

Wild Boar Park

**Design and Access Statement & Planning Statement
for**

**The change of use of a field to camping facility for 5 camping pods
and a shower and toilet facility**

At

**Bowland Wild Boar Park
Wardsley Rd
Leagram
Chipping
Preston
PR3 2QT**

Prepared by
Mary Miller
Rural Futures (North West) Ltd
78a Main St
Warton
Carnforth
LA5 9PG



This statement has been structured with reference to CABE best practice guidance; Design & Access Statements – how to write read and use them. CABE 2006.

Design & Access Statement and Planning Statement

Contents	Page
1.0 Introduction	3
2.0 The Site Details	3
3.0 Development proposal	3
4.0 Design & Access	5
5.0 Planning Policy Framework	7
6.0 The determining Issues	19
7.0 Assessment of the determining issues	19
8.0 Conclusion	19

Wild Boar Park

1.0 Introduction

Bowland Wild Boar Park is a family operated tourism attraction on the outskirts of the village of Chipping and within the Forest of Bowland AONB. The park has been open since 1999 and attracted 32,000 visitors in 2015.

There are five full time staff at the park with a further ten part time and seasonal staff throughout the main visitor season.

Over the last three years visitor numbers have become quite static despite new attractions and activities being added. The attraction is dependent on good weather with visitor numbers being much lower on wet days.

The number of school visits and private parties is consistent but if the business is to remain viable and the jobs be retained it has become necessary to look at other possible income streams.

2.0 Site details

Bowland Wild Boar Park is located just outside Chipping. A total of 100 acres of land is farmed which includes the Wild Boar Park. Within the park there are a number of animal enclosures and buildings as well as the café, play area and car parking. Within the site there are a number of footpaths which lead out into the surrounding woodland to offer nature trails and woodland walks. The remaining land is to the west of the site around Lower Greystoneley Farm

The site is off the national grid and generates a large proportion of the power it requires via the existing wind turbine and solar panels.

Approximately 40 acres of the site is woodland, some aged woodlands which have been brought into management and replanted in small areas along with a large area of newly created woodland which has been established and managed for over fifteen years.

3.0 Development proposal

The proposal is to install 5 camping pods and a small timber building for a shower and toilet facility within the field located adjacent to the woodland to the south of the access track into the Wild Boar Park. This will provide a sustainable accommodation offering in the Forest of Bowland AONB.

The chosen location is very secluded and is an area of grassland within the woodlands which were planted fifteen years ago. The paddock is grazed as required but is often left unstocked as it is adjacent to the Round House and so is regularly used by visitors.

The proposal is to create the glamping facility at this location so that it can be accessed separately to the Wild Boar Park visitor attraction. Vehicles will enter the

Wild Boar Park

site on the same tarmac road and will use the designated parking area within the field 300 metres down the access track.

Campers will then walk the short distance to the camping pods which will be located in the field as shown on the enclosed plan. The parking area will be created using the plastic grasscrete grids which will then enable the area to be maintained as grass to reduce visual impact.

It is proposed to create bark surfaced footpaths around the site to the pods and to the facilities building to minimise any visual impact within the site. This will also reduce any possible visual impact on the wider area.

The parcels of woodland which surround the site will ensure the pods do not have a visual impact on the wider AONB. It is unlikely that the pods will be visible from outside the site but in the event that they can be seen the growing trees all around the site will soon override this. The trees are around fifteen years old so are well established and are between 1.5 and 2 metres tall at the moment.

The preferred pods for the site will be clad with larch boards so that they will weather and blend into the landscape. The toilet and shower building will also be clad with larch tongue and groove boards with a slate grey sheet roof which will blend into the sky line. It is anticipated that any structures which are visible from outside the site will be naturally screened as the trees in the adjacent woodland mature.

Whilst the site is not accessible using public transport it is anticipated that visitors to the glamping facility will explore the area on foot or by bicycle using the site as a base to see the AONB. They will have access to the café to purchase basics such as bread, milk and meat as well as full meals if required.

There are few alternative sustainable accommodation options in this vicinity and the existing facilities at the Wild Boar Park ensure it is well placed to manage such a project.

4.0 Design and Access

Context of Site

Assessment

The proposal is to install five camping pods and a small building for toilets and showers to create a glamping site at the Bowland Wild Boar Park. This will enable this established tourism business to diversify its source of income. In turn this will safeguard jobs and will create a sustainable accommodation offering within the AONB.

