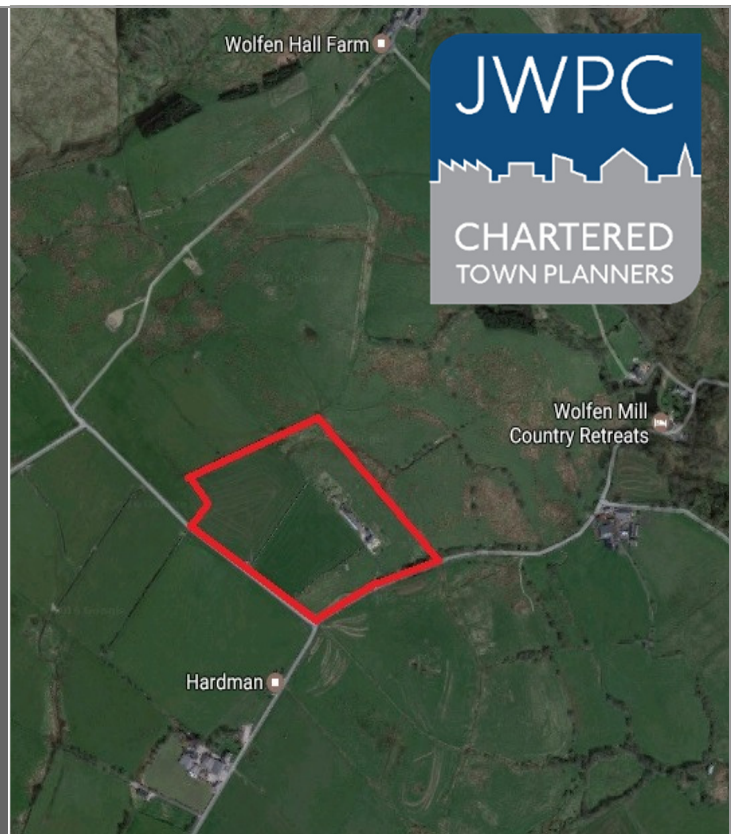


**Windy Arbour  
Fish House Lane  
Chipping  
PR3 2NQ**

**Demolition of Former  
Agricultural Buildings and  
Replacement with 3 No.  
Holiday Let Units**



**Client:**  
Joan Marsden

**Planning**

**Support**

**Statement**

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Appendix 1: Copy of Cycling Route Passing the Application Site, featured within Lancashire County Council's 'Bowland by Bike' guide.

Appendix 2: Extract from Tripadvisor Website, showing Holiday Rentals Within and a Short Distance from Chipping.

## 1. Introduction

- 1.1 This Statement has been prepared in support of a full planning application for the demolition of the former agricultural buildings and the erection of 3 no. holiday let units to the rear of Windy Arbour, Fish House Lane, Chipping. The development aims to make the best use of and improve the appearance of buildings which presently detract from the Forest of Bowland Area of Outstanding Natural Beauty (AONB), whilst providing tourist accommodation aimed specifically towards the many cyclists that visit Chipping and the surrounding cycle network.
- 1.2 The following chapters build upon initial feedback received in relation to a number of different options for the site, provided in response to a pre-application enquiry in June 2014 (Ref: RV/2014/ENQ/00076). Detail is consequently provided in relation to the local context, before justifying the application in light of prevailing policies of the Development Plan for the Ribble Valley, the National Planning Policy Framework (NPPF) and Government legislation.
- 1.3 In addition to the requisite Application Forms, Certificates and OS Site Location Plan, this Statement should be considered alongside the following documents, which have been prepared in support of the proposal:
- Existing and Proposed Plans by Sunderland Peacock & Associates Ltd;
  - Design and Access Statement by Sunderland Peacock & Associates Ltd;
  - Landscape and Visual Assessment by Yew Tree Gardens and Trees; and
  - Ecological Appraisal by Envirotech Ecological Consultants.
- 1.4 Bearing in mind the LPA's duty under Paragraph 187 of the NPPF, it is requested that the Agents are contacted in the first instance if any further information is required to enable a positive determination.

## 2. Site Characteristics

- 2.1 The planning application relates to an existing dwelling with a number of associated former agricultural buildings, set amongst 6.5 hectares of open land and located 1.1 miles to the north-west of Chipping. The site is at the base of Parlick Hill and as the land rises steeply from Chipping, it is a highly prominent location within the Forest of Bowland AONB.

