

21 JAN 2013

FOR THE  
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320130468P

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:          | Mr                                                    | First name: | Ian | Surname:          | Alderson        |                  |  |
| Company name:   |                                                       |             |     |                   |                 |                  |  |
| Street address: | The Garden Village Ltd, Hawkshaw Farm, Longsight Road |             |     | Country Code      | National Number | Extension Number |  |
|                 |                                                       |             |     | Telephone number: |                 |                  |  |
|                 | Clayton le Dale                                       |             |     | Mobile number:    |                 |                  |  |
| Town/City:      | Blackburn                                             |             |     | Fax number:       |                 |                  |  |
| County:         |                                                       |             |     | Email address:    |                 |                  |  |
| Country:        |                                                       |             |     |                   |                 |                  |  |
| Postcode:       | BB2 7JA                                               |             |     |                   |                 |                  |  |

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     |  |
|                 |                                |             |      | Mobile number:           |                 |                  |  |
| Town/City:      | Carnforth                      |             |      | Fax number:              |                 |                  |  |
| County:         | Lancashire                     |             |      | Email address:           |                 |                  |  |
| Country:        | United Kingdom                 |             |      |                          |                 |                  |  |
| Postcode:       | LA5 9PG                        |             |      | johnw@ruralfutures.co.uk |                 |                  |  |

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

Development of six micro rural business units

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)

|                 |                                       |         |                      |
|-----------------|---------------------------------------|---------|----------------------|
| House:          | <input type="text"/>                  | Suffix: | <input type="text"/> |
| House name:     | The Garden Village Ltd, Hawkshaw Farm |         |                      |
| Street address: | Longsight Road                        |         |                      |
|                 | Clayton le Dale                       |         |                      |
| Town/City:      | Blackburn                             |         |                      |
| County:         | <input type="text"/>                  |         |                      |
| Postcode:       | BB2 7JA                               |         |                      |

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

|           |        |
|-----------|--------|
| Easting:  | 365461 |
| Northing: | 432199 |

Description:

#### 5. Pre-application Advice

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

☐ Yes ☒ No

#### 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:

Existing bin storage on site collected by commercial waste carrier

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

☒ Yes ☐ No

If Yes, please provide details:

Existing recycling bins on site

#### 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):

##### Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Western Red Cedar Exterior Timber Cladding

##### Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

grey steel profile

**9. (Materials continued)**

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**Windows - description:**Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Dark Grey PVC-u Frames &amp; Double Glazing

**Doors - description:**Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Dark Grey PVC-u Frames &amp; Double Glazing

**Lighting - add description**Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Low energy downlighters at the entrance to each unit

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:

Elevation and block plans

Design and Access and 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                                         | 20                        | 20                                         | 0                    |
| Light goods vehicles/public carrier vehicles | 0                         | 0                                          | 0                    |
| Motorcycles                                  | 1                         | 1                                          | 0                    |
| Disability spaces                            | 1                         | 1                                          | 0                    |
| Cycle spaces                                 | 5                         | 5                                          | 0                    |
| Other (e.g. Bus)                             | 0                         | 0                                          | 0                    |
| 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:

Storage yard

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 design, demolition and 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

### 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                                                                                 | 216.0                                                                                   | 216.0                                                                          |
| B2                    | General industrial                  | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |
| B8                    | Storage or distribution             | 0.0                                                | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |

**18. All Types of Development: Non-residential Floorspace (continued)**

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|       |                               |     |     |       |       |
|-------|-------------------------------|-----|-----|-------|-------|
| 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 | 0.0   | 0.0   |
| Other | Please Specify                | 0.0 | 0.0 | 0.0   | 0.0   |
|       | Total                         | 0.0 | 0.0 | 216.0 | 216.0 |

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 |
|-----------|--------------|----------------------------------------------------------|-------------------------------------------------|----------------------|
|-----------|--------------|----------------------------------------------------------|-------------------------------------------------|----------------------|

**19. Employment**

If known, please complete the following information regarding employees:

|                    | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 0         | 0         | 0                              |
| Proposed employees | 6         | 0         | 6                              |

**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 |                          |
| B2  | 8am              | 6pm      | 8am        | 6pm      |                          |          | <input type="checkbox"/> |

**21. Site Area**

What is the site area?

216

sq.metres

**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:

B2 light industrial or office

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.

**25. Certificates (Certificate B - continued)**

| Notice recipient                            |                              | Date notice served                                   |
|---------------------------------------------|------------------------------|------------------------------------------------------|
| Name:                                       | Mr Eric Dowson               | 16/01/2013                                           |
| Number:                                     | Suffix:                      |                                                      |
| Street:                                     | Hawkshaw Farm, Longsight Rd  |                                                      |
| Locality:                                   | Clayton le Dale              |                                                      |
| Town:                                       | Blackburn                    |                                                      |
| Postcode:                                   | BB2 7JA                      |                                                      |
| Title: Mr First name: Ian Surname: Alderson |                              |                                                      |
| Person role: Applicant                      | Declaration date: 21/01/2013 | <input checked="" type="checkbox"/> 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:                                       | Mr Eric Dowson               | 16/01/2013                                           |
| Number:                                     | Suffix:                      |                                                      |
| Street:                                     | Hawkshaw Farm                |                                                      |
| Locality:                                   | Longsight Rd                 |                                                      |
| Town:                                       | Blackburn                    |                                                      |
| Postcode:                                   | BB2 7JA                      |                                                      |
| Title: Mr First Name: Ian Surname: Alderson |                              |                                                      |
| Person role: Applicant                      | Declaration date: 21/01/2013 | <input checked="" type="checkbox"/> Declaration Made |

