

REF: CFC/DA

320160807P

Design & Access Statement

Retrospective application for 8 existing caravan pitches and the addition of five new pitches. Replacement of existing temporary facilities with wooden toilet, showers and wash dry facility. Native species landscaping scheme.

Calder Farm
Settle Road
Bolton-by-Bowland
Clitheroe
BB7 4NT

On behalf of Mr Peter Simpson

John Metcalfe
Rural Futures
78a Main Street
Warton
Carnforth
LA5 9PG
01524 736845
07791 488410
johnm@ruralfutures.co.uk



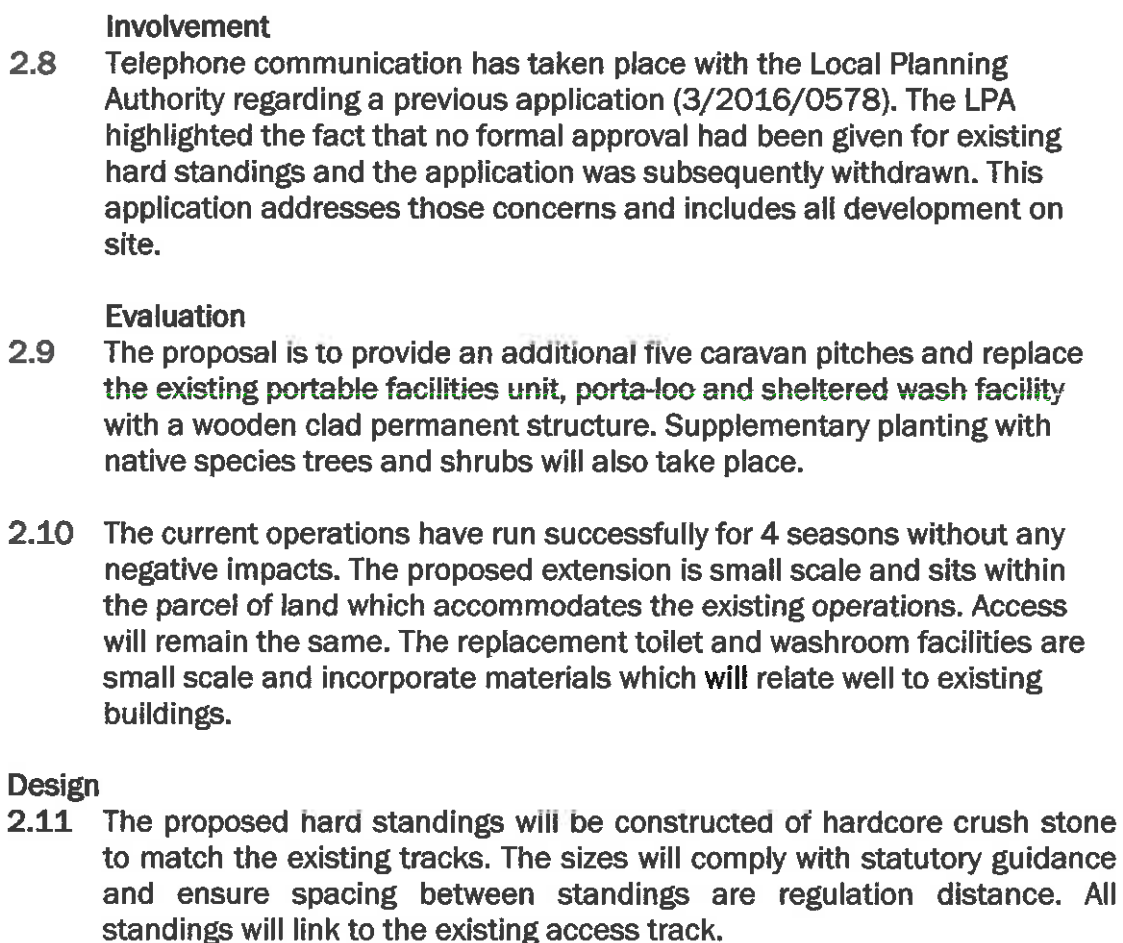
SECTION 1 BACKGROUND

- 1.1** This statement supports a retrospective planning application for 8 existing caravan pitches together with an additional five pitches and the replacement of temporary facilities with a new wooden building and an extension of an existing caravan site at Calder Farm, Bolton-by-Bowland on behalf of Mr Peter Simpson. The statement should be read in conjunction with the attached planning application forms and plans.
- 1.2** Calder Farm is owned and managed by Mr & Mrs Peter Simpson and together with owned and rented land forms part of a 130 acre livestock farm. Farming enterprises include suckler beef cattle, sheep and poultry. The business also includes diversified activities including equine livery and a small touring caravan site.
- 1.3** The caravan site has operated as a Certified Location site for four seasons and has proved extremely popular with visitors. The enterprise provides a vital source of income for the applicant as commodity prices continue to fall and pressures on the farming business persist. A further pressure on farm income is also anticipated as the existing Upland Entry Level Stewardship Scheme ends and funding restrictions through the replacement Countryside Stewardship Scheme is unlikely to be accessible, as is occurring on many grassland farms. Uncertainty regarding Basic Payment Support beyond 2020 as the UK withdraws from the EU Common Agricultural Policy is also worrying. See Appendix A for latest beef and sheep industry report.
- 1.4** The existing infrastructure for the caravan site includes hard standings for 5 caravans with three additional standings which have been used as overflow under the 28 day rule. A portable toilet and shower unit has served the site and a septic tank provides foul waste disposal for caravan and campers.
- 1.5** Reviews from visitors have been extremely positive in respect of the site location and management of the site. However, some reviews highlight the limitations of the facilities unit. A decision has now been made to develop an additional five hard standings and replace the portable facilities block with an upgraded toilet and shower block which includes a small wash room for tented campers. The extension will be a small addition to the existing site and will have no impact on the landscape or character of the area.
