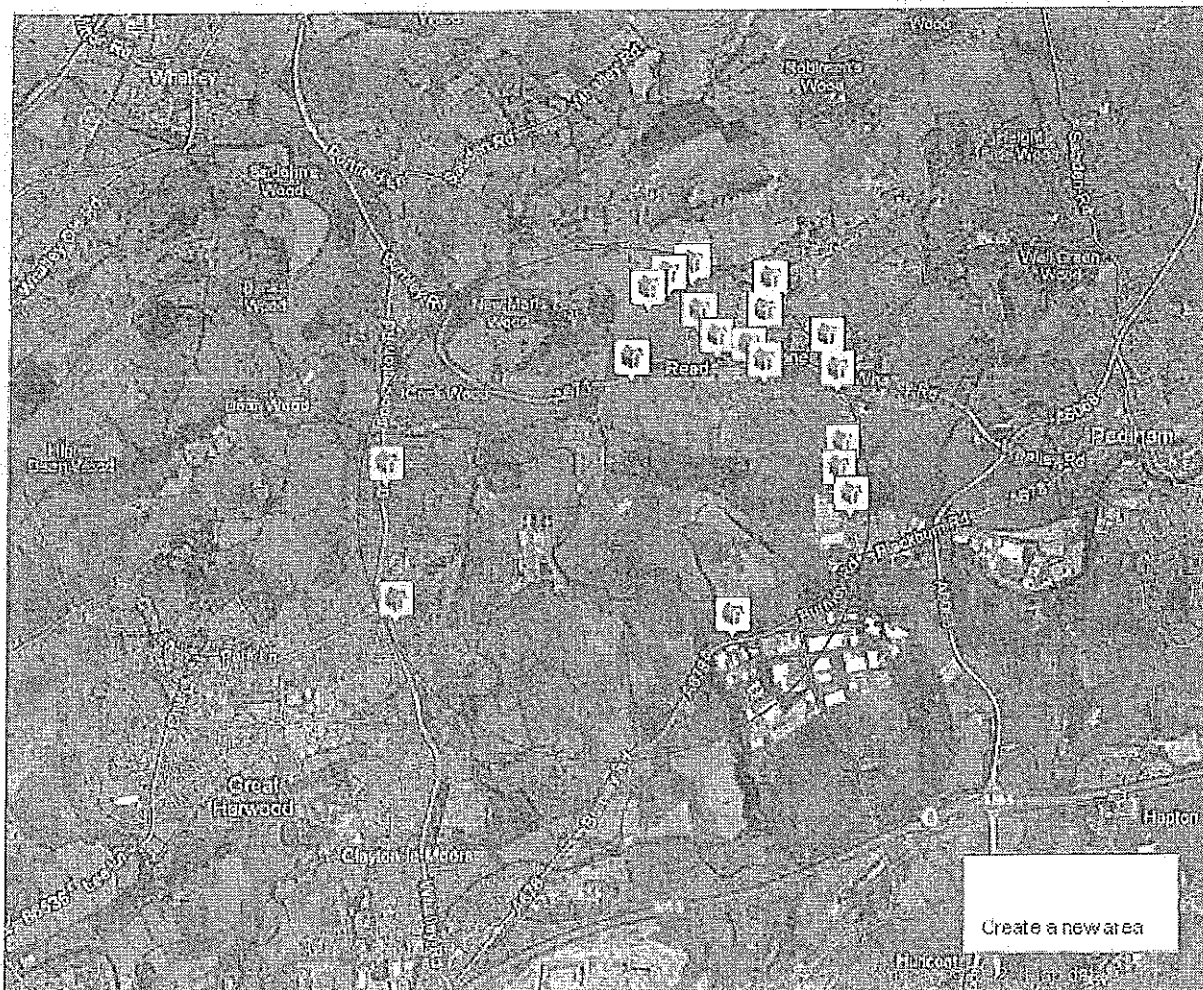
Appendix 1

Details of
available
properties
within a 1
mile radius



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Find property for sale in BB12 7RR



Note: The pins show the centre of postcodes, not exact locations

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£795,000

5 bedroom semi-detached house for sale
Whins Lane, Read, Burnley

An imposing period residence lying on the periphery of Read village and commanding 180° views to the front towards Hambledon Hill, Todmorden and Whalley Nab. The main property is believed to have been constructed circa 1798 as a school, place of worship and vicarage. There have been a...