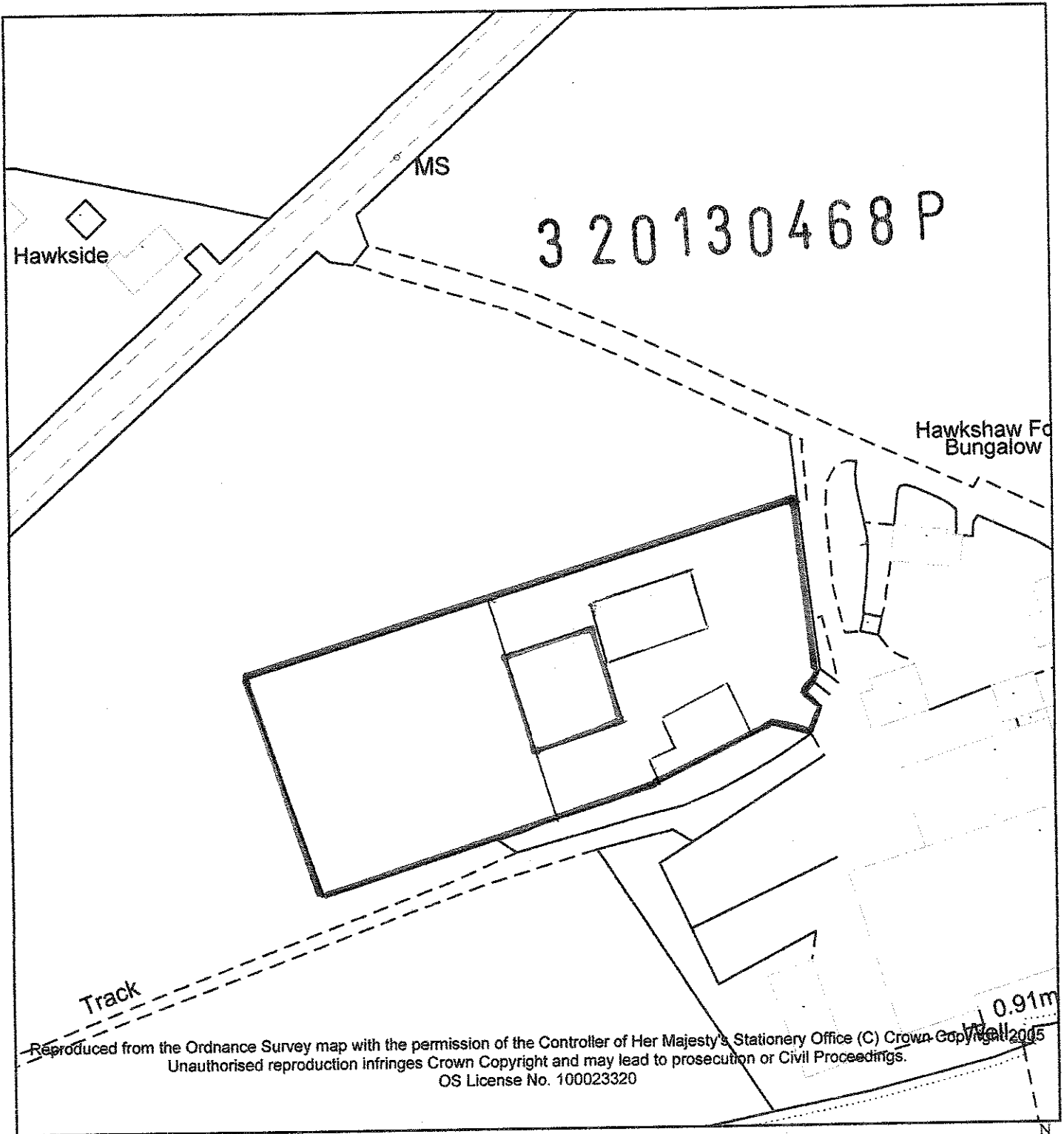
**26. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 21/01/2013

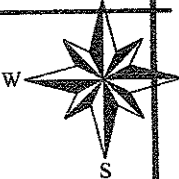
M

SD  
LOCATION MAP



# Hawkshaw Farm Workspace Project Location Plan

Scale: 1:1,250



Map produced by:

Data Map produced:

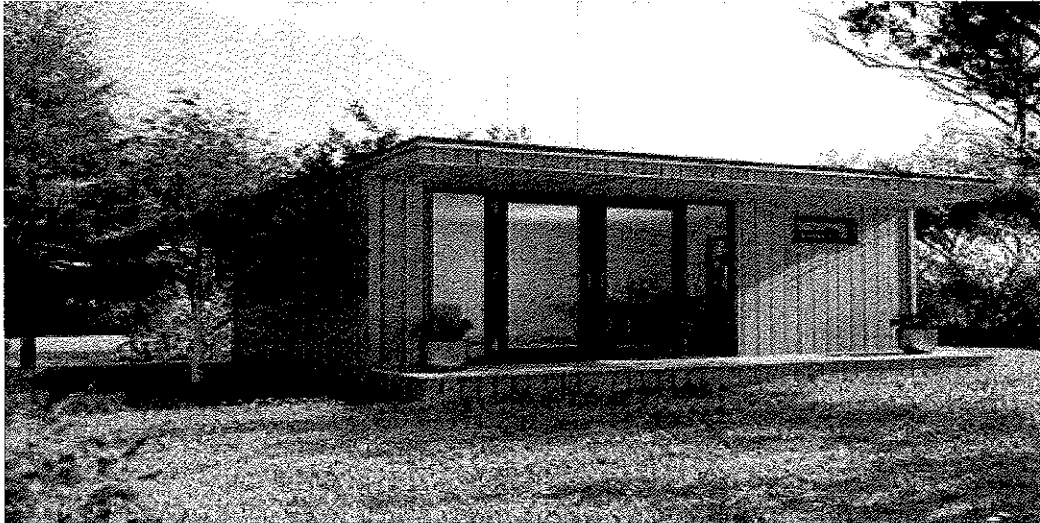
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Lancashire County Council 100023320 2005.

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## Design & Access/Planning Statement

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### Hawkshaw Farm Rural Workspace Project



Mr Ian Alderson  
Hawkshaw Farm  
Longsight Road  
Clayton Le Dale  
Blackburn  
BB2 7JA

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

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**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 NATIONAL PLANNING POLICY CONTEXT**

**6.0 LOCAL PLANNING POLICY CONTEXT**

**7.0 RIBBLE VALLEY DRAFT CORE STRATEGY**

**8.0 CONCLUSION**

**Annex A – Letters of Support**

**SECTION 1****BACKGROUND**

Rural Futures have been commissioned by Ian Alderson to submit a planning application for the creation of a six micro rural business units to be located on at Hawkshaw Farm, Clayton le Dale. This statement should be read in conjunction with the attached planning application forms.

The proposed site forms part of Hawkshaw Farm, Clayton le Dale. Although the development will be undertaken by Mr Alderson the site will be leased from Hawkshaw Farm. As a result it will generate farm diversification income to the existing dairy enterprise.

The site is accessed off the A65, 1 km East of Clayton le Dale. The access of the highway is sufficient for the proposed purpose as it serves the existing manufacturing and farm enterprises. The existing tarmac road, with passing places, will be used to access the new development.

**Business background**

Garden Timber Products Ltd is a new start enterprise. The business was developed by the directors Ian & David Alderson who both run landscape contracting and a separate joinery business. The directors have noted a need for both the manufacture and development of a new concept in rural workspace. The aim is to create bespoke workspace units based on sustainable timber structures that can be manufactured and erected at low cost compared to traditional workspace units. If costs can be reduced rental levels can be kept to a minimum while still providing a commercial return against the investment.

The Alderson's' aim is to create a new business to both operate the rental units and at a later date manufacture the units for sale off site. The new business is to be known as Garden Timber Products Ltd.

**The planned project**

The Alderson's are seeking new products they can develop based on their experience manufacturing and selling outdoor wheelie bins. They also wish to develop new income streams from their existing site at Hawkshaw Farm, Salmesbury.

Ian Alderson had been investigating income opportunities from the development of small industrial units but came to the conclusion that the return on investment from traditional block units could not be justified. At the same time Ian had been approached by a number of businesses enquiring about renting space. These tended to be small new start businesses that required small work areas for up to four staff. The businesses requesting space are a mix of small manufacturing and IT based companies. Many are either looking to start up new enterprises or expand from home working businesses. The critical factor was size of unit, location and rental level.

Most of the enquiries have come from small businesses at either launch or first expansion stage. As a result overhead costs are critical. The concept of small starter units is not new but they tend to be more urban based. Local examples include the Innovation Centre in Nelson and White Cross in Lancaster. Most examples are large mill conversions where units have been created to cater for small to medium sized enterprises. Even when these developments have been publicly funded they are still charging rents in excess of £80 m2.