- 1.6** As can be seen from reviews (Appendix B), visitors bring additional revenue to other small businesses in the area including local pubs, shops and a tea room. The proximity to Gisburn Forest makes the site extremely popular with mountain bikers and walkers who wish to use the area. The site also enables horse owners to bring their animals to the farm for dressage courses which Mrs Simpson runs in the adjacent menage.

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1** Calder Farm lies in open countryside west of Settle Road, approximately 500m north of Copy Nook. The farm lies within the Forest of Bowland Area of Outstanding Natural Beauty (FoB AONB). The caravan site is located west of the farm curtilage and stable/menage facility. Access is via a hardcore farm track directly off Settle Road.
- 2.2** The existing caravan site is certified by the Caravan and Camping Club (C&CC) and provides facilities for 5 no touring caravans and 10 no tent pitches. Electric hook ups are provided for all caravan pitches. A small portable facilities unit provides shower and toilet facilities.
- 2.3** The layout of the site is arranged around a hardcore track with caravan pitches radiating off the northern and western sides. Tented pitches are provided in the central grass area.
- 2.4** The portable facilities block is located adjacent to the northern boundary and has been clad with timber to mitigate any visual impact. The unit provides female toilets and a unisex shower. A male toilet is provided in a porta-loo unit. A small sheltered sink allows campers the opportunity to wash dishes. Foul and waste water from all the toilets/shower and washing sink is connected to the septic tank, which is also the disposal point for chemical toilet waste.
- 2.5** The proposed development will include the formation of five additional hard standings and a new timber frame facility block. Four of the hard standings will be arranged along the southern section of the existing hardcore track. A further one hard standing will be located to the south of the facilities block linking with the eastern spur of the hardore track. The proposed facilities block will provide two toilet and shower units for both male and female visitors. The building will also include a small washroom with sinks and washing/drying facilities.
- 2.6** The land slopes to the west and means the site is not visible from Settle Road. The parcel is bounded by scattered hedgerow shrubs and trees which effectively screen the site from other viewpoints.
- 2.7** Environment Agency Flood Risk Maps show the site is not within a flood risk area.