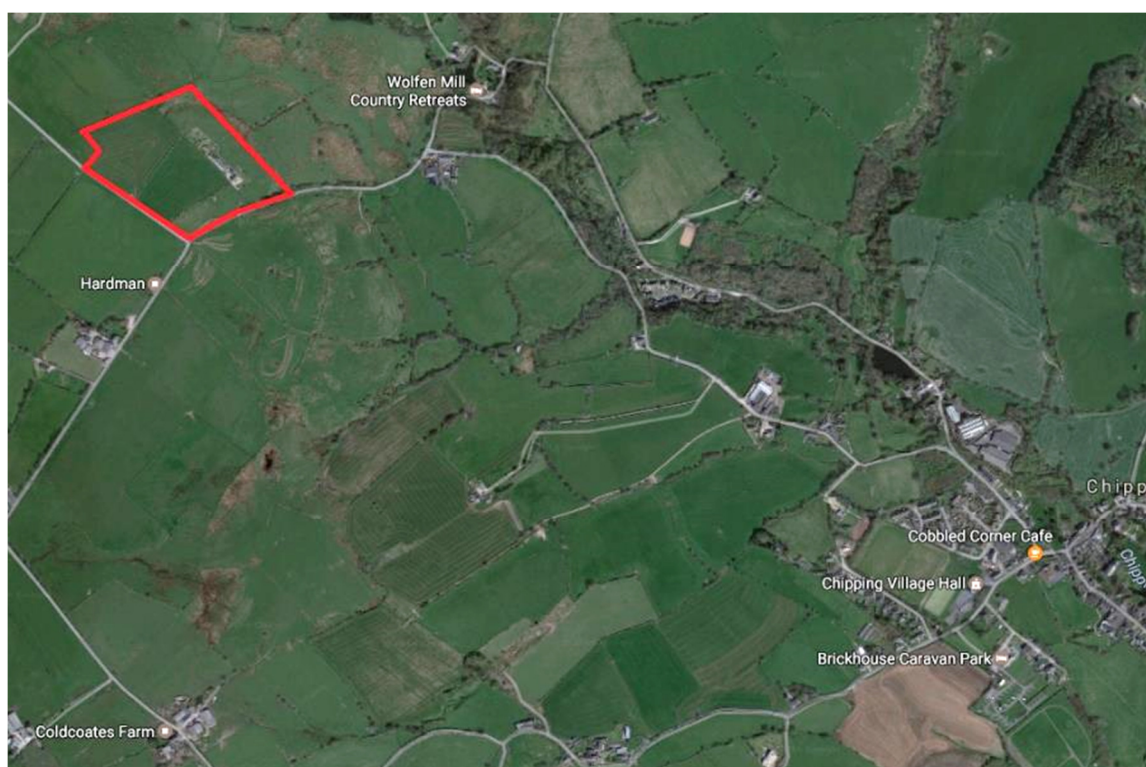


Figure 1: Site Location in relation to Chipping Village Centre

- 2.2 Whilst the main dwelling has been renovated to a high standard, the former agricultural buildings, which include two large piggeries and a storage cabin are in a poor condition. The building walls remain, however sections of the roofs of the former piggeries have collapsed. In particular, the larger of the piggeries features red brick walls, which makes it stand out visually in the rural landscape.
- 2.3 As discussed within the submitted Landscape and Visual Assessment, the semi-redundant agricultural buildings are considered to have an overall adverse impact upon the surrounding landscape character as a result of their derelict nature and their alien 20<sup>th</sup> century appearance. It states that this impact is further heightened by the visibility of the strong, ridged forms of the exposed roof beams / spars. As such, the site presently has a negative impact on the AONB setting. It can be seen from many localised and long-distance receptor points.



Figure 2: Photograph of Existing Buildings at Windy Arbour



Figure 3: Photograph of Existing Buildings at Windy Arbour

2.4 The 1.1 mile distance from the centre of Chipping can be made in either a 20-minute walk or a five-minute cycle ride. The settlement is a popular destination for people wishing to explore the beautiful surrounding countryside, with a hotel, numerous bed-and-breakfast establishments and self-catering holiday homes within the locality. The village moreover has a good level of services, including two primary schools, three pubs, three churches, a post office and gallery (housed within the oldest trading shop in Britain), a cafe, craft centre, a village store, a butcher, environmentally friendly public toilets, an agricultural show, a village hall with a regular programme of events, and a local history society.

- 2.5 Tourist attractions nearby include a wild boar park, a sustainable furniture company, an art exhibition in a former mill, an organic dairy and a cheesemaker. However, the greatest draw is overwhelmingly the AONB itself. The Forest of Bowland covers 803 sq km of rural Lancashire and North Yorkshire, providing some of the most peaceful and remote walking and cycling in the country.
- 2.6 Chipping is very well established within the cycling community and features prominently in many cycle routes which are promoted both locally and nationally. VisitLancashire.com's 'Bowland by Bike' leaflet has 11 bike routes and a new bridleway, with Chipping featuring in three. The Forest of Bowland's own website ([www.forestofbowland.com](http://www.forestofbowland.com)) promotes cycling heavily and features a number of cycling routes as well as cycling shops, hire companies and skills coaching companies.
- 2.7 The Cobbled Corner café in Chipping is so popular with cyclists that it carries a small range of bike spares. Many cycling groups hold events there and it is featured on the Ribble Valley Cycling and Racing Club's website. A Lancashire Life (May 2013) article on places to eat in Chipping commented that 'the Cobbled Corner has a wide selection of home-baked goods and filling dishes for the cyclists who throng there', and the café is listed in the Cyclists' Café Guide which includes it on four of their favourite routes.