Ian recognised that there was clearly a market for low cost workspace in the area. It was also clear that a new method of construction would be required if rental levels were to be kept below the £70m2. Using his joinery skills Ian wishes to develop a range of workspace units that will cater for a variety of unit sizes. His design concept is based on traditional garden shed and holiday lodge products but adapted for use as affordable workspace.

The objective is to initially develop six units at Hawkshaw farm. These units will provide immediate rental opportunities but will also show case the new product for potential manufacture and sale off site. The units will be based on the following sizes:

- Small (5x5m)
- Medium (7x5m)
- Large (8x6m)

The units themselves will be manufactured from FSC certified timber with high levels of insulation. A number of renewable heating systems will be investigated. The most likely will be PV roof mounted panels. The final decision will be based on the review of the Feed in Tariff and Renewable Heat Incentive rates. One of the smaller units will be used as a communal toilet facility for the rest of the site.

Garden Timber Products Ltd will employ two new staff members when they begin manufacturing the units. Both will be qualified joiners. In addition the units themselves will be occupied by new start businesses. It is assumed that up to four new/safeguarded additional posts will be created in the first twelve months.

## **SECTION 2                      CONTEXT OF SITE**

### **Assessment**

The main site characteristics are provided below.

**Physical:** The site itself will be part of the existing Garden Village Yard area. Existing manufacturing units are to the East and south of the new buildings. To the west is a high timber fence with a substantial earth bund to the north of the development site.

**Social:** No residential properties overlook the site. The only means of public access is via the existing road (See Site Plan).

**Economic:** The site will allow an existing business to expand. It will safeguard three existing posts and create two new posts directly with up to four new jobs created within the incubator units.

#### **Involvement**

No pre application advice was sort for the development.

#### **Evaluation**

The main issues associated with the development are those associated with minimising the visual impact of the new development in the open countryside. The proposal sits centrally within the developed site with screening around all sides. As a result there will be no additional impact on the surrounding countryside.

The building sizes have been kept to the minimal size required for small incubator units. The number of units have also been kept small so as to fit within the existing yard area.

#### **Design**

The design will utilise the vernacular features of the surrounding industrial and farm buildings and include natural materials wherever economically possible. Full design details are provided below.

#### **Canopy Design**

The canopy design garden structure includes a one metre projecting roof canopy along the entire front of the structure. This extension of the roofing system adds dimension and provides additional shelter from the elements. Recessed aluminium down lights are also included underneath the projecting canopy.

#### **Dark Grey PVC-u Doors & Windows**

As standard all canopy garden offices are fitted with 1 x Double opening patio door section (1.5m wide x 2.05m high), 2 x Fixed glass window panels (Each 0.5m wide x 2.05m high) and 1 x Wide opening window (0.85m wide x 0.4m high). Each door and window is supplied with an insurance approved multi point locking system and enhanced security anti-drill cylinder lock.

#### **Dark Grey PVC-u Frames & Double Glazing**

All canopy garden office doors and windows are supplied double glazed with dark grey pvc-u profiles on the outside and white on the inside. Each patio door section, fixed panel and window is supplied with heat saving 28mm Pilkington K argon gas filled double glazed units and warm edge super spacer bars as standard.

#### **Western Red Cedar Exterior Timber Cladding**

Western red cedar is one of the most desired external timber claddings due to its rich and variable colours, high resistance to decay, durability and natural preservatives. The exterior western red cedar timber cladding compliments most environments, is 100% maintenance free and has a typical life span of 40-50 years.

#### **Traditional Plaster Boarded & Skimmed Walls & Ceiling**

Inside all our garden buildings you will find traditional plaster boarded and skimmed walls and ceiling (not vinyl or plastic wall boards) A professionally plastered interior gives a warm, elegant surface finish and will also help with sound insulation and improved energy efficiency.

### **Electrical Specifications**

Each garden building is fitted with a comprehensive electrics package comprising: Mains consumer unit, double sockets, adjustable spotlight lighting and light switch. The electrical fittings are supplied in a brushed stainless steel finish. All wiring is fully concealed within the timber framework.

### **Building Regulations & U-Value Thermal Elements**

Manufactured and insulated to the new Part L (England & Wales) Building Regulations. For a truly habitable outdoor garden building it should be at least designed, built and insulated to the same exacting standards as a modern house.

### **PIR Rigid Thermal Insulation Panels**

The walls, floor and roof are insulated using PIR rigid thermal insulation panels. The primary insulation panel is equivalent to 225mm (9 inches) and the secondary insulation panel is equivalent to 75mm (3 inches) of mineral or animal fibre. Apart from being the most technically advanced insulation available, PIR rigid thermal insulation panels will not slip inside the cavities or suffer from attack by mould, fungi, mildew or vermin.

### **Waterproof Breathable Membrane And Double Air Vented Walls**

The timber walls are wrapped in an insulated waterproof breathing membrane. This breathing membrane acts like a one way valve and allows natural moisture to escape out of the building. Each building incorporates double air vented timber walls. This allows the building to breathe, increases u-values and prevents cold spots and condensation.

### **Floor Construction**

Six layers incorporating: C16 graded structural tanalised timber, air vent, PIR rigid thermal insulation panels, and industrial grade moisture resistant T&G timber floor boarding, foam underlay, oak laminate wooden flooring and stained wooden skirting boards.

### **Wall Construction**

Ten layers incorporating: Exterior timber cladding, timber latts, external air vent, insulated waterproof breathing membrane, C16 graded structural timber containing, primary PIR rigid thermal insulation panels, internal air vent, secondary PIR rigid thermal insulation panels, plasterboard and plaster skim.

### **Mono Roof Construction**

Six layers incorporating: External colour co-ordinated polyester treated skin, metal outer lining, PIR rigid thermal insulation core, internal powder coated metal skin, plasterboard and plaster skim. The highly insulated trapezoidal interlocking roof panels span the single pitch, with a 2-3 degree fall from front to back. The roof is finished with colour co-ordinated aluminium facias. Black half round guttering and a down pipe to ground level is fitted to the rear of the structure.

### **Drainage and sewer system**

A 30 person water treatment tank system to be installed to manufacturers specifications including the provision of the correct run off via existing field drainage. Surface water to be drained accordingly, to include all roof water and ground surface water via aco drainage and gullies.

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**Planning History**

**Application 3/2012/0919**

Proposed change of use of land to storage of caravan with maintenance and servicing of caravans.