2.12 The facilities block will be constructed of wooden frame with insulated panels and double glazed windows. External cladding will be similar to the design of the stable unit using larch boarding.

2.13 Careful consideration has been given to design and use of natural materials to ensure the proposed development is appropriate to the setting and will not impact on the character and appearance of the area.

Appearance

2.14 The hard standing areas will have the same appearance as existing standings and will be constructed in the same manner.

2.15 The toilet/shower facility will be slightly larger than the existing portable facility and will have an apex roof design. The roof will be Eternit farmscape fibre cement profile sheets in anthracite. Timber larch boarded walls will ensure the appearance is appropriate to a rural setting. Doors and windows will be wood.

2.16 The openness of the countryside and character of the area will not be compromised. There will be minimal visual impact on the area.

Scale

2.17 The hard standings will measure 6.00m x 12.00m.

2.18 The facilities block will measure 7.00m x 3.40m. Height to the eaves will be 2.20m and height to the ridge is 2.70m.

Landscaping

2.19 The proposal includes a scheme to supplement existing overgrown shrub species with native species hedgerow and tree species. Details of the proposed native species is shown as Appendix C.

Access

2.20 Calder Farm is located from major trunk roads via minor roads. The A59 (2 miles) Sawley or the A65 (5 miles) Long Preston, (10 miles) Settle.

2.21 The site has excellent access from Settle Road which allows cars accessing and exiting the site to pass. Within the site a one way system directs visitors round the site.

SECTION 3 PLANNING POLICY CONTEXT

Planning History

Planning applications applicable to this application:

3/2013/0071 New access off Settle Road - Approved

3/2016/0578 Retention of 3 unauthorised hard standings and creation of five additional hard standings for caravans. Replacement of existing temporary facilities unit, wash facility and porta-loo with wooden facilities building and wash/dry room. Supplementary planting with native species shrubs and trees. - Withdrawn.

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

Relevant policies within the Framework which are applicable to this application are:

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. The development will bring wider benefit to other local businesses including pubs, cafes, tea rooms and shops.

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.

Careful thought has been given to the use of materials and design of the facilities building to ensure the proposed development relates well to the setting and existing buildings.

Conserving and enhancing the natural environment

The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by

unacceptable levels of soil, air, water or noise pollution or land instability;
and
• remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

The proposed scheme will have no negative impacts on biodiversity or local wildlife. Supplementary planting around site boundaries will enhance the biodiversity of the site. The facilities block will replace an existing temporary structure with an improved design and appropriate materials.

Core Strategy 2008 – 2028 A Local Plan for Ribble Valley

3.2 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 proposed development is a small scale extension of existing activities which have operated successfully without negative impacts on the AONB. Additional pitches will be constructed without loss of habitat and will not affect the character of the area. The proposed facilities building incorporates natural materials appropriate to the setting within the AONB. The building is of modest size and will relate well to the existing buildings close by.

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 proposed development will have no negative impact on biodiversity or wildlife. The site is currently maintained by regular mowing and as such the grassland area offers limited conservation value. The existing boundary is characterised by mature trees and overgrown hedgerow species. The proposal includes a supplementary planting scheme with native species to rejuvenate the boundary structure and enhance the biodiversity of the site.

KEY STATEMENT EC1: BUSINESS AND EMPLOYMENT DEVELOPMENT

Employment development will be directed towards the main settlement of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth together with land at Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury and locations well related to the A59 corridor.

The Council, in line with the evidence it has gathered, will aim to allocate an additional 8 hectares of land for employment purpose in appropriate and sustainable locations during the lifetime of this plan.

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.

Proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact upon the local economy.

The Council considers, in line with neighbouring authorities and other bodies, that the BAe Samlesbury site should be regarded as a regionally significant employment site with considerable potential to accommodate a variety of advanced knowledge based industries in the future. This has been recognised by the Government's creation of an Enterprise Zone at this location. As such the site is not considered part of the borough's general employment land supply.