More details, 19 photos, floorplan and virtual tour | [Save property](#) | [Upgrade listing](#)

Marketed by Mortimers Chartered Surveyors, Whalley. Telephone: 0843 315 0576 [BT 4p/min](#)



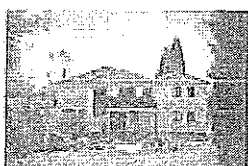
Offers in Region of £775,000

5 bedroom detached house for sale
George Lane, Read, BB12

This exclusive property is set within its own gated grounds and includes three reception rooms, kitchen, utility and cloaks. There are five bedrooms including one en-suite, two bathrooms and an integral double garage. The property, has a contemporary, open-plan feel throughout. Viewing recommended.

More details, 19 photos, floorplans, brochure and virtual tour | [Save property](#) | [Upgrade listing](#)

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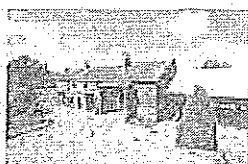
£725,000

5 bedroom detached house for sale
Beechwood, Hammond Drive, Read

A stunning detached family house situated on an exclusive private road which has been extensively remodelled and extended in recent years to provide a modern contemporary finish. The ground floor offers a spacious lounge with open fire, there is a large study with beautiful oak fitted furniture, ...

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Offers Over £600,000

4 bedroom semi-detached house for sale
Stoops Farm, Whalley Road, Great Harwood, Blackburn, Lancashire

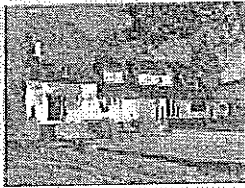
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STUNNING 17th century farmhouse SYMPATHETICALLY EXTENDED, RESTORED and RENOVATED to retain its character but integrate modern conveniences, providing up to 4 BEDROOMS & 2 BATHROOMS along with FORMAL LOUNGE, DINING ROOM, AND BEAUTIFUL, KITCHEN/LIVING/ DINING AREA, utility and w.c (contd. .)



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Guide Price £550,000

3 bedroom detached house for sale
Woodlands Hammond Drive, Read, BB12

An opportunity to purchase a "Premier" Ribble Valley post coded property Sitting proudly amongst a select band of detached properties on the prestige "Hammond Drive" (private road), Woodlands offers fantastic value at this competitive price

More details, 16 photos, floorplans and virtual tour | [Save property](#) | [Upgrade listing](#)

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£499,950



4 bedroom detached house for sale
Wilkinson's Farm, Simonstone Lane, Simonstone

A delightful stonebuilt Grade II listed 18th century farmhouse with stone mullion windows, set on a generous elevated plot with open views to the rear and excellent road links to the M65 motorway This spacious family house benefits from four bedrooms, en-suite bathroom to the master, a separate

More details and 11 photos | [Save property](#) | [Upgrade listing](#)

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£425,000



4 bedroom detached bungalow for sale
Buckingham Drive, Read

• A stunning three bedroomed detached true bungalow • Lounge, dining kitchen, four piece house bathroom, two piece cloakroom En suite facilities • Excellent attached annexe accommodation affording lounge, kitchen, bedroom, three piece shower room • Stunning garden areas to the front

More details and 13 photos | [Save property](#) | [Upgrade listing](#)

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Offers Over £325,000

3 bedroom detached house for sale
The Holbeck Whalley Road, Read, BB12

The Holbeck is a prestige three bedroom detached property set on an individual plot overlooking open countryside on the periphery of the Ribble Valley Village of

Read, offering carefully designed spacious luxury accommodation with private driveway, multicar parking and a detached double garage.

More details, 18 photos, floorplans, brochure and virtual tour | [Save property](#) | [Upgrade listing](#)

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£310,000



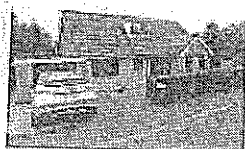
5 bedroom detached house for sale

Berkeley Drive, Read

• Deceptively spacious detached modern residence with multi-flexible internal accommodation • Cloakroom, lounge, dining room, fitted kitchen, office/breakfast room, conservatory, ground floor fifth bedroom, first floor four additional bedrooms, house bathroom • House bathroom, gas centr.