Figure 4: The Cobbled Corner cafe in Chipping, a popular spot on cyclists' routes ([www.cycleseven.org](http://www.cycleseven.org))

- 2.8 In mind of its popularity as a cycling destination, the planning application site is accessed from one of a number of 'Quiet Lanes'; an initiative that has been developed by the Countryside Agency and local authorities. These form a network of minor rural roads that are appropriate for shared use by walkers, cyclists, horse riders and motorised users, which have been acknowledged for their low levels of traffic travelling at low speeds. The pilot network was established on the lanes around Chipping indicating the Council's recognition of the village and surrounding countryside as a popular destination.
- 2.9 The site is also directly passed by a popular cycle route promoted by the Forest of Bowland AONB with its 'Bowland by Bike' route guide (mentioned above). A copy of the route is provided in full at Appendix 1 and the site is regularly passes by passed by cyclists throughout the week.

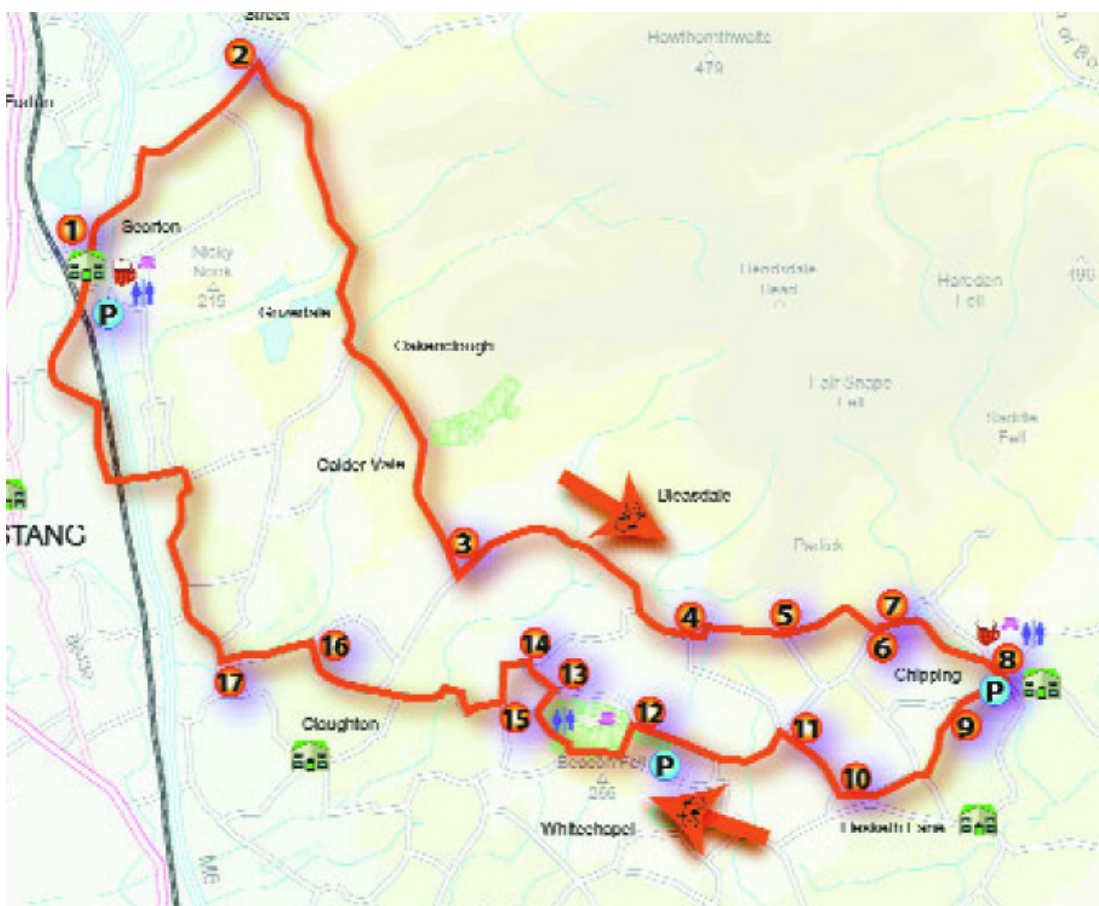


Figure 5: Extract of cycling route from Lancashire County Council's 'Bowland by Bike' guide, with a route that passes the application site at Point No. 6

- 2.10 Online searches for visitor accommodation in the locality, via <https://www.tripadvisor.co.uk/> show only a limited supply of existing holiday rentals located within a few miles of Chipping. A copy of the website extract is contained at Appendix 2 of this Statement and it is considered that the village would benefit from the provision of additional visitor accommodation.