The proposed location is a small area of grassland located between the managed woodlands which will provide very effective natural screening.

There is an existing waste tank located within the adjacent field where all foul water will be stored prior to disposal using a registered contractor. See the enclosed site plan.

The chosen site is outside the flood risk area.

Involvement

There has been no pre-application involvement in this proposal.

Evaluation

The proposal will lead to the creation of a small glamping site alongside an established tourism business within the forest of Bowland. It is a small scale project which will not impact on the wider environment or the AONB.

Design

The proposal has been designed to ensure minimum visual and environmental impact on the local surroundings. The pods will be clad with larch boarding to ensure they weather and blend into the surrounding landscape.

A small area of hardstanding will be created for each pod but the remainder of the field will be kept as grassland. The parking area will be sited adjacent to the access road to negate the need for further infrastructure.

The toilets and showers will be located within an insulated timber building which will also be clad with larch to ensure it blends into the surrounding landscape. The foul water will be collected in an existing tank in the neighbouring field and will be taken off site by an approved contractor.

A small number of native species trees will be planted in clumps within the site to screen the pods from each other and to enhance the environmental appeal of the site.

Design Principles and Concepts:

Use

The five camping pods will be used to offer self-catering accommodation to walkers, cyclists and other visitors to the AONB. The toilet and showers will be located within the small timber building to be located on the north west corner of the site.

Amount

The five proposed camping pods will each measure 3.95 metres by 2.6 metres. The building for the showers and toilets will measure 5.6 metres by 3.3 metres.

Layout

The site layout will be as illustrated in the proposed site plan.

The glamping site will be located in the existing grass paddock which is sited between two parcels of woodland.

Scale

The building is a small timber structure designed to blend into the landscape. The five pods are small scale structures with a maximum height of 2.68 metres.

Landscaping

The existing woodland already provides natural screening for the site. It is proposed to plant small clumps of native trees around the site to provide privacy for each pod.

Appearance

The building and the pods will all be clad with larch boarding to ensure they weather naturally and do not have a visual impact on the AONB.

Access:

An Accessible Environment

The property is easily accessed from Wardsley Lane and the access will not be changed.

Vehicular and Transport Links

The site has good access for vehicles of all sizes.

Access and Movement Patterns

There is adequate access for vehicles visiting the farm with passing places already present on the access road.

Emergency Services Access

There is good access for the emergency services and this will not be altered by the proposal.

5.0 Planning Policy Framework

Central Government provides policy advice through the National Planning Policy Framework (NPPF).

In this instance the local planning policy which is relevant to the site comes in the form of the Core Strategy 2008 – 2028 A Local Plan for Ribble Valley.

5.1 National Policies

National Planning Policy Framework

Achieving Sustainable Development

7. *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.*

This proposal offers sustainable accommodation for visitors to the AONB. It will also safeguard jobs at the Wild Boar Park whilst assisting this small scale tourism business to diversify its activities. The majority of power required for the pods will be supplied via the existing wind turbine and solar panels.

3. **Supporting a prosperous rural economy**

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.*
- *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 other visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.*

This proposal enables a small rural business to diversify its activities and to ensure it remains a sustainable enterprise.

7. Requiring good design

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

All the structures will be clad with larch boarding so that they weather and blend into the surrounding landscape.

5.2 Local Policies

KEY STATEMENT DS1: DEVELOPMENT STRATEGY

The majority of new housing development will be:

- concentrated within an identified strategic site located to the south of Clitheroe towards the A59; and*
- the principal settlements of: Clitheroe, Longridge and Whalley.*

Strategic employment opportunities will be promoted through the development of:

- the Barrow Enterprise Site as a main location for employment; and*
- the Samlesbury Enterprise Zone.*

New retail and leisure development will be directed toward the centres of:

- Clitheroe;*
- Longridge; and*
- Whalley.*

Wild Boar Park

In addition to the strategic site at Standen and the boroughs principle settlements, development will be focussed towards the tier 1 villages - villages, which are the more sustainable of the 32 defined settlements:

- Barrow;
- Billington;
- Chatburn;
- Gisburn;
- Langho;

In the 23 remaining Tier 2 Village settlements, which are the less sustainable of the 32 defined settlements, development will need to meet proven local needs or deliver regeneration benefits. The Tier 2 Village settlements are:

- Bolton-by-Bowland;
- Brockhall;
- Calderstones;
- Chipping;
- Copster Green;
- Downham;
- Dunsop Bridge;
- Grindleton;

In general the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area.