More details and 12 photos | [Save property](#) | [Upgrade listing](#)

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£299,950



4 bedroom detached house for sale

Masterson Avenue, Read

• A four bedroomed detached family home • Study, spacious lounge diner, dining room, kitchen, conservatory, downstairs bathroom, first floor bathroom • Well maintained garden areas to front, side and rear • Situated on a large plot • Integral garage • Development and exte

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£298,000

4 bedroom detached bungalow for sale
Kirkstall Avenue, Simonstone, BB12

A four bedroom bungalow is delightfully situated on this popular residential development in a small row of three properties in the sought after Ribble Valley village of Simonstone. Magnificent rear aspects and a must view property.

More details, 15 photos, floorplan and brochure | [Save property](#) | [Upgrade listing](#)

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Offers in Region of £289,950

4 bedroom detached house for sale
Buckingham Drive, Read, BB12

Very well located, this elevated Buckingham drive property includes a spacious lounge, open plan to dining room, kitchen, family room conservatory and cloak. There are 4 bedrooms one a modern contemporary en-suite. There are stunning long distant views to the front overlooking Hambledon Hill.

More details, 12 photos, floorplans and virtual tour | [Save property](#) | [Upgrade listing](#)

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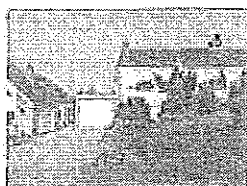
Offers in Region of £275,000

3 bedroom cottage for sale
George Lane, Read, BB12

East Cottage offers a fantastic opportunity to purchase a truly beautiful property that is set on the top corner of the exclusive George and Whins Lane area of Read. The open aspect rear and side views are beautiful and we highly recommend you internally view to appreciate the size and quality.

More details, 16 photos, floorplans and virtual tour | [Save property](#) | [Upgrade listing](#)

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£259,950

5 bedroom semi-detached house for sale
Scott Avenue, Simonstone

A beautifully presented and deceptively spacious semi-detached 'chalet' bungalow with extended four bedroom accommodation and a superb, separate 'Teenage Annex' on the lower ground floor. The property is located in the village of Simonstone in an elevated position with semi-open aspects and with...

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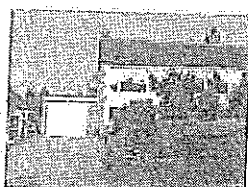
£259,950

2 bedroom detached bungalow for sale
Berkeley Drive, Read, BB12

Pendle Hill Properties are pleased to offer another excellent opportunity to purchase a cosy 2 bedroom bungalow set on the ever popular Berkeley Drive. The property benefits from extensive front and rear gardens, a Rear conservatory and double integral garage.

More details, 10 photos, floorplan and virtual tour | [Save property](#) | [Upgrade listing](#)

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£259,950

5 bedroom semi-detached house for sale
Scott Avenue, Simonstone

A beautifully presented and deceptively spacious semi-detached 'chalet' bungalow with extended four bedroom accommodation and a superb, separate 'Teenage Annex' on the lower ground floor. The property is located in the village of Simonstone in an elevated position with semi-open aspects and withi

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£249,950

3 bedroom end of terrace house for sale
Simonstone Lane, Simonstone

• STUNNING EDWARDIAN END TERRACE PROPERTY • SPACIOUS INTERNAL LIVING ACCOMMODATION • THREE BEDROOMS AND THREE RECEPTION ROOMS • MAGNIFICENT GARDEN AREA TO REAR • CATCHMENT FOR RIBBLE VALLEY SCHOOLS • MODERNISED TO THE HIGHEST STANDARD • PARKING FOR 4/5 CARS, D...

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Offers in Region of £239,950

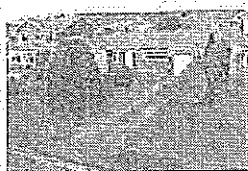
3 bedroom semi-detached house for sale
Torreon Simonstone Lane, Simonstone, BB12

A very ATTRACTIVE SEMI-DETACHED, THREE BEDROOM property located in the QUIET village of SIMONSTONE. This property offers STUNNING ASPECT

320120909P
VIEWS to the FRONT and REAR of the property. STONE DRIVEWAY.
DETACHED GARAGE and TWO SPACIOUS GARDENS. MUST VIEW
PROPERTY!