### **3. Application Proposal**

- 3.1 Planning consent is sought for the demolition of the former agricultural buildings located to the rear of Windy Arbour and the erection of 3 no. single storey holiday let units. The holiday lets will be marketed specifically towards cyclists who visit Chipping and the Forest of Bowland AONB. Moreover, the application presents an opportunity to improve the visual impact of the site on the surrounding landscape.
- 3.2 The Proposed Plans and Design and Access Statement by Sunderland Peacock Architects demonstrate that there will be a significant decrease in the footprint of buildings on the site by 526m<sup>2</sup>. The footprint is also consolidated, with units provided within a semi-detached and detached building. Amenity space, vehicle and cycle parking will be provided between each.
- 3.3 Guided by advice from the Landscape and Visual Consultant, the Project Architect has drawn upon a mixture of traditional materials to create a design which best integrates the replacement buildings into the landscape but is also attractive in appearance. Materials such as natural stone will promote the character of rural agricultural buildings from closer-range receptor points, whilst the green roof will soften views towards the site from longer-range view points, such as Parlick Hill to the north. An element of scattered, native tree planting of Alder and Hawthorn is included adjacent to the eastern site boundary, to further limit the visibility of the site from receptors without creating an alien 'block' element of planting.
- 3.4 Each holiday let unit will feature a basic layout, providing two bedrooms, a kitchen, living room / diner and a single bathroom. An enclosed external space will be accessible from the kitchen and adjacent to the parking area, which can be used for cycle maintenance by occupants.
- 3.5 A single car parking space is provided for each unit, although it is anticipated that more use will be made of the cycle parking facilities given the target market. Nevertheless, the submitted Site Plan indicates how room is available for the manoeuvring of private vehicles within the site, so that safe forward egress is promoted onto Fish House Lane.



## **4. Planning Policy**

- 4.1 Under the 2004 Planning and Compulsory Purchase Act, planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Read consists of the adopted Ribble Valley Core Strategy which, in addition to strategic policies, includes a number of Development Management policies. The Council has recently consulted on a Site Allocations DPD but due to its early stage of production this is accorded limited material weight.
- 4.2 In addition to policies of the Development Plan, this chapter will review national planning policy which is contained within the National Planning Policy Framework (NPPF) as well as provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (GDPO).

### **Ribble Valley Core Strategy**

- 4.3 Key Statement EN2 (Landscape) sets out that 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.
- 4.4 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.
- 4.5 Under Key Statement EC3 (Visitor Economy) it is detailed that 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.
- 4.6 Key Statement DMI2 (Transport Considerations) also sets out that new development should be located to minimise the need to travel. Also it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car.

4.7 Under Policy DMG1 (General Considerations) the Council explain that in determining planning applications, all development must (amongst other considerations):

#### Design

- Be of a high standard of building design;
- 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 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;
- Use sustainable construction techniques where possible and provide evidence that energy efficiency, has been incorporated into schemes where possible;

#### Access

- 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;

#### Environment

- 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.
- 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.

- Achieve efficient land use and the reuse and remediation of previously developed sites where possible.

4.8 Policy DMG2 (Strategic Considerations) details that development should be in accordance with the core strategy development strategy and should support the spatial vision. It states that within the Tier 2 villages (such as Chipping) and outside the defined settlement areas, development must fall within in a particular specified category to be considered acceptable. These include development for small scale tourism appropriate to a rural area.

4.9 The Policy goes on to state that 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.

4.10 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. 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.

4.11 Through Policy DMG3 (Transport and Mobility) it is set out that in making decisions on development proposals the local planning authority will attach considerable weight to the availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development -

- The provision made for access to the development by pedestrian, cyclists and those with reduced mobility.

- 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.
- 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.

4.12 Policy DME3 (Site and Species Protection and Conservation) explains that development proposals that are likely to adversely affect wildlife species protected by law will not be granted planning permission.

4.13 Through Policy DMB3 (Recreation and Tourism Development) it is stated that 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.

4.14 In the Forest of Bowland AONB 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).

4.15 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.

#### **National Planning Policy Framework (NPPF)**

4.16 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which directs local planning authorities to be positive about growth and make economic, environmental and social progress for this and future generations. Planning decisions that accord with the Development Plan should be approved without delay and where the development plan is out of date, planning permission should be granted unless the negative impacts of approval would significantly outweigh the benefits when assessed against the NPPF.

4.17 Under Paragraph 7, the Government explains 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.

4.18 It states that these roles should not be undertaken in isolation, because they are mutually dependent. Plans and decisions moreover need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

4.11 The NPPF includes a list of 12 core land-use planning principles that will underpin plan-making and decision-taking. Amongst others it includes the following:

- Planning should not simply be about scrutiny but *'instead be a creative exercise in finding ways to enhance and improve places'*;
- Proactively drive and support sustainable economic development to deliver homes, business and industrial units... and thriving local places that the country needs. Plans should take account of market signals and take account of the needs of the residential and business communities;
- Seek high-quality design;
- Taking account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- Encouraging the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- Manage growth to make the best use of public transport and other non-car modes.

4.19 The document makes it abundantly clear that the Government 'is committed to ensuring that the planning system does everything it can to support sustainable economic growth'. It also states that 'significant weight should be placed on the need to support economic growth through the planning system' (Para 18).

4.20 Under Chapter 3, it is set out that 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 visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- 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.

4.21 Chapter 7 of the NPPF details how 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. Amongst of other considerations planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and
- Are visually attractive as a result of good architecture and appropriate landscaping.