Specific allocations will be made through the preparation of a separate allocations DPD.

In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this strategy. The relevant constraints are set out as part of the strategic framework included in this plan.

Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough's settlements, including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding-off of the built up area.

Through this strategy, development opportunities will be created for economic, social and environmental well-being and development for future generations.

This project is neither housing nor employment land. It is a small scale tourism development which is located within the Forest of Bowland AONB. The project has been designed to minimise impact on the AONB and the surrounding area.

KEY STATEMENT DS2: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the

National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- specific policies in that Framework indicate that development should be restricted.*

Eco-pods offer a sustainable accommodation option within the AONB. It is anticipated that the majority of visitors would explore the area on foot or by cycle.

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 location selected for the siting of the camping pods is on a small area located between existing areas of woodland which were planted over 15 years ago. The trees already offer a substantial amount of screening but as they continue to grow and reach maturity the site will be further screened when viewed from outside the site.

KEY STATEMENT EN3: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

The Council will seek to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change. In particular, all development will be required to demonstrate how it will contribute towards reducing the Borough's carbon footprint. The Council will assess applications against the current Code of Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards, or any subsequent nationally recognised standards.

Proposals for the development of new renewable energy generation facilities, including onshore wind turbine technologies, will be considered. This will require the consideration of many factors including the need to reduce the area's carbon

footprint whilst also recognising its exceptional environmental and landscape context.

In adapting to the effects of climate change it is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods, such as the use of sustainable drainage systems, will be incorporated.

New development in vulnerable areas should ensure that risks can be managed through suitable measures, including through the conservation of biodiversity, improvement of ecological networks and the provision of green infrastructure. All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, material and landscaping and address any potential issues relating to flood risk.

Ribble Valley Borough Council will liaise with the County Council over development within Mineral Safeguarding Areas (MSAs) in both proposing future site allocations and in determining planning applications. This liaison will include consideration of the issue of preventing the unnecessary sterilisation of mineral resources within MSAs and, where feasible and practicable, the prior extraction of mineral resources.

On larger schemes, planning permission will only be granted for developments on sites that deliver a proportion of renewable or low carbon energy on site based on targets elaborated within the relevant Development Management policy and also incorporate recycled or reclaimed materials or minimise the use of energy by using energy efficiency solutions and technologies. Where developments fail to achieve any of these, it must be demonstrated why this cannot be achieved.

The pods offer sustainable accommodation within the AONB with many users expected to explore the area on foot or by bicycle. The whole site is off grid with the majority of electricity being renewable and provided by the wind turbine and solar panels.

KEY STATEMENT EN4: BIODIVERSITY AND GEODIVERSITY

The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this.

Negative impacts on biodiversity through development proposals should be avoided. Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle be a net enhancement of biodiversity.

These sites are as follows:

- *Sites of Special Scientific Interest (SSSIs)*
- *Local Nature Reserves (LNRs)*
- *Local Biological Heritage sites (CBHs)*
- *Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)*
- *Local Geodiversity Heritage Sites*
- *Ancient Woodlands*

- *Lancashire Biodiversity Action Plan priority habitats and species*
- *European Directive on Protected Species and Habitats - Annexe 1 Habitats and Annexe II Species*
- *Habitats and Species of Principal Importance in England*

With respect to sites designated through European legislation the Authority will be bound by the provisions of the relevant Habitats Directives and Regulations. For those sites that are not statutorily designated and compensation could be managed through a mechanism such as biodiversity off-setting via conservation credits.

The grassland where the site will be located is of no ecological interest. The woodland around the site will not be affected by the proposal and indeed will be preserved to ensure the site is screened.

KEY STATEMENT EC3: VISITOR ECONOMY

Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities.

This new sustainable accommodation will operate alongside the Wild Boar Park tourism attraction. It will offer low impact accommodation to enable visitors to stay within the AONB.