More details, 15 photos, floorplan and virtual tour | [Save property](#) | [Upgrade listing](#)

Marketed by Pendle Hill Properties, Read Telephone: 0843 314 0446 [BT 4p/min](#)



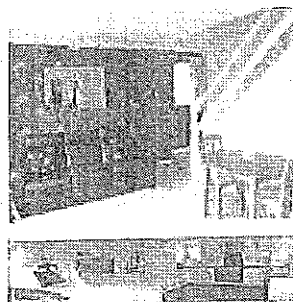
Guide Price £239,950

2 bedroom detached bungalow for sale
Berkeley Drive, Read, BB12

Pendle Hill Properties are pleased to offer another excellent opportunity to purchase a cosy 2 bedroom bungalow set on the every popular Berkeley Drive. The property benefits a handy plot size in-keeping with the properties internal square footage. A rear conservatory is an added benefit.

More details, 5 photos and floorplan | [Save property](#) | [Upgrade listing](#)

Marketed by Pendle Hill Properties, Read Telephone: 0843 314 0446 [BT 4p/min](#)



£235,000



3 bedroom detached house for sale
Fountains Avenue, Simonstone, Burnley BB12

A stylish and modern interior awaits the buyer of this detached property which has been refurbished by the current owners. Situated in the sought after location of Simonstone this house is an opportunity not to be missed. Offering well proportioned living accommodation and occupying an impressive plot.

More details, 11 photos and brochures | [Save property](#) |

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Offers in Region of £225,000

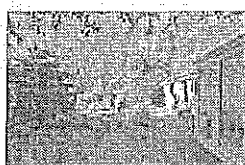


3 bedroom terraced house for sale
Bank Terrace, Simonstone, Lancashire

A most handsome Edwardian garden terrace home with an east/west orientation. Infused with light, space and many character features, it comprises hall, sitting room, open plan family room/kitchen, wet-room, three bedrooms, bathroom and a delightful rear garden with shed and parking. (1,288 sq ft)

More details, 12 photos, floorplan and brochure | [Save property](#) | [Upgrade listing](#)

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Offers in Excess of £210,000

3 bedroom semi-detached house for sale
St. Johns Close, Read, BB12

REDUCED This three bedroom detached home enjoys flexible and spacious living accommodation and benefits from the addition of a substantially sized UPVC conservatory extension. Mature south facing gardens are a lovely feature of the competitively priced property.

More details, 14 photos, floorplans, brochure and virtual tour | [Save property](#) | [Upgrade listing](#)

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Offers in Region of £209,000

3 bedroom semi-detached house for sale
The Old School House Burnley Road, Altham, BB5

REDUCED This very unique property is deceptively large with three double bedrooms, three receptions, conservatory, fully fitted kitchen / utility and private driveway with multi car off road parking suitable for motorhome or caravan hard standing. Internal viewing to fully appreciate.

More details and 10 photos | [Save property](#) | [Upgrade listing](#)

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£200,000

3 bedroom detached bungalow for sale
Fountains Avenue, Simonstone

320120909P



This is a superb opportunity to purchase a three bedroom detached bungalow situated in an established and popular residential area that has been maintained to excellent standards

[More details](#), [14 photos and brochure](#) | [Save property](#) |

Marketed by Petty, Burnley. Telephone: 0843 314 2905 [BT 4p/min](#)



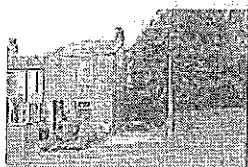
£195,000

3 bedroom semi-detached house for sale
53 Whalley Road, Great Harwood, BB6 7TE

A Very Desirable Semi Detached House with Rear Views Over Gt Harwood Golf Course

[More details](#), [16 photos](#), [floorplan and virtual tour](#) | [Save property](#) | | [Upgrade listing](#)

Marketed by James Whitehead Professional Estate Agent, Blackburn. Telephone: 0843 314 5909 [BT 4p/min](#)



Offers in Region of £159,950

2 bedroom semi-detached house for sale
Simonstone Lane, Simonstone, BB12

CHAIN FREE - This Two Bedroom semi detached property located in Simonstone. With a stunning rear garden consisting of a Water Feature, Stone BBQ, Pergola, Lawn and mature flower beds. Internally well maintained. Off Road Parking is an added bonus

[More details](#), [12 photos](#), [brochure and virtual tour](#) | [Save property](#) | | [Upgrade listing](#)

Marketed by Pendle Hill Properties, Read. Telephone: 0843 314 0446 [BT 4p/min](#)



£149,950

3 bedroom terraced house for sale
Whalley Road, Read, Lancashire

A lovely traditional bay windowed garden terrace home with gas central heating and PVCu double glazing. Comprising hall, living room, dining room, kitchen, three bedrooms, four piece bathroom. (1,083 sq ft/100.7 sq m approx) Attractively priced. Viewing recommended. NO CHAIN...