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
| <b>Name</b>     | <b>Information</b>                                                                     |
|                 | <b>The Garden Village Ltd Hawkshaw Farm Longsight Road Clayton-Le-</b>                 |
| Development     | <b>Dale Lancashire BB2 7JA</b>                                                         |
| address         | <b>Ward : CLAYTON-LE-DALE WITH RAMSGREAVE</b>                                          |
|                 | <b>Parish : Clayton-le-Dale</b>                                                        |
|                 | <b>Mr I Alderson</b>                                                                   |
| Applicant       | The Garden Village Ltd Hawkshaw Farm Longsight Road Clayton-Le-Dale Lancashire BB2 7JA |
| Planning Status | <b>Decided - Final Decision</b>                                                        |
| Decision        | <b>APPROVED WITH CONDITIONS</b><br>Date : 03/12/2012                                   |

**Application 3/2009/0515**

Proposed freestanding vertical double sided sign board and proposed horizontal sign set in wall at entrance (signs will be non-illuminated).

|             |                                                                        |
|-------------|------------------------------------------------------------------------|
| <b>Name</b> | <b>Information</b>                                                     |
|             | <b>Fairfield Farm Longsight Road Clayton-Le-Dale Blackburn BB2 7JA</b> |
| Development | <b>Ward : CLAYTON-LE-DALE WITH RAMSGREAVE</b>                          |
| address     | <b>Parish : Clayton-le-Dale</b>                                        |
|             | <b>P &amp; L Egde</b>                                                  |
| Applicant   | Fairfield Business Park c/o Agent                                      |
| Decision    | <b>APPROVED WITH CONDITIONS</b><br>Date : 06/08/2009                   |

**Application 3/2008/0413**

Propose bird of prey centre including reception/office/education centre, together with stand alone toilet block - scheme amendment to approved consent 3/2007/0313P.

|             |                                                         |
|-------------|---------------------------------------------------------|
| <b>Name</b> | <b>Information</b>                                      |
|             | <b>Hawkshaw Farm Clayton-le-Dale Lancashire BB2 7JA</b> |
| Development | <b>Ward : CLAYTON-LE-DALE WITH RAMSGREAVE</b>           |
| address     | <b>Parish : Clayton-le-Dale</b>                         |
|             | <b>Mr Eric Dowson</b>                                   |
| Applicant   | Hawkshaw Farm Clayton-le-Dale Lancs BB2 7JA             |
| Decision    | <b>APPROVED WITH CONDITIONS</b><br>Date : 27/06/2008    |

**Application 3/2009/0926**

Creation of a small light manufacturing unit and associated storage area for timber screen business located on what was agricultural land.

| Name                | Information                                                                                                                                        |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Development address | <b>Hawkshaw Farm Longsight Road Clayton-Le-Dale Lancashire</b><br><b>Ward : CLAYTON-LE-DALE WITH RAMSGREAVE</b><br><b>Parish : Clayton-le-Dale</b> |
| Applicant           | <b>Mr Ian Alderson</b><br>Outdoor Screens Ltd Myre Fold Farm Longsight Road Clayton-le-Dale<br>Lancs BB1 9EX                                       |
| Decision            | <b>APPROVED WITH CONDITIONS</b><br>Date : 13/04/2010                                                                                               |

**SECTION 3 DESIGN PRINCIPLES & CONCEPTS**

**Use**

Six small incubator units deigned for small IT and light manufacturing uses.

**Amount**

The total footprint of the proposed building is 216m<sup>2</sup>. Maximum roof height will be 3.5m. The unit dimensions will be as follows:

- Small (5x5m)
- Medium (7x5m)
- Large (8x6m)

Two of each sized unit will be constructed.

**Layout**

The footprint of the buildings has been kept to the minimum area that meets the functional requirements of the development. Six units will be created in total.

**Scale**

The proposal represents a modest scale of development relative to other industrial units and farm buildings 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**

The site already developed so there will be no impact on biodiversity. As has previously been described the development site sits within the existing yard area and is screened from all directions.

**Appearance**

Full details have been previously provided. Walls will be constructed of Western Cedar boards with the roof of grey metal profile sheet.

Services:

- Mains power located on site
- Mains water located on site
- Surface water to soak away.
- Sewage through package treat located on site. Outflow to drain (see site plan).

The site has a requirement for a treatment plant for up to thirty individuals. The proposed treatment plant will be a Matrix CLF 3 rated for thirty-five persons. Discharge rates are 1.08 BOD/day kg with a maximum flow rate of 3.6m<sup>3</sup>/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 (NH<sub>4</sub>), 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

The proposed development maintains an accessible environment.

The site is accessed directly off Longsight Road. The existing access off the highway and linking tarmac private road is sufficient for the proposed purpose.

### Vehicular and Transport Links

The site is accessible on foot from Clayton le Dale. Vehicle access is off the A59 linking Clitheroe to Preston. Clayton le Dale is well connected with local bus services linking Preston to Clitheroe. The closest bus stop is 800m to the east of the site entrance on Longsight Rd.

The main movements on and off site will be associated with employees at Garden Village and tenants. Staff will tend to travel to site by car. Tenants will either walk, cycle, drive by car. The site will not be open to the general public.

### Access and Movement Patterns

Vehicles will be restricted to the existing designated parking area. The recommended parking standard is for one parking space per 45m<sup>2</sup> for B2 use. The total area of the new buildings is 216m<sup>2</sup> requiring 5 parking spaces. The existing units total 256m<sup>2</sup> bringing the total parking area required to 10 parking spaces. The site already has parking provision for up to twenty cars so no additional parking is necessary.

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      | 2             |             | 1           | 2             | 1             | 6         |
| Tenants         | 5             |             |             | 5             |               | 10        |
| Walking         | 2             |             |             | 2             |               | 4         |
| Cycle           | 1             |             |             | 1             |               | 2         |
| Deliveries      |               | 2           | 2           |               |               | 4         |
| <b>Total</b>    | <b>10</b>     | <b>2</b>    | <b>3</b>    | <b>10</b>     | <b>1</b>      | <b>26</b> |

Overall total vehicle movements are predicted to increase but the increase will be minimal in relation to existing movements into the existing site. As the additional staff will be recruited from the local area they may well access the site by foot or bike.

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.

**Emergency Services Access**

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

**Commitment to Design & Access Process**

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

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**SECTION 5****NATIONAL PLANNING POLICY CONTEXT****National Planning Policy Framework**

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 creation workspace it will provide services to the local community. The site is already developed so there will be no impact on the environment.

**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 new dedicated rural workspace specifically designed for new start micro businesses.

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**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. As the site can be accessed by foot or bike from Clayton le Dale many of the staff and tenants will access the site by this method. There are also excellent bus services linking the site Clitheroe and Preston. The NPPF recognises that in rural areas private car use is inevitable.

## **SECTION 6 LOCAL PLANNING POLICY CONTEXT**

**Ribble Valley District wide Local Plan.**

**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 Clayton le Dale. (See Access section above). Extensive landscaping already. The building will be constructed of traditional materials in keeping with the rural setting .