The Council will therefore support the delivery of the Enterprise Zone and has produced a Local Development Order to achieve this.

The proposed project is a farm diversification which will strengthen the wider local economy

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 OF THE 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.

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.

The proposed development is a small extension of an existing business which has operated without any negative effects on local residents or the character of the area. Access to the site is excellent and separated from the farmhouse and stables where children and animals occupy. The development is of a high standard of design. The facilities building is a modest size and incorporates natural materials which relate well to existing buildings on the site. The proposed supplementary planting will provide additional nesting opportunities for birds and a food resource for birds, small mammals and invertebrates. There will be no negative impacts on the environment.

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 WELL BEING 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.

The development is a small expansion of an existing site. The proposed facilities block will replace an existing unit which is less appropriate. No alternative buildings are available for this purpose. The proposed materials are appropriate to the special character of the AONB and relates well to existing buildings. The environmental considerations include the use of traditional and sustainable materials.

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 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 provides jobs and 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 negatively on the AONB.

SECTION 4 CONCLUSION

- 4.1** The proposed development will ensure the farming business will continue and the responsible land management of the holding is secured. The extension of the site is small scale and will have no negative impacts on the character and appearance of the area. The development will not cause any loss of amenity or impact on local residents.
- 4.2** The development will not be harmful to the environment and supplementary planting around boundaries will enhance biodiversity and effectively screen caravans and tents from longer views.
- 4.3** The proposals have been fully assessed in regard of all relevant planning policies and issues. The small scale and low impact of the development should not be an obstacle to the granting of planning permission.

August 2016

Images Calder Farm Caravan Site



Site viewed from facilities unit



Site viewed from waste disposal point



Existing facilities.



Access track from Settle Road



Existing stable building showing wood cladding. The proposed facilities block will use a similar vertical cladding system.

Rural Business Research – Intelligence from the Regions report April 2016

Beef and Sheep

- Current (low) market prices for beef are preventing producers from being optimistic about their future prospects.
 - Store cattle prices, in particular for continental breeds, remain high despite the decline in finished cattle prices. Achieving positive margins for purchased store to finished fat cattle is becoming increasingly difficult.
 - Anecdotal responses from beef producers around the regions suggest that store cattle purchased in 2015 have been fattened and sold at prices similar to the purchase price, resulting in large losses per head.
 - Recent changes to processor carcass specifications are of concern to beef producers, with many reporting reduced revenues as a result of the new regime.
 - Some beef producers have stated that supermarkets have manipulated the market by holding back on procurement of animals due for sale on contract and then buying them late and possibly overweight, with price deductions being imposed.
 - Some farmers are considering reducing their beef animal numbers as a result of continued low finished beef prices.
 - Lamb producers in the South East are concerned about the threat of blue tongue and the apparent unavailability of a vaccine, which seems to have all gone to France.
 - Fat lamb prices were depressed in early autumn 2015 but did recover during the winter period.
 - Breeding sheep prices have been down by approximately £10 per head on the previous year.
 - Scanning results across the regions suggest that the 2016 lamb crop will be good and up on 2015. However, this is causing concerns regarding over-supply and depressed prices in the future.
- An increasing number of small scale livestock producers continue to rely on diversification into tourism activities (B&B's, holiday lets, hospitality, and livery) as well as off-farm employment to sustain the farm business, as livestock margins are squeezed.

Extracted from the Rural Business Research Intelligence from the Regions Report - October 2015

Appendix B

Caravan & Camping Club Reviews

Lovely Site Had a 1 night midweek stay at Calder Farm and my only negative was that it...