[More details](#), [12 photos](#), [floorplan and brochure](#) | [Save property](#) | | [Upgrade listing](#)

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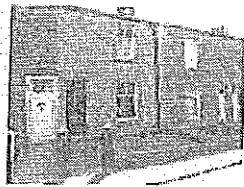
£139,950

2 bedroom end of terrace house for sale
Jubilee Street, Read, BB12

Located in the popular Ribble Valley village of Read. This end of terrace property comprises of two bedrooms, two reception rooms, a gallery kitchen, family bathroom and rear yard. A very competitively priced two bedroom Read property

[More details and 6 photos](#) | [Save property](#) | [Upgrade listing](#)

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£134,500



3 bedroom terraced house for sale
Whalley Road, Read

A garden fronted stone built mid-terraced property. Front room, rear lounge, breakfast kitchen, three bedrooms, bathroom. Original fireplaces, cornicing and panelling throughout ground floor. Generous yard area with outdoor store and low suite WC. Gas central heating. Priced to sell. Viewing high.

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Offers in Region of £129,950

3 bedroom terraced house for sale
Whalley Road, Read, BB12

FIRST TIME BUYERS - BUY TO LET INVESTORS This two bedroom terraced property located on Whalley Road in Read comprises of two bathrooms, two spacious reception rooms and a large kitchen. Property in need of a little modernisation.

[More details and 4 photos](#) | [Save property](#) | [Upgrade listing](#)

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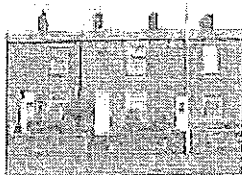


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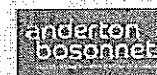
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£125,000

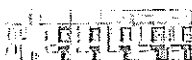


2 bedroom terraced house for sale
Whalley Road, Read, Lancashire

A light and spacious garden fronted home with two double bedrooms, living room, dining room, kitchen, utility and bathroom. Gas central heating and PVCu double glazing are installed plus a garage/workshop. (893 sq ft/82.9 sq m approx) A good first time buyer opportunity ..

More details, 11 photos, floorplan and brochure | [Save property](#) | [Upgrade listing](#)

Marketed by Anderton Bosonnet, Clitheroe. Telephone: 0843 315 3884 [BT 4p/min](#)



£125,000

Land for sale
Hambledon View, Read, BB12

A development opportunity located on the Read which offers the potential to build 4 traditional 2 bedroom terraced properties on the popular Hambledon View. These properties once built will appeal to first time buyers and buy to let investors.

More details and 2 photos | [Save property](#) |

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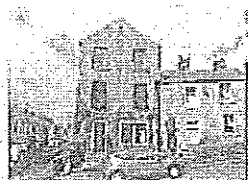
Fixed Price £125,000

2 bedroom end of terrace house for sale
Railway Terrace, Simonstone, BB12

Mortgage Incentives Available ! This very unique TWO bedroom terrace located in SIMONSTONE has the advantage of a significant CORNER PLOT allowing off road parking and gardens to the rear. Recently refurbished but in keeping with character with ORIGINAL BEAMS and WOOD BURNING FIRE.

More details, 8 photos, floorplans, brochure and virtual tour | [Save property](#) | [Upgrade listing](#)

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£109,950

2 bedroom apartment for sale
Fort Street, Read

• Ideal for first time buyer, investment opportunity • Lounge, generous sized dining kitchen, two good bedrooms, bathroom • Gas fired central heating • uPVC

double glazing • Designated parking space • Popular village location
chain



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£97,500

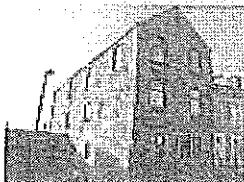


2 bedroom terraced house for sale
Hambledon View, Read

Situated right in the centre of the popular Ribble Valley village of Read this pleasant stonebuilt property offers well appointed internal accommodation which would now benefit some areas of modernisation providing a great opportunity to enhance further. Internally the house briefly comprises a g...