4.22 Chapter 11 is focused towards conserving and enhancing the natural environment. Under Paragraph 111, the NPPF sets out that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

4.23 Under Paragraph 115 it is detailed that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

#### **The Town and Country Planning (General Permitted Development) (England) Order 2015 (GDPO)**

4.24 Part 3 (Classes Q and R) of the GDPO 2015 include the potential for changes of use of former agricultural buildings, such as piggeries, to dwellings and flexible commercial uses. Considerations available under the 'Prior Approval' procedure enable the assessment of the development on the basis of the appropriateness of the building, highways, noise, contamination, flood risk and whether the location make it physically practical for the change of use to take place. The National Planning Practice Guidance (PPG) makes clear that in relation to this last consideration, development should not be restricted on the basis that sites falls outside of settlement boundaries and other isolated locations.

4.25 Whilst the provisions of the GDPO are not directly relevant in this instance due to the condition of the former agricultural buildings, it demonstrates the Government's emphasis towards assessing development against the three strands of sustainability. There is clearly more to what comprises 'sustainable development' than simply its location. Material weight should consequently be attributed to securing the re-use of existing buildings within the open countryside.



## **5. Planning Considerations**

- 5.1 The pre-application response from Ribble Valley Borough Council dated 3<sup>rd</sup> June 2014 (Ref: RV/2014/ENQ/00076) sets out that proposals to redevelop the redundant buildings at Windy Arbour would be assessed against the 'planning balance'. Justification is consequently provided below in relation to the three strands of sustainability (economic, social and environmental), as set out within Paragraph 7 of the NPPF. The assessment of each strand will draw upon Policies of the Development Plan and the NPPF.

### **Economic Role**

- 5.2 Chapter 2 of this Statement details how the planning application site is located along a popular cycling route into Chipping, which is both promoted within cycling tourism brochures for the Forest of Bowland AONB and forms part of a specially designated 'Quiet Lane'. Cycling routes within the AONB in our professional opinion represent a particular countryside attraction and in this instance, the short cycling distance into Chipping well relates the site to an established settlement, with access to commercial uses.
- 5.3 In addition to satisfying Criterion 2 of Core Strategy Policy DMB3, material weight should be attributed to the spirit of Core Strategy Key Statement EC3, Policy DMG2 and Chapter 3 of the NPPF, which recognise the contribution of new tourism development to the rural economy. In this instance, the owners of the site will benefit from the income generated from the accommodation and visitors are likely to utilise commercial uses available within Chipping (such as cafes, pubs and shops that are well-known to be popular with cyclists).
- 5.4 Chipping currently has a limited provision of holiday-let accommodation and an increase in the availability will in turn help to underpin jobs and increase prosperity within the countryside. In light of Policies contained within the Development Plan for Ribble Valley and the NPPF, the Local Planning Authority should take a positive approach towards the proposal. The development satisfies the economic role of sustainability.

### **Social Role**

- 5.5 The increase in visitors to the Forest of Bowland AONB and Chipping will help to foster a more social rural community as a result of the economic benefits of development, discussed above. Whereas it is established within Chapter 2 that Chipping currently has a limited supply of tourist accommodation,

an increase in the provision will help to retain visitor interest in local services into the evenings and early morning (e.g. trips to the village pubs and for breakfast). It will help to maintain the vitality of the centre throughout longer periods and the proposed development is therefore within the spirit of Core Strategy Key Statement EC3.

- 5.6 The Development Plan for the Ribble Valley adopts a pragmatic approach towards appropriate locations for new visitor accommodation. Bearing in mind Key Statement DMI2 and Core Strategy Policy DMG3, the location of Windy Arbour adjacent to a recognised cycle route and 'Quiet Lane' will encourage cycling and walking into the village centre. Whilst a car parking space has been provided for each unit (with room for safe manoeuvring), the local infrastructure which serves the site promotes sustainable patterns of development and encourages cycling and walking.
- 5.7 In our professional opinion, the quality of the infrastructure which serves the site overcomes the 1.1 mile distance from the focus of local services in Chipping. The application site is not therefore considered to be 'isolated' from the village, which can nevertheless be reached on cycle in approximately five minutes. This is a reasonable distance for users of the proposed holiday-let accommodation, who will benefit from both access to local services and opportunities to enjoy the countryside which surrounds Windy Arbour.
- 5.8 Additionally, the design of the proposed holiday lets will provide visitors with good quality accommodation that will provide an enjoyable level of amenity. The cumulative impact off the site's excellent appearance and functionality in turn satisfy the criteria for design, listed under Core Strategy Policies DMG1, DMG3, DMB3 and Chapter 7 of the NPPF.
- 5.9 It is anticipated that the stunning countryside location of the holiday lets, with their quick access to local services and good design will be popular with visitors to the Forest of Bowland AONB. The development will perform a role that contributes positively towards the social strand of sustainability.

### **Environmental Role**

- 5.10 The environmental benefits of the proposal by far represent the most significant consideration, given the size and present condition of the former agricultural buildings at Windy Arbour. As discussed within the submitted Landscape and Visual Assessment and Chapter 2 above, these have an overall adverse impact on the surrounding landscape character. In turn, this currently detracts from the intrinsic beauty of the Forest of Bowland AONB.