POLICY DMG1: GENERAL CONSIDERATIONS

In determining planning applications, all development must:

Design

- 1. Be of a high standard of building design which considers the building in context principles (from the CABE/english heritage building on context toolkit).*
- 2. 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.*
- 3. 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.*
- 4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.*
- 5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

Access

- 1. Consider the potential traffic and car parking implications.*
- 2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
- 3. Consider the protection and enhancement of public rights of way and access.*

Amenity

- 1. Not adversely affect the amenities of the surrounding area.*

Wild Boar Park

- 2. Provide adequate day lighting and privacy distances.*
- 3. Have regard to public safety and secured by design principles.*
- 4. Consider air quality and mitigate adverse impacts where possible.*

Environment

- 1. 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.*
- 2. 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.*
- 3. All development must protect and enhance heritage assets and their settings.*
- 4. 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.*
- 5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of Greenfield sites where possible*

Infrastructure

- 1. 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. In assessing This, regard must be had to the level of provision and standard of public open space in The area, the importance of playing fields and the need to protect school playing Fields to meet future needs. Regard will also be had to the landscape or townscape of An area and the importance the open space has on this.*
- 2. 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.*
- 3. Consider the potential impact on social infrastructure provision.*

Other

- 1. Not prejudice future development which would provide significant environmental and amenity improvements.*

This proposal fits with the above policies as it is a small scale development which will not damage the environment and will enable visitors to spend time in the AONB.

POLICY DMG2: STRATEGIC CONSIDERATIONS

Development should be in accordance with the core strategy development strategy and should support the spatial vision.

- 1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages 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.*

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

- 1. The development should be essential to the local economy or social well being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. The development is compatible with the enterprise zone designation.*

Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

In protecting the designated area of outstanding natural beauty the council will have regard to the economic and social wellbeing of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.

For the purposes of this policy the term settlement is defined in the glossary. Current Settlement boundaries will be updated in subsequent DPDs.

This policy assists the interpretation of the development strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. In establishing broad constraints to development the council will secure the overall vision of the core strategy.

The development is within the AONB but has been designed to protect the landscape.

POLICY DMG3: TRANSPORT AND MOBILITY

In making decisions on development proposals the local planning authority will, in addition to assessing proposals within the context of the development strategy, attach

Considerable weight to:

The availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development -

- 1. The relationship of the site to the primary route network and the strategic road network.*

2. *The provision made for access to the development by pedestrian, cyclists and those with reduced mobility.*
3. *Proposals which promote development within existing developed areas or extensions to them at locations which are highly accessible by means other than the private car.*
4. *Proposals which locate major generators of travel demand in existing centres which are highly accessible by means other than the private car.*
5. *Proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their vitality and viability.*
6. *Proposals which locate development in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly.*
7. *Proposals which limit parking provision for developments and other on or off street parking provision to discourage reliance on the car for work and other journeys where there are effective alternatives.*

All major proposals should offer opportunities for increased use of, or the improved provision of, bus and rail facilities.

All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.

The council will protect land currently identified on the proposals map from inappropriate development that may be required for the opening of stations at Gisburn and Chatburn. Any planning application relating to these sites will be assessed having regard to the likelihood of the sites being required and the amount of harm that will be caused to the possible implementation of schemes.

The council will resist development that will result in the loss of opportunities to transport freight by rail.

The site is not accessible by public transport but it is anticipated that the visitors wishing to stay in this location are highly likely to explore either on foot or bicycle.

POLICY DME1: PROTECTING TREES AND WOODLANDS

There will be a presumption against the clearance of broad-leaved woodland for development proposes. The Council will seek to ensure that woodland management safe guards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the borough. The council encourages successional tree planting to ensure tree cover is maintained into the future.

Where applications are likely to have a substantial effect on tree cover, the borough Council will require detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars. These will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be with in influencing distance and could also include other relevant information such as stem diameter and crown spread.

The borough council will ensure that:

1. *The visual, botanical and historical value, together with the useful and safe life expectancy of tree cover, are important factors in determining planning applications.*

This will include an assessment of the impact of the density of development, lay out of roads, access points and services on any affected trees.

- 2. That a detailed tree protection plan is submitted with appropriate levels of detail.*
- 3. Site-specific tree protection planning conditions are attached to planning permissions.*

All trees and woodland around the site will be retained and protected. It is planned to plant clusters of native species trees within the site to enhance the privacy of campers.

POLICY DME2: LANDSCAPE AND TOWNSCAPE PROTECTION

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

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

The proposal has been designed to protect and enhance the landscape within the AONB.