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**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 Clayton le Dale. 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.**

**The buildings are only 216m<sup>2</sup> 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. As a result Policy RT1 does not apply.**

## **ENVIRONMENT**

### **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.**

## **EMPLOYMENT**

### **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 Ian Alderson the business will lease the land from Hawkshaw Farm. This will create a new diversified income stream for the family farm**

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## **SECTION 7**

## **RIBBLE VALLEY DRAFT CORE STRATEGY**

### **POLICY DMG1: GENERAL CONSIDERATIONS**

#### **10.4 IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:**

- BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE BUILDING IN CONTEXT PRINCIPLES (FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT.
- BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.
- CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.
- ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.
- CONSIDER ADEQUATE DAY LIGHTING AND PRIVACY DISTANCES.
- CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.
- CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS.
- ALL DEVELOPMENT MUST PROTECT AND ENHANCE HERITAGE ASSETS AND THEIR SETTINGS.
- WITH REGARDS TO POSSIBLE EFFECTS UPON THE NATURAL ENVIRONMENT, THE COUNCIL PROPOSE THAT THE PRINCIPLES OF THE MITIGATION HIERARCHY BE FOLLOWED. THIS GIVES SEQUENTIAL PREFERENCE TO THE FOLLOWING: 1) ENHANCE THE ENVIRONMENT 2) AVOID THE IMPACT 3) MINIMISE THE IMPACT 4) RESTORE THE DAMAGE 5) COMPENSATE FOR THE DAMAGE 6) OFFSET THE DAMAGE.
- ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE INTO ACCOUNT THE RISKS ARISING FROM FORMER COAL MINING AND, WHERE NECESSARY, INCORPORATE SUITABLE MITIGATION MEASURES TO ADDRESS THEM.
- ACHIEVE EFFICIENT LAND USE AND THE RE USE AND REMEDIATION OF PREVIOUSLY DEVELOPED SITES WHERE POSSIBLE.
- HAVE REGARD TO PUBLIC SAFETY AND SECURED BY DESIGN PRINCIPLES.
- CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.
- NOT ADVERSELY AFFECT THE AMENITIES OF THE SURROUNDING AREA.
- NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS.
- NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED.
- USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.
- CONSIDER AIR QUALITY AND MITIGATE ADVERSE IMPACTS WHERE POSSIBLE.

- 
- THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES SHOULD BE INCORPORATED INTO SCHEMES.
  - HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.
  - CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION.
- IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD

**Full details on the design and impact of the development have been previously outlined including sympathetic design, transport and environmental impact.**

#### KEY STATEMENT EN2: LANDSCAPE

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

**The site lies outside the Forest of Bowland AONB. The design has been developed that uses natural materials in keeping with a rural setting. It is fully screened from all directions.**

#### POLICY DME2: LANDSCAPE AND TOWNSCAPE PROTECTION

**10.13 DEVELOPMENT PROPOSALS WILL BE REFUSED WHICH SIGNIFICANTLY HARM IMPORTANT LANDSCAPE OR 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)
- TOWNSCAPE ELEMENTS SUCH AS THE SCALE, FORM, AND MATERIALS THAT CONTRIBUTE TO THE CHARACTERISTIC TOWNSCAPES OF THE AREA
- UPLAND LANDSCAPES AND ASSOCIATED HABITATS SUCH AS BLANKET BOG
- BOTANICALLY RICH ROADSIDE VERGES (THAT ARE WORTHY OF PROTECTION).

**Due to the location of the development there will be no impact on any landscape features.**

#### KEY STATEMENT EC1: BUSINESS AND EMPLOYMENT DEVELOPMENT

Land will be made available for employment use in order to support the health of the local economy and wider sustainable job creation. The expansion of existing businesses will, wherever appropriate, be considered favourably.

In considering the development of land for economic development and in determining where this land will be located, priority will be given to the use of appropriate Brownfield

sites to deliver employment-generating uses including a preference for the re-use of existing employment sites before alternatives are considered.

New sites will be identified in accord with the development strategy where the health of the local and, in relevant cases, the wider economy support such release. Opportunities to identify land as part of appropriate mixed-use schemes within any strategic land release will be considered favourably.

Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle.

**The development will utilise existing developed land within the yard area of garden village.. as a result it will constitute brown field development.**

## **POLICY DMG2: STRATEGIC CONSIDERATIONS**

**10.5 DEVELOPMENT SHOULD BE IN ACCORDANCE WITH THE CORE STRATEGY DEVELOPMENT STRATEGY AND SHOULD SUPPORT THE SPATIAL VISION.**

- **DEVELOPMENT PROPOSALS IN DEFINED SETTLEMENTS SHOULD CONSOLIDATE, EXPAND OR ROUND-OFF DEVELOPMENT SO THAT IT IS CLOSELY RELATED TO THE MAIN BUILT UP AREAS, ENSURING THIS IS APPROPRIATE TO THE SCALE OF, AND IN KEEPING WITH, THE EXISTING SETTLEMENT.**

**OUTSIDE THE SETTLEMENT AREAS DEVELOPMENT MUST MEET AT LEAST ONE OF THE FOLLOWING CONSIDERATIONS:**

- **THE DEVELOPMENT SHOULD BE ESSENTIAL TO THE LOCAL ECONOMY OR SOCIAL WELL BEING OF THE AREA.**
- **THE DEVELOPMENT IS NEEDED FOR THE PURPOSES OF FORESTRY OR AGRICULTURE.**
- **THE DEVELOPMENT IS FOR LOCAL NEEDS HOUSING WHICH MEETS AN IDENTIFIED NEED.**
- **THE DEVELOPMENT IS FOR SMALL SCALE TOURISM OR RECREATIONAL DEVELOPMENTS APPROPRIATE TO A RURAL AREA.**
- **THE DEVELOPMENT IS FOR SMALL-SCALE USES APPROPRIATE TO A RURAL AREA WHERE A LOCAL NEED OR BENEFIT CAN BE DEMONSTRATED.**
- **THE DEVELOPMENT IS COMPATIBLE WITH THE ENTERPRISE ZONE DESIGNATION.**

**In this instance the relevant criteria is related to local need. A supporting statement is provided below demonstrating the need for the project.**

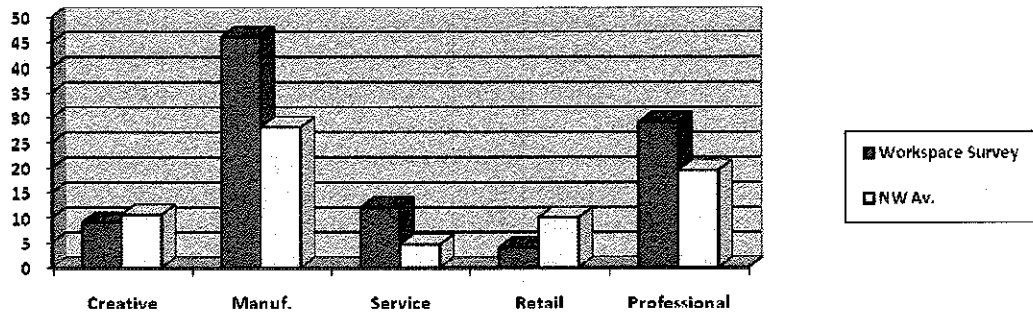
### **Rural Workspace Market in Lancashire**

Small rural workspace is at a premium in Lancashire. A study of rural workspace in 2009 undertaken by Rural Futures on behalf of Lancashire County Council showed that the average occupancy level of 119 units across 16 rural workspace sites in Lancashire was 85.7%. The report also pointed out that this figure is slightly misleading as two of the sites with the highest levels of vacant possession were only completed in 2009. If these are removed from the data the occupancy rate rises to 93.3%. For cashflow purposes the Annex A sales projection is based on 85.7%.

The market analysis has been based on the findings of the rural workspace study. Key findings are as follows along with the recommendation for the Ashlea Workspace Project.

#### **i) Sectoral Breakdown**

The 53 businesses surveyed all fell within five sectoral categories; creative, manufacturing, services, retail and professional. By employed numbers within all the businesses surveyed, the table below shows the percentage split by sector.