David (Club Member) stayed Aug 2015

This review is for **Calder Farm**

Lovely Site Had a 1 night midweek stay at Calder Farm and my only negative was that it wasn't long enough! We received the warmest of welcomes when we arrived and were made to feel welcome throughout our short stay. The location of the site is stunning. Very picturesque and very tranquil. The facilities were basic, just 2 showers, 2 toilets and a wash up area, but they were spotlessly clean and more than adequate. They fit in with the price bracket for the site which is very reasonable. We will definitely be returning as soon as possible, hopefully for a bit longer!

- Location: Country, Secluded
- Suitable For: Families, Older couples, Peaceful break, Younger couples
- Friendliness: 5
- Cleanliness: 5
- Facilities: 3

[Expand review](#)

Recommended: yes

4

Had a great 2 nights, basic site clean & warm shower room 20p and a porta toilet.

DeeCon (Club Member) stayed Mar 2015

This review is for **Calder Farm**

Had a great 2 nights, basic site clean & warm shower room 20p and a porta toilet. Great views of Pendle Hill, The Copy Nook Pub is about 5 mins away, they served food but we did not eat they were booked up. There is the Spread Eagle pub 2 miles away but we did not go this time but after speaking to a bar person in the Copy they do allow dogs as the Copy don't and they even have a dog menu, We paid £13 with electric great for stargazing. Great site will be back

Appendix B

nice little bolt hole. We drove to a Londis shop 5 mins away in Chatburn on our way back from Pendle Hill, A good walk to stretch the legs

- Towing: Easy
- Location: Country
- Suitable For: Families,Older couples,Active break,Peaceful break,Younger couples
- Friendliness: 4
- Cleanliness: 5
- Facilities: 3

[Expand review](#)

Recommended: yes

4.3

Two nights in February half term.

The Buckley family (Club Member) stayed Feb 2015

This review is for **Calder Farm**

Two nights in February half term. Clean and heated facilities (if very basic) comprising of ONE Men / ONE Women toilet and shower but not an issue as maximum of 5 pitches anyway. Outside (covered) wash up sink (cold water only) with maps and details of the local area. Very short walk into Bolton by Bowland (which is a beautiful village). Very quiet site set in some great countryside. The only disappointment was we couldn't stay more nights (fully booked). Also, was only £13 per night. Would recommend and yes, we will use again.

- Towing: Easy
- Location: Country
- Suitable For: Families,Older couples,Active break,Peaceful break
- Friendliness: 5
- Cleanliness: 5
- Facilities: 3

Appendix B

UK Campsites

Description

Calder Farm is a family run certified site set in the beautiful village of Bolton by Bowland in the heart of the Ribble Valley.

Set in an acre of land all pitches have fantastic views of the Ribble Valley. Facilities include hardstanding and grass pitches with electric and a WC and shower.

Bolton by Bowland village is within walking distance of the site where you can find a country pub, a village shop and cafe. Also within a 15 minute walk is a garden nursery and tea room.

We have stable and grazing facilities so can offer horse B and B if required.

Nearby Attractions

- - Forest of Bowland and area of Outstanding Natural Beauty
- Gisburn Forest for fantastic mountain biking and walking
- Stocks reservoir for fishing, bird watching and walking
- Market towns of Settle, Clitheroe and Skipton
- Clitheroe and Skipton castles
- Pendle Hill and the Lancashire Witches!
- Settle to Carlisle Railway

Date of Visit: April 2016

Unit: Motorhome

Rating: 

Reviewer: [Ernieb96](#)

[2 reviews from this member](#)

This is a lovely site expertly run and close to home.

We did not have a long enough lead so the owners lent us one of theirs, they are easy to get along with. It's a lovely clean site that is not over crowded. Thanks.

Date of Visit: August 2015

Unit: Campervan

Rating: 

Reviewer: [DazRog](#)

[2 reviews from this member](#)

Fantastic site on a lovely working farm. Found the owner really friendly and helpful throughout our stay. The facilities were great. Toilets and shower kept clean. Washing up facilities with a freezer to freeze ice packs was very helpful.

Didn't travel far for a short weekend but can see us returning as this place is on our doorstep.

Very dog friendly which was a big bonus for us.