[More details, 6 photos and brochure](#) | [Save property](#) | [Upgrade listing](#)

Marketed by Honeywell, Clitheroe - Sales. Telephone: 0843 314 3607 [BT 4p/min](#)



Offers in Region of £95,000

2 bedroom penthouse for sale
Fort Street, Read, BB12

****HIGH YIELD RIBBLE VALLEY BUY TO LET OPPORTUNITY**** or ideal
****FIRST STEP ON TO THE LADDER for FIRST TIME BUYERS.** A large 2
BEDROOM penthouse apartment with open plan dining kitchen, new modern
bathroom suite, study, multi aspect lounge, utility wash area and off road parking

[More details and 8 photos](#) | [Save property](#) | [Upgrade listing](#)

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Guide Price £19,950

Cafe for sale
private & confidential

A Superb Opportunity to Purchase the Fixtures, Fittings and Goodwill on this
thriving and Growing Business which is set on a private and Exclusive Location
The Zero Tie in leasehold Agreement allows any Potential Purchasers a Risk
Free Low Cost Entry into this Lucrative Catering Opportunity.

[More details](#) | [Save property](#) |

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Commercial

320120909 P

please ask for: Gareth Fort
direct line: 01200 414501
email: gareth.fort@ribblevalley.gov.uk
my ref: RV/2012/ENQ/00040
your ref:
date: April 18, 2012

Dear Mr Sweeting,

PRE APPLICATION ADVICE BRIDGE HEY WOOD CARAVAN SITE READ

I am writing in response to your request for pre- application advice in respect of the above- named site.

The proposal

You are seeking in- principle advice on the following proposals: firstly; the relocation of the storage area; secondly the development of existing storage area with further static holiday caravans; thirdly, the construction of a dwelling and management office at the entrance to the Park.

We discussed the proposals in detail at the site visit, and looked at various locations for siting of the proposed house.

Planning Policy Background

In assessing these proposals, I have been mindful of policy in the Ribble Valley Districtwide Local Plan in respect of general development control (G1), development outside of settlement boundaries (G5), Green Belts (ENV 4), general policy on recreation and tourism (RT1); those relating to caravan sites (RT5 & RT6); and policy relating to dwellings in the open countryside (H2).

I have also had regard to the National Planning Policy Framework, particularly the policies relating to Green Belts, housing, and rural tourism.

General Development Control Issues

The Local Plan states that 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.

Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature. A safe access should be provided to accommodate the scale and type of traffic generation. Particular emphasis will be placed on visual appearance and the relationship to surroundings of development on any existing amenities. Materials used should be sympathetic to the area.

Development outside of settlement boundaries

The Local Plan, in policy G5 states that planning consent will only be granted for small-scale developments which are *inter alia*: essential to the local economy or social well being of the area; or small- scale tourism developments.

The policy recognises the need to protect the countryside from inappropriate development, but seeks to strike a balance accepting that the countryside is a working area and a source of many Ribble Valley residents' livelihoods. There is need to manage development pressures to avoid harming the basic character of the area.

In terms of new housing in the open countryside, the Local Plan states, in policy H2 that outside settlement boundaries residential development will be limited. Among other categories is development essential for the purposes of agriculture or forestry or other uses wholly appropriate to the rural area. Development should be appropriately sited and landscaped. In addition, scale, design and materials used must reflect the character of the area, and the nature of the enterprise. In order to determine an application for a dwelling of this type, the need for new development will have to be demonstrated by the applicant. This assessment is likely to include to what extent it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times; the scale and nature of the enterprise; and the extent to which any existing accommodation in the area is suitable and available for occupation by the workers concerned.

In terms of siting, the policy suggests that wherever practical the new development should be related to existing dwellings; the dwelling should have a limited impact on the landscape; the development should not cause undue expense to any public authority or statutory undertaker; dwellings should normally be of a two storey construction and of a design traditional to the area.

The recently published National Planning Policy Framework yields the following policy advice on new residential development within the countryside. It states at paragraph 55 that "Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside."

Green Belts

Local Plan policy in relation to green belts is contained within Policy ENV 4. This states that planning permission will not be granted except in very special circumstances, for the erection of new buildings other than for the purposes of agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation.

The National Planning Policy Framework, on the subject of Green Belts states, at paragraph 79: "The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

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Local Planning Authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to retain and enhance landscapes, visual amenity and bio-diversity.