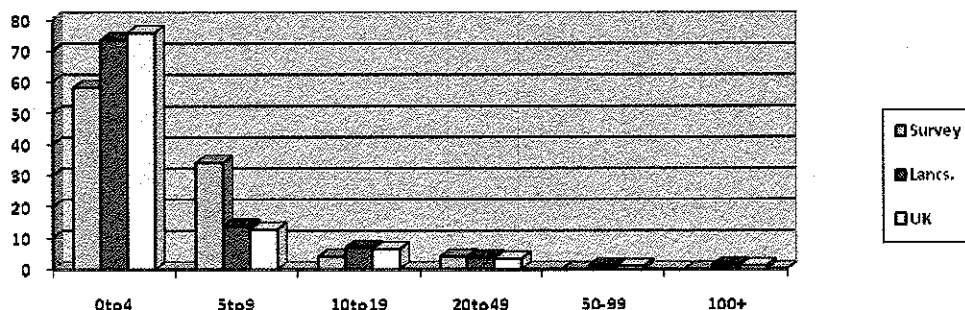


Although the employment spread roughly follows the regional trend it is also clear that there are some significant differences. Firstly some sectors are completely absent from the surveyed workspace, notably catering, public administration and construction. Of the businesses surveyed manufacturing and professional services seem to be overly represented compared to the regional employment data.

**Project Objective: Focus the project on the sector of largest activity, manufacturing and professional services**

#### ii) Employment Structure

Across all the businesses surveyed the average number of employed staff per business was 5. The proportionate breakdown by size of businesses is provided below.



As would be expected the largest group are for businesses employing less than 4 staff. Within the survey the employment group, 5 to 9 employees, was over represented with 34% compared to the Lancashire and UK average.

This analysis suggests that although the majority of businesses locating in rural workspace are micro in nature they tend to employ more staff than would be expected from sub regional averages. One possibility is that for businesses renting space they tend to be more staff dependent or more mature micro businesses compared to those operating from home or other facilities.

**Project Objective: Create unit sizes suitable for 0 to 4 employees per businesses.**

#### iii) Lease Duration and Period of Occupancy.

Although the landlord surveys provided average lease durations it was found that the range of lease periods derived from the tenant survey provides a more accurate reflection of the actual lease periods. From the 53 tenants surveyed the average lease duration was only 2.95 years. 7 of the tenants had leases of less than twelve months. Even on the same sites there

was significant variation in the terms agreed. This shows that the majority of the surveyed workspace units operate on very flexible terms.

For all the businesses surveyed the average period of occupation is 2.47 years. This may appear low, however only 2 of the 16 sites have existed for more than nine years with five only being opened since 2008. A high turnover of tenants would still be expected based on the flexible tenancies available.

Within the survey 79% of respondents said they were looking to expand their business. Of these, 71% wished to remain on their present site. Of the 29% who said they would move the main reason was a lack of available space to expand into.

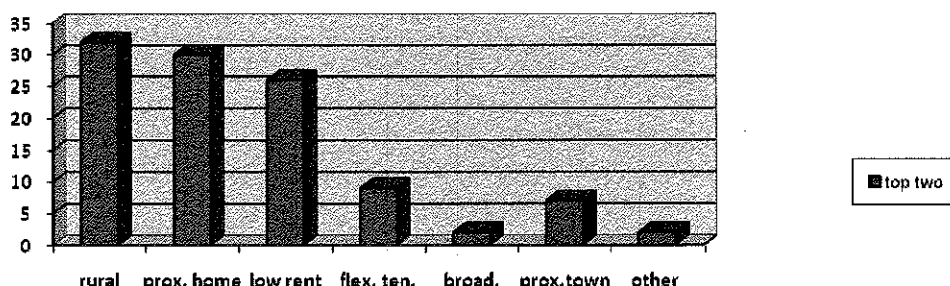
**Project Objective: Provide flexible lease terms of one year or less. Provide a range of unit sizes within the site to allow for 'grow on' businesses.**

#### iv) Reason For Site Selection

Within the surveys the 53 interviewed businesses were asked to rank the reasons for selecting the site. The possible reasons were as follows:

- Rural Location
- Proximity to home
- Low rent
- Flexible tenancy
- Broadband speed
- Proximity to town/major road
- Other

Of the seven reasons for site selection the top two for each business were combined to provide the following results.



The three most significant factors within site selection are rural location, proximity to home and low rent. The least important factor was broadband speed. Within the 'other' category, business cluster and quality of workspace were the main factors.

**Project Objective: Highlight the rural location of the site within marketing material, keep rents as low as possible to encourage new tenants and target businesses within the local area.**

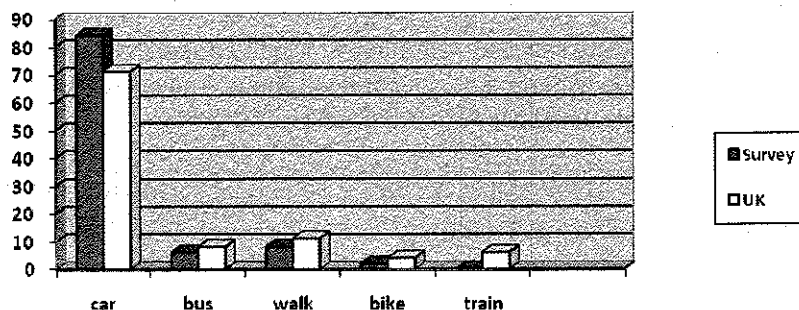
#### v) Travel to Work Distances and Mode of Transport.

Most of the available data concentrates on movements between different Super Output Areas (SOAs). The data shows, not surprisingly that self containment increases the sparser the population. The workspace projects surveyed were predominantly located within 'village less sparse' SOA's. These are the areas that usually show higher levels of both urban commuting and commuting into other 'village less sparse' SOA's. Source data derived from the State of the Rural North West does not provide the actual commuter distances.

The most recent national analysis of individual commuting patterns was undertaken by the RAC (The UK Commute: Healthy or Hazardous? – RAC Sept. 2007). These averages were compared to the average commuting distance provided by the 251 employees of the surveyed businesses.

|                    | Average Time | Average Distance |
|--------------------|--------------|------------------|
| UK Average         | 27 mins.     | 8.5miles         |
| North West Average | 24 mins.     | 7.56miles        |
| Workspace Survey   | 20 mins.     | 6.16miles        |

The results show that despite the rural location, the commuting distances to the surveyed sites was 19% less than the regional average and 28% less than the national average. In addition to distance the mode of transport was also collected for the 251 employees within the interviewed businesses. The results are shown below alongside the national average commuting methods.



Not surprisingly for a rural area the proportion of commutes using private cars was higher than the national average and consequently the use of both public transport, walking and cycling was proportionately lower.

**Project Objective:** The average commute distance of 6.16miles targets potential businesses within the Clitheroe, Ribchester and Salmesbury area. This is the area that marketing activity will be focused. Clearly car commuting will be the most common form of transport so car parking needs to be available.