POLICY DME5: RENEWABLE ENERGY

The borough council will support the development of renewable energy schemes, providing it can be shown that such developments would not cause unacceptable harm to the local environment or local amenity. In assessing proposals, the borough council will have particular regard to the following issues:

- 1. The immediate and wider impact of the proposed development on the landscape, including its visual impact and the cumulative impacts of development.*
- 2. The measures taken to minimise the impact of the proposals on residential amenity*
- 3. The potential benefits the proposals may bring*
- 4. The visual impact of the proposals, including design, colour and scale*
- 5. The degree to which nuisance caused by noise and shadow flicker to nearby residential amenities, agricultural operations, recreational areas or the function of the Countryside can be minimised*
- 6. National or local targets for generating energy from renewable sources and for reducing carbon emissions as specified within policy DMG1*
- 7. The potential impact on biodiversity.*

The council will require decentralised and renewable or low carbon energy in new developments to meet national standards development proposals within or close to

the AONB, sites of special scientific interest, Special areas of conservation and special protection areas, notable habitats and species, local nature reserves, biological heritage sites or designated heritage assets and their setting will not be allowed unless:

- 1. The proposals cannot be located outside such statutory designated areas*
- 2. It can be demonstrated that the objectives of the designation of the area or site will not be compromised by the development*
- 3. Any adverse environmental impacts as far as practicable have been mitigated*

The camping pods will have a very low energy requirement. The proposal will make use of the existing renewable energy sources on site as the demand for power will be when the Wild Boar Park is closed to visitors

POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

Proposals that are intended to support business growth and the local economy will be supported in principle. Development proposals will be determined in accord with the core strategy and detailed policies of the LDF as appropriate.

The borough council may request the submission of supporting information for farm diversification where appropriate.

The expansion of existing firms within settlements will be permitted on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other plan policies of the LDF.

The expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the Local landscape. There may be occasions where due to the scale of the proposal relocation to an alternative site is preferable.

Proposals for the development, redevelopment or conversion of sites with employment

Generating potential in the plan area for alternative uses will be assessed with regard to The following criteria:

- 1. The provisions of policy DMG1, and*
- 2. The compatibility of the proposal with other plan policies of the LDF, and*
- 3. The environmental benefits to be gained by the community, and*
- 4. The economic and social impact caused by loss of employment opportunities to the Borough, and*
- 5. Any attempts that have been made to secure an alternative employment generating use for the site (must be supported by evidence (such as property agents details including periods of marketing and response) that the property/ business has been marketed for business use for a minimum period of six months or information that demonstrates to the council's satisfaction that the current use is not viable for employment purposes.)*

This proposal supports the growth of a small rural business which offers employment within the AONB.

POLICY DMB3: RECREATION AND TOURISM DEVELOPMENT

Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:

- 1. The proposal must not conflict with other policies of this plan;*
- 2. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
- 3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
- 4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;*
- 5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*
- 6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.*

In the Forest of Bowland Area of Outstanding Natural Beauty the following criteria will also apply:

- 1. The proposal should display a high standard of design appropriate to the area.*
- 2. The site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses).*

In the AONB it is important that development is not of a large scale. In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape. Within the open countryside proposals will be required to be in keeping with the character of the landscape area and should reflect the local vernacular, scale, style, features and building materials.

The proposal is for small scale tourism use and has been designed to ensure it does not impact on the AONB.

6.0 Determining issues

It is considered that the determining issues in the case of this application are:-

- a) The principle of allowing a small scale tourism development at this location
- b) The visual impact of the proposal on the immediate locality
- c) The impact of the development on the wider landscape and the AONB

7.0 Assessment of the determining issues

- a) The proposed tourism development is appropriate in this location as it is a proposal to diversify an existing tourism business within the AONB.
- b) The visual impact of the proposal is very small as the site is surrounded by woodland. The younger trees have already reached a height of 1.5 – 2 metres and will provide more screening of the site as they continue to grow. The pods will only be visible from the access track into the Wild Boar Park.
- c) The development will not have any impact on the wider landscape and the AONB as it is well screened. As the woodlands around the site continue to mature the site will be completely hidden from view.

8.0 Conclusion

After carefully assessing this proposal with regard to all the relevant planning policies and issues it is considered that there will be no obstacles to the granting of planning permission for this proposal.

The proposal is a small scale tourism development which will offer sustainable accommodation within the AONB and will have a positive economic benefit to businesses in the wider area by encouraging visitors to stay. The proposal also supports the diversification of this small family tourism business.