The NPPF states that inappropriate development is, by definition, harmful to the green belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Construction of new buildings within the Green Belt should be regarded as inappropriate, with exceptions, including *inter alia* limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than existing development.

Tourism

The Local Plan's general policy on recreation and tourism is contained within RT1. The policy states that development proposals that extend the range of tourism and visitor facilities within the borough will be approved subject to a number of criteria. These include that the proposal must not conflict with other policies of the Local Plan; that the proposal must be physically well related to an existing main settlement or village or to an existing group of buildings; the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design; the proposals should be well related to the existing highway network.

Policy RT 5 outlines the approach to static caravan sites. It states that the Council will approve proposals for the extension of existing sites providing that the development is not intrusive in the landscape; has a safe access or is capable of being improved to a safe standard; is not situated on land that is susceptible to flooding. Consideration of ENV 4, where relevant is of particular importance in assessing proposals. The proposal's size, siting and design should not prejudice the primary purposes of the green belt.

RT 6 outlines policy in relation to touring caravan sites. Of relevance to these proposals is the policy on site size, sites catering for more than 50 touring caravans are likely to give rise to difficulties in terms of visual effect on the wider landscape and local environmental impact. In terms of location, the site should blend into the landscape and be capable of being screened from both local and more distant viewpoints. Proposals within the green belt would be acceptable, only where by virtue of the development's scale, siting and design does not prejudice the primary purposes of the green belt.

The National Guidance in NPPF in relation to rural tourism and economic development is included in paragraph 28, which states that local plans should "support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres."

Proposal 1: Relocation of Storage Area

In assessing your proposal to relocate the storage area, I have been particularly mindful of the local and national policies in relation to green belts, and local policy with regard to touring caravan sites.

We discussed this proposal onsite. The development would require earthworks, and would be located within a depression in the land, screened by existing tree cover. However, it is my view that relocation of the storage area is contrary to policies, which protect the openness of the green belt from inappropriate development. The siting of over 50 caravans in the site would be likely to have an adverse impact on the overall openness of the area, and landscape quality, and this proposal, in my view would be unlikely to receive planning consent.

Proposal 2: Development of Storage Area with Static Holiday Caravans

In assessing this element of the proposal, I have been particularly mindful of policies with regard to Green Belt, and national and local policies regarding rural tourist uses, particularly static caravan park extensions.

It is my view that, in principle, a proposal to change the use of this site from storage to a development of static holiday caravans is acceptable. The development would be likely to have a more limited visual impact than the current use, would use brownfield land, and is more in line with policies seeking to promote sustainable tourism and rural economic development.

Any application for development of the site would have to be accompanied by appropriate flood risk assessment.

In line with Policy G1 I also sought comments from Lancashire County Council Highways in respect of the proposal. The Council have no objections in principle to the location of a further 15- 20 caravans within the site on road safety grounds. There would be no discernible detrimental highway impact and the existing level of activity has not highlighted any highway safety concerns.

Proposal 3: Development of a Dwelling at the Entrance to the Park

In assessing this proposal I have had regard to Green Belt policies, and national and local housing policy.

It is my view that the development of a permanent dwelling at the proposed location would be difficult to justify in terms of the tests set out in the previous paragraphs. The applicant would have to demonstrate the need for the new dwelling, and show how the need could not be accommodated within a larger static caravan within the site. The development of a new house at either location A or B would be isolated and physically separated from either the park, or in the wider Read/ Simonstone area. Whilst mindful of the owners' desire to improve security onsite, I cannot see this factor outweighing national and local policy in relation to a scheme of this type.

It is my view that securing permission for this element of the scheme is unlikely on the basis of the planning policies that I have outlined above.

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Conclusion

As outlined above, it is my opinion that the proposal to relocate the storage area would be unlikely to secure planning permission, though the proposal to change the use of the storage area, and develop it for static caravan use would be acceptable in planning terms. I also have reservations about the development of a permanent dwelling on the site given the strong national and local policy in relation to greenbelts and development within the open countryside, and feel that a development of this type would be difficult to justify in this instance.

Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre- application enquiry, which sought guidance on the general principle of development on this site.

I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of any application submitted.

Yours sincerely

Gareth Fort
Pre- planning advice officer

Mr D Sweeting
GVA Humberts Leisure
First Floor City Point
29 King Street
Leeds
LS1 2HL