5.11 A decision which discouraged the redevelopment of the site would be contrary to the aims of AONB related policies within the Development Plan and Chapter 11 of the NPPF. These attribute great weight to conserving landscape and scenic beauty within the AONB.

#### Landscape and Visual Improvements

5.12 In light of the above, the proposed development has been designed with the specific intention of reducing the impact of the site on the valued landscape. The built footprint has been significantly reduced and consolidated. It is located 3.5m further away from the north-east boundary and the replacement buildings will have a lower roof height. The design will also draw upon a combination of local stone to the walls and a green roof, and views from the east will be softened by the planting of alder and hawthorn.



Figure 6: Photograph of the Existing Site

5.13 The Landscape and Visual Assessment by Yew Tree and Gardens provides a site and proposal specific assessment of the development. Whilst this supporting document should be considered thoroughly, it concludes that the visual impact of the proposed development would have an overall beneficial impact upon the site and localised receptors. Moreover, there will be a neutral to beneficial impact on the surrounding landscape character due to the replacement of the existing buildings.



Figure 7: Artists Impression showing the Completed Holiday Let Units

- 5.14 Bearing in mind Core Strategy Key Statement EN2 and Chapter 11 of the NPPF, the current application will deliver an enhancement to the setting and character of the Forest of Bowland AONB. Whilst the application does not re-use the existing buildings, which is promoted under Policy DMG2, it is more appropriate to recognise the visual benefits of consolidation and replacement, which in this instance is within the spirit of the Policy, and prioritises the *“protection, conservation and enhancement of the landscape and character of the area”*.
- 5.15 As a tourism related development, the proposal also delivers a high standard of design appropriate to the area and will not introduce built development into an area devoid of structures. Thus, the application is consistent with the aims and intentions of Policy DMB3.

#### Biodiversity

- 5.16 Core Strategy Policies DMG1 and DME3 attribute material weight to the protection of wildlife and biodiversity. To satisfy these considerations the application has been submitted alongside a site-specific Ecological Appraisal. Whilst the content of the Appraisal should be considered in full, it concludes that the site and existing buildings have limited potential to serve as habitat for protected species. Development Plan policy requirements are therefore satisfied and the Local Planning Authority can be confident that the proposal can be taken forward without a negative impact on local biodiversity.
- 5.17 By virtue of the significant benefits that will be delivered to the landscape value of the Forest of Bowland AONB and the very limited impact on local biodiversity, the planning application will contribute to the environmental strand of sustainability.

#### **Sustainable Development**

- 5.18 Taking into account the economic, social and environmental roles that the proposed development will perform, the application represents a form of sustainable development. The opportunity to secure the regeneration of the former agricultural buildings at Windy Arbour should be welcomed and planning permission approved without delay.

## 6. Summary

- 6.1 This Statement has been prepared in support of a full planning application for the demolition of former agricultural buildings at Windy Arbour, Chipping and the erection of 3 no. holiday let units. The intention of the development is to secure a new role for buildings which have deteriorated significantly since falling out of use, whilst delivering wider improvements to the setting of the Forest of Bowland AONB.
- 6.2 Given the popularity of Fish House Lane by cyclists (which forms part of Lancashire County Council's promoted cycle routes, its designation as a 'Quiet Lane', and the limited availability of holiday rentals in the locality, the Applicant anticipates that the visitor accommodation will be successful.
- 6.3 The application follows a formal pre-application enquiry (Ref: RV/2014/ENQ/00076) which offered encouragement for the proposal, and set out that the Local Planning Authority will adopt a balanced approach towards assessment. Justification is consequently provided in light of the three strands of sustainability, outlined at Paragraph 7 of the NPPF.
- 6.4 In addition to the economic benefits that will be delivered by way of direct income, the short 1.1m distance from Chipping will encourage trips into the village centre. The development will therefore help to underpin existing businesses, including shops, cafes and public houses as a result of the increase in visitors. It is consistent with Core Strategy Policies DMB3, DMG2, EC3 and Chapter 3 of the NPPF, which relate to the enhancement of the rural economy.
- 6.5 The development will inevitably deliver social benefits as a result of increased economic activity within Chipping. This will effectively help to extend the vitality of the centre in the evenings and in the mornings.
- 6.6 Whilst it has been deemed appropriate to ensure that holiday let unit will have a single car parking space, the Quiet Lane infrastructure will encourage cycling and walking into the centre. Visitors will be able to enjoy the attractiveness of the countryside alongside easy access to a good provision of local services. The design of the holiday lets will also provide an attractive and functional place for visitors to stay. On the above basis, the development will satisfy the requirements of Key Statements EC3, DMI2, Policies DMG1, DMG3, DMB3 and Chapter 7 of the NPPF, which focus on the social strand of sustainable development.