Highly recommended.

Date of Visit: July 2015

Unit: Tent

Rating: 

Reviewer: [JEPSONJ](#)

[2 reviews from this member](#)

Stayed here in July with the family. Good, quiet site. Nice grass pitches for the tents and the toilet block, although small, was never crowded.

Kids enjoyed playing with the other kids on the site.

Appendix B

Nice pub in Sawley for food - Spread Eagle - with the Copy Nook pub within 5 mins walk.

Would stay again.

Date of Visit: May 2015

Unit: Tent

Rating:



Reviewer: [Jonnyclaret1973](#)

[26 reviews from this member](#)

We have just returned from a weekend staying at Calder Farm Campsite. Its a lovely small and very very friendly site. £11 per night without electric. The toilet block is small with only two showers and two toilets but there was never a queue due to it only being a small site and it was quiet and they are thoroughly cleaned daily.

Showers work on 20p or £1 coins. £1 gets you 8 minutes.

Nearby the village of Bolton by Bowland is beautiful and we were fortunate enough to be there during the May Fate. There is a very small shop in the village but opening times are rare and we had to drive to nearby Gisburn for basic provisions. There are two pubs which we didn't visit but I'm told the Coppy Nook is the better of the two. The site itself is a working farm which the kids loved as they were shown around the barn and got to stroke some of the animals.

The area is great for walking and cycling.

I would recommend this site and we will be visiting again someday.

Appendix C

Proposed native species planting

Hedgerow species

<i>Crataegus monogyna</i>	Hawthorn
<i>Corylus avellana</i>	Hazel
<i>Ilex aquifolium</i>	Holly
<i>Lonicera periclymenum</i>	Honeysuckle
<i>Rosa canina</i>	Dog rose

Tree species

<i>Quercus robur</i>	Oak
<i>Betula pubescens</i>	Birch
<i>Sorbus aucuparia</i>	Mountain ash
<i>Malus sylvestris</i>	Crab apple

PLANTING

General

All trees and shrubs shall conform to the relevant parts of B.S. 3936

Rejection of Plants

Any plant material, which does not meet the requirements of the specification, or is unsuitable or defective in any way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced.

Planting

All planting material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be clearly pruned prior to planting.

Planting of Transplants or Shrubs

The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in B.S. 4428: 1989 5.8 Woodland, 5.9 Shrubs. All plants shall be planted at the same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around the roots. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip. Plants shall be planted at the specified centres. On slopes this shall be in the horizontal measure.

Tree Planting

Trees shall conform to BS 3936 and be planted in tree pits of the following sizes unless directed otherwise:

Whips 600 x 600 x 400 up to 2 metres high

Selected standards 1000 x 1000 x 600 up to 4.25 metres high

Extra heavy standards 1200 x 1200 x 900 up to 6.00 metres high.

Appendix C

Excavated subsoil shall be carted off the site to tip. The bottom 250mm of the pit shall be dug and broken up. Backfill shall be retained topsoil as specified unless directed otherwise. Where footpaths or services are closer than 2 metres to tree pits they shall be protected by an approved root barrier. 'Reroot' barrier systems are approved.

Tree Ties and Stakes

Trees shall be twin staked with cross bar. Ties shall be approved nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems. The following ties available from J Toms Ltd are approved: Feathered Type 04, Select standards Type L1, Extra heavy Standards Type L3.

Compost for Planting Pits

Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. Compost shall be added to and mixed with topsoil backfill at a rate of 20% by volume. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied. Cambark planting compost is approved.

MAINTENANCE

All dead, diseased, damaged plants must be replaced for up to 10 years with a tree of the same species and of similar size to that originally planted.

Pruning

At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape. Dress cut ends exceeding 25mm diameter with fungicidal sealant.

Watering

All plants will be watered to field capacity weekly during the months April – July for a minimum of 5 years. Watering will take place as required beyond this period in prolonged dry periods.

Litter

Site to be kept free of litter