#### vi) Rental Levels and Occupancy Rates

For office/retail workspace, rental levels within the surveyed sites are high compared to the Lancashire averages but still less than the regional average. For industrial/storage rental levels are higher than both the regional and national average.

|                  | Office/Retail                                  | Industrial/Storage                           |
|------------------|------------------------------------------------|----------------------------------------------|
| Workspace Survey | £83 m <sup>2</sup> (£7.71ft <sup>2</sup> )     | £40 m <sup>2</sup> (£3.72ft <sup>2</sup> )   |
| Lancashire       | £71 m <sup>2</sup> (£6.60ft <sup>2</sup> )     | £23.4 m <sup>2</sup> (£2.17ft <sup>2</sup> ) |
| North West       | £98 m <sup>2</sup> (£9.10ft <sup>2</sup> )     | £27.5 m <sup>2</sup> (£2.55ft <sup>2</sup> ) |
| England          | £125.5 m <sup>2</sup> (£11.66ft <sup>2</sup> ) | £34.5 m <sup>2</sup> (£3.20ft <sup>2</sup> ) |

Within the survey data there was considerable variation in rental levels. For office/retail rents varied from £35 m<sup>2</sup> (£3.25ft<sup>2</sup>) to £152 m<sup>2</sup> (£14.12ft<sup>2</sup>). For industrial/storage a similar range was recorded; £12 m<sup>2</sup> (£1.11ft<sup>2</sup>) to £65 m<sup>2</sup> (£6ft<sup>2</sup>).

Comparative data for occupancy rates is not readily available. A number of District based economic assessments were undertaken within Lancashire in 2008. These data sets provide an average occupancy rate of 83.4%. As most of these data sets were produced before the present economic downturn it can be assumed that this level of occupancy will have fallen further. The survey results therefore suggest that rural workspace tends to have higher levels of occupancy than the sub regional average.

**Project Objective:** The average rental rate for office space within rural Lancashire was £83m<sup>2</sup>(2009). Due to the unique nature of the units the target is to set a rental rate of £70m<sup>2</sup>.

### Competition

A survey was undertaken of available workshop space in area. Not surprisingly there is a large amount of available space however most were not comparable as they were either much larger or centrally located on large industrial estates or urban centres. There is no comparable space to that offered with the new development. The comparison sites selected were based on those sites specifically targeting new business incubator units. The majority of these are in town centres, often operated by local authorities. A small number of privately operated workspace units are available in the Ribble Valley. These have also been provided for comparison.

The smallest advertised units were selected. The survey included a search of the main commercial agents as well as the generic sites such as Right Move. The average rental charges for a sample of available workspace are provided below.

| Office                                                                                               | M <sup>2</sup>                      | Rental/m <sup>2</sup>   |
|------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------|
| Fern Court, Clitheroe. Small private office space in central Clitheroe.<br>(only one unit available) | 18                                  | £210                    |
| Twitter Lane, Clitheroe<br>(no availability at present)                                              | 25m <sup>2</sup> -150m <sup>2</sup> | £70-110m <sup>2</sup>   |
| Root Hill, Dunsop Bridge                                                                             | 38m <sup>2</sup> -185m <sup>2</sup> | £96m <sup>2</sup>       |
| White Cross, Lancaster<br>Large multi occupancy mill                                                 | 20m <sup>2</sup> -100m <sup>2</sup> | £88-110m <sup>2</sup>   |
| Leyland Business Park                                                                                | 31m <sup>2</sup> -150m <sup>2</sup> | £80m <sup>2</sup>       |
| Leyland innovation Centre                                                                            | 40m <sup>2</sup> -200m <sup>2</sup> | £77m <sup>2</sup>       |
| Rising Bridge Enterprise Park,<br>Rossendale                                                         | 200-400m <sup>2</sup>               | £93m <sup>2</sup>       |
| <b>Group Av</b>                                                                                      |                                     | <b>£92m<sup>2</sup></b> |

From the comparables the first issue is location. The majority of those incubation units identified are all within large, local authority operated buildings in urban locations. The market assessment clearly demonstrates this is not what rurally located businesses want. Of those workspace sites located in the Ribble Valley the rental rates are much higher than predicted under the Hawkshaw Farm development.

There is also very limited availability.

The Hawkshaw Farm development will be competing within the local workspace market however; It is felt that it will offer space that has a number of distinct attributes that are not provided for within the local area.

- Low rental rates for new start businesses
- Newly built site with very high quality rural setting (Large industrial site options cannot match)
- Highly accessible location including loading and unloading
- Competitive rents
- Flexible terms

- 
- Small units suitable for new starts or micro businesses.

Finally a number of businesses have already approached Mr Alderson looking for workspace. Letters of support have been provided in Annex A from prospective tenants. As a result Hawkshaw Farm will provide for a specific niche within the local workspace market.

## **SECTION 8                      CONCLUSION**

The proposed development represents a small scale project which will allow an established local 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 minimal.

The proposal will provide a new dedicated workspace facility designed for new start businesses.

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.

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**LETTER OF SUPPORT**

15 Brookfield  
Mellor  
Blackburn  
BB2 7JN

07 January 2013

Dear Sir / Madam,

I live locally and it has come to my attention that Mr & Mrs Alderson are interested in applying for planning consent to construct Eco Workspaces at Hawkshaw Business Park. I myself am looking for such a unit in order to start of my dog grooming business from and their site sounds ideal. I am currently on maternity leave but am looking to set up a business within the next six months. For me the location is perfect and the "Eco" part of the business is a massive bonus for marketing my business.

My husband and I have been looking for a suitable site to set up the business and have not found anything suitable locally.

Therefore my husband, myself and I am sure many others fully support the proposed development at Hawkshaw Business Park.

Yours Sincerely,

Jennifer Taylor

# Joinery and Plumbing

To whom it may concern,

I am pleased to support the proposed **eco-workspace** development at Hawkshaw Business Park.

- This site is in a superb location for our business venture, its right in the heart of the Ribble Valley.
- We are a small business looking for a small attractive unit from which to operate our business, as we have outgrown our current site.
- There are no other similar units available in this locality, which is predominately where my customers are based.

Yours faithfully

James Dyer  
JD Property Maintenance

Date: 23 December 2012

Company Name: Hawkshaw Business Park  
Clayton Le Dale  
Blackburn  
BB2 7JA

Dear Mr Alderson,

I am writing to you regarding the proposed business venture at your site in Clayton-le-Dale and I believe that you require a letter of support.

I would like to offer my full support in this venture. I currently have a small online business, retailing work wear and drop shipping the products throughout the UK. Currently my stock is held in my garage at home and any spare room in the house.

A small unit near my home (wilpshire) at an affordable rate would certainly help me. I have done some research into business units and I cannot find any small units locally, they are either too big or too expensive.

I would like to thank you in advance for doing this, for small start up businesses like me this really would be perfect.

Many Thanks,  
David Potter

---

**Kay Moses**

Myre Fold Farm  
Longsight Road  
Blackburn  
BB1 9EX

29.12.2012

Dear Sir,

I am a garden designer based within a mile of Hawkshaw Farm and I am looking to relocate my business from Blackburn into an environmentally friendly site on the outskirts of town.

When I heard of the eco workspaces from Mr Alderson I was immediately interested. The naturally resourced materials used to construct them and living roofs sound fantastic. They will also be well insulated to keep heating costs down, ideal for the running costs also.