- 6.7 The environmental enhancements to the site and AONB setting represent the most significant material benefit as a result of the proposed development. During the initial investigation phases of preparing the application, advice was received from a Landscape and Visual Consultant that buildings at the site currently have an overall adverse impact upon the surrounding landscape character as a result of their derelict nature and their alien 20th century appearance. The visibility of the existing buildings from many localised and long-distance receptor contributes to a negative impact on the AONB.
- 6.8 The proposal will substantially reduce the built footprint of the site through the demolition of the former agricultural buildings and the construction of three units in a consolidated form. The design draws upon a mixture of local stone and has a green roof to limit the of the replacement buildings, which are also lesser in roof height and partially screened by landscaping. A Landscape and Visual Assessment submitted alongside the application concludes that the visual impact of the proposed development will have an overall beneficial impact upon the site, localised receptors and landscape setting. Thus, the application satisfies the requirements of Key Statement EN2, Policies DMG2, DMB3 and Chapter 11 of the NPPF.
- 6.9 Consideration has also been had regarding biodiversity and protected species, with an Ecological Appraisal having been prepared in support of the application. This concludes that the proposed development will not impact upon local wildlife. The application is subsequently consistent with the expectations of Core Strategy Policies DMG1 and DME3. These positive landscape and biological considerations contribute to the environmental strand of sustainable development.
- 6.10 Considerable effort has been made by the Applicant to put forward a development scheme which meets the Council and Government's objectives for delivering sustainable development and the enhancement of valued landscapes. As proposed, the application satisfies all relevant policies contained within the Development Plan for the Ribble Valley and the NPPF. It is trusted that the Local Planning Authority will seize the opportunity for well-designed regeneration and that planning permission will be approved.

**JWPC Limited**

*November 2016*

## **7. Appendices**

**Appendix 1: Copy of Cycling Route Passing the Application Site, featured within Lancashire County Council's 'Bowland by Bike' guide.**



FREE

# Bowland By Bike

Eleven stunning routes to explore in this cyclist's delight



A lovely ride around the western edge of the Forest of Bowland AONB following quiet country lanes and taking in the unspoilt beauty of Grizedale and Bleasdale.

### Start & Finish Points

Scorton village. Could also start in Garstang and ride into Scorton.

Grid Ref: 502488.

### Arriving by Train

Although the railway line runs through the village the nearest stations are Preston and Lancaster.

### Arriving by Car

Scorton is 4km north of the centre of Garstang, just off the A6 midway between Preston and Lancaster. There is no car-park in the village so please park considerately.

### Toilets

Scorton.

### Refreshments

Village store, café and pubs in Scorton. Tea-room at Cobble Hey Gardens.

### General

A shorter tour around the western edge of Bowland taking in beautiful wooded valleys and lovely open country and fellside.

### Route Finding

1. Follow the main road (signed NCN6) north out of village crossing over the M6.
2. Turn right (signpost Oakenclough & Chipping).
3. Turn left (signpost to Longridge, Chipping & Bleasdale).
4. Turn left (signpost to Chipping).
5. Go straight on - this is a Quiet Lane.
6. Turn left.
7. Take the right fork.
8. Turn right at the T-junction – signpost to Garstang.
9. Turn left.
10. Turn right (signpost to Bleasdale).
11. Go straight on at 90° bend into Rigg Lane.
12. Turn left and follow the one-way lane around to Visitor Centre.
13. Turn left (signpost to Preston & Garstang).
14. Turn left (signed to Waddecar, Preston, Garstang, Inglewhite).
15. Turn right 300m past a farm on left (White Lee Lane).
16. Turn left (signpost to Garstang).
17. Turn right onto Sandholme Lane. Follow the NCN6 signs all the way back to Scorton.

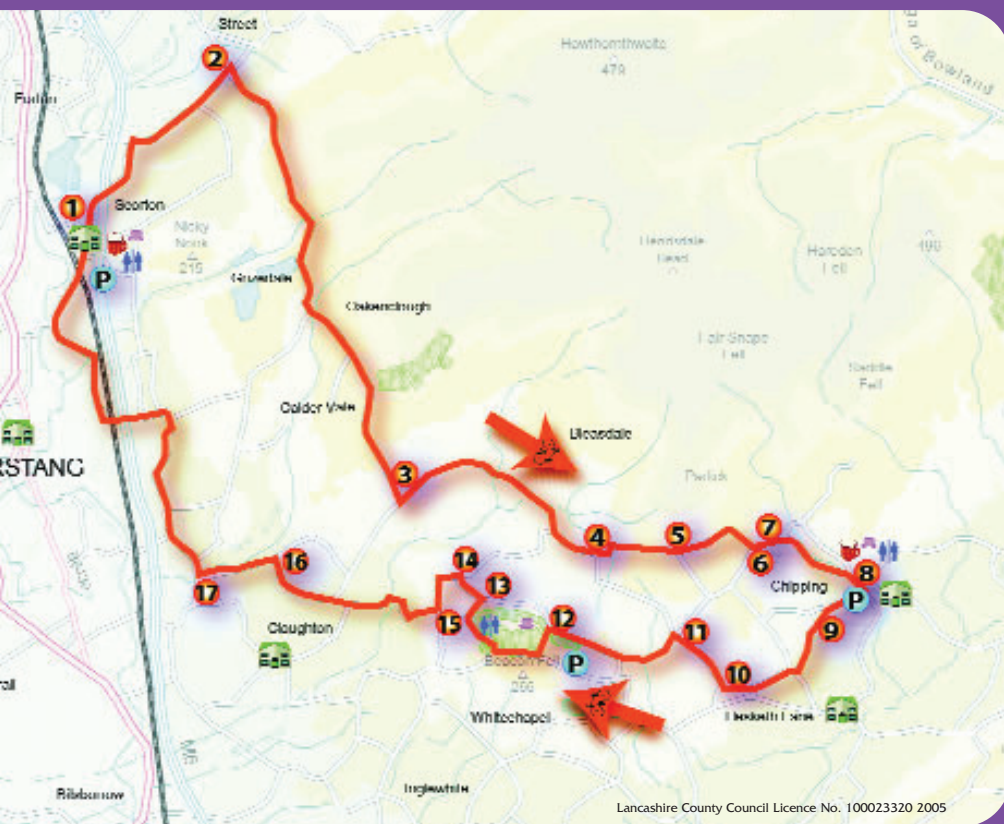
### Other Information

**Beacon Fell Country Park.** Quite distinctive location with 185 acres of extensive conifer woods and moorland. Includes a Visitor Centre, cafe, picnic areas, forest walks and viewpoints.

**Chipping.** An attractive large village on the slopes above the River Loud. It is famed for its cheese and chairmaking and is a conservation area. The Bowland Wild Boar Park is situated just outside the village.

**Oakenclough** - a small community, spread on either side of the river valley. The village appears to have developed largely as a result of a paper mill being sited here to make use of the waterpower available from the swiftly flowing River Calder.

**Scorton** - Although it bears an Anglo-Saxon name the village only dates back to 16th century. The name means “farmstead near a ditch or ravine”. Scorton is also on NCN route 6, which runs from Manchester via Preston and Lancaster to Keswick.



**Appendix 2: Extract from Tripadvisor Website, showing Holiday Rentals Within and a Short Distance from Chipping.**

Find: Hotels, Restaurants, Things to Do

Near: Chipping, England

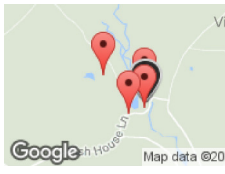
Search

Europe > United Kingdom (UK) > England > Lancashire > Chipping

Holiday Rentals, Cottages and Apartments in Chipping, England


Chipping, United Kingdom    Check in    Check out    **Show Prices**    Dates flexible?

Price per night: £0    **£147 Average**    Bedrooms: Any    Amenities: Any    Sleeps: 2+    More filters



5 Holiday Rentals in Chipping    Sort by: Def

Applied filters: Sleeps: 2+    Clear All




**Curlews Nest**  
1 Bedroom, 1 Bathroom, Sleeps 2 | Quick View

1 other traveller has booked this property

Match [Sleeps](#)

Check in    Check out    **Show Prices**    List your property    Payment Protection    Owner log in



**Beech Tree Cottage**  
3 Bedrooms, 4 Bathrooms, Sleeps 6 | Quick View




1 other traveller has booked this property


Match [Sleeps](#)

Check in    Check out    **Show Prices**    Payment Protection

✓ Viewed

Travellers who looked at this rental also viewed these

-  **£250** / Night  
3 Bedrooms  
Sleeps 6
-  **£302** / Night  
3 Bedrooms  
Sleeps 7
-  **£63** / Night  
2 Bedrooms  
Sleeps 6






**Millers Den**  
1 Bedroom, 1 Bathroom, Sleeps 2 | Quick View


Match [Sleeps](#)

Check in    Check out    **Show Prices**    Payment Protection

✓ Viewed

Travellers who looked at this rental also viewed these

-  **£91** / Night  
1 Bedroom  
Sleeps 2
-  **£100** / Night  
2 Bedrooms  
Sleeps 4
-  **£120** / Night  
1 Bedroom  
Sleeps 2



**Leagram**  
3 Bedrooms, 2 Bathrooms, Sleeps 6 | Quick View

8 other travellers have booked this property

Match [Sleeps](#)

Check in    Check out    **Show Prices**    Payment Protection

Average <sup>(2)</sup>

**Courtyard Cottage**  
1 Bedroom, 1 Bathroom, Sleeps 2 | Quick View

Check in    Check out



Match Sleeps

Show Prices

Payment Protection

List your property for free!

List your holiday rental where TripAdvisor travellers can find it.

Add a Listing

Explore Chipping

[Holiday Rentals near Brock Bottom](#)

[Holiday Rentals near St Pauls Church](#)

[Holiday Rentals near Back-Ridge](#)

[Holiday Rentals near Ascot Studios](#)

[Holiday Rentals near Crabtree Narrowboat Hire](#)

[Holiday Rentals near Bowland Forest Gliding Club](#)

[Holiday Rentals near St John's Hurst Green](#)

[Holiday Rentals near Browsholme Hall](#)

[Holiday Rentals near Dutton Hall Gardens](#)

[Holiday Rentals near Hoppy Days Micropub](#)

List your property

Owner

Register



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