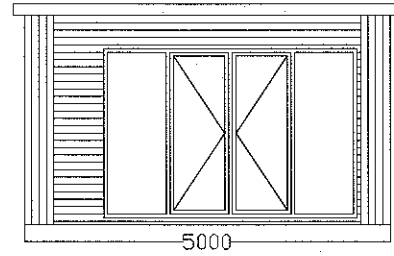
My garden design business is well established and has been gradually expanding for years. I have been looking for something like this in which to operate from at home, but the initial cost of purchasing has kept me from taking the plunge, but renting one of these units from this site is ideal.

I would like to offer my support for this scheme, should you require any garden design work around the site then please do let me know.

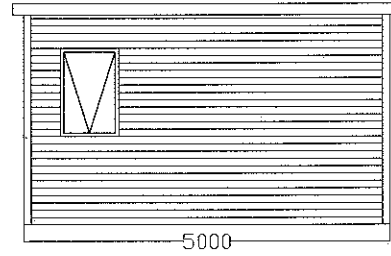
Yours Faithfully,

## Unit 1 & 6

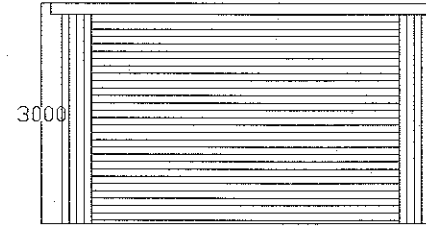
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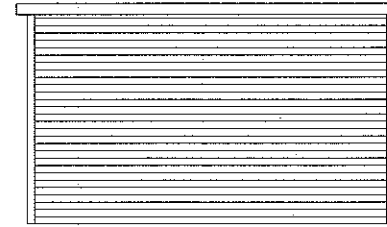
Side Elevation



Rear Elevation

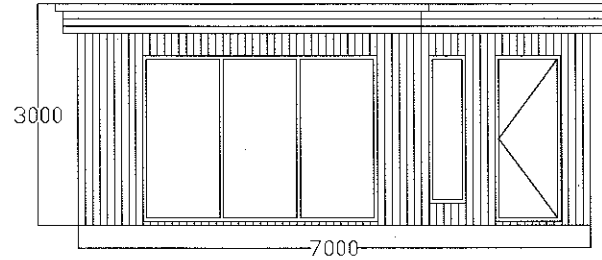


Side Elevation

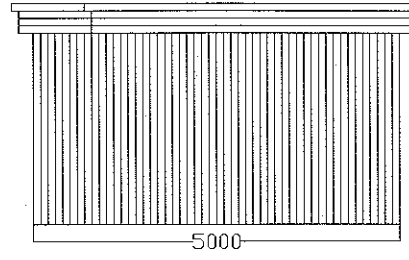


## Unit 2 & 5

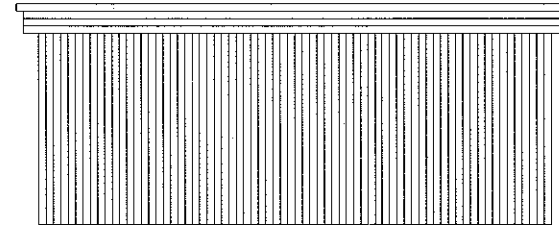
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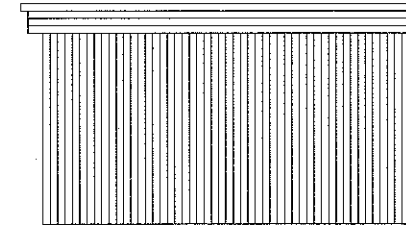
Side Elevation



Rear Elevation



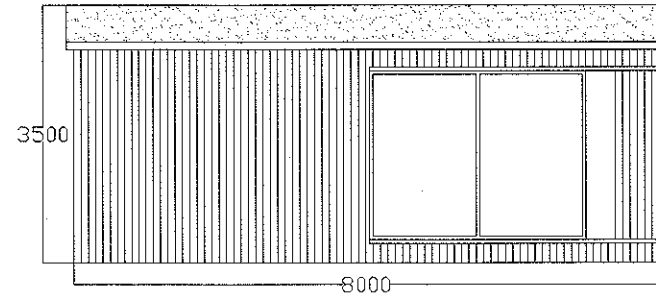
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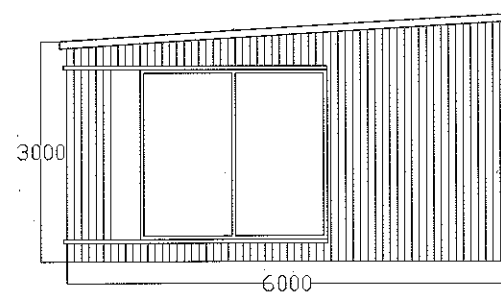
3 20130468 P

## Unit 3 & 4

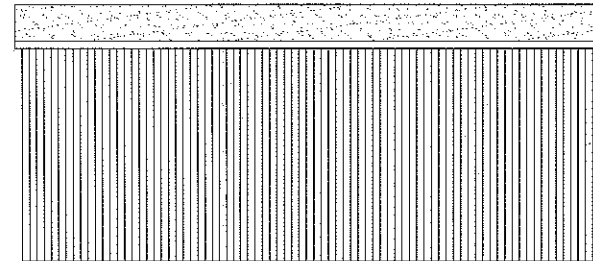
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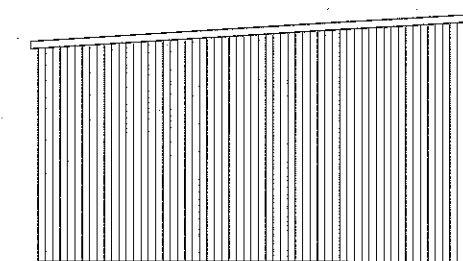
Side Elevation



Rear Elevation



Side Elevation



| Description                                                                                                                                                                                                                                                  | Rev                                          | Date | By |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------|----|
| <h1>AJH ASSOCIATES</h1> <p>Chartered Building Surveyors</p> <p>21 Beaufield Court<br/>Pinehoe Link Road<br/>Chilworth<br/>Leam 397 1QS</p> <p>Tel: 01200 459091<br/>Fax: 01200 459093<br/>E-mail: info@ajh-associates.co.uk<br/>www.ajh-associates.co.uk</p> |                                              |      |    |
| Client                                                                                                                                                                                                                                                       | IAN ALDERSON                                 |      |    |
| Project                                                                                                                                                                                                                                                      | HAWKSHAW FARM<br>LONGSIGHT ROAD<br>BLACKBURN |      |    |
| Description                                                                                                                                                                                                                                                  | PROPOSED ELEVATIONS                          |      |    |
| Scale                                                                                                                                                                                                                                                        | 1:50                                         |      |    |
| Date                                                                                                                                                                                                                                                         | 08/01/2013                                   |      |    |
| By                                                                                                                                                                                                                                                           | JT                                           |      |    |
| Checked                                                                                                                                                                                                                                                      | TH                                           |      |    |
| No.                                                                                                                                                                                                                                                          | 2699/202                                     |      |    |
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