

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE

20 December 2016

**PLANNING STATEMENT FOR THE PROPOSED 3 HOLIDAY UNITS ON LAND AT
KEEPERS COTTAGE , OLD LANGHO ROAD , OLD LANGHO , LANCASHIRE**



View of the site from Keepers Cottage

This statement supports the outline planning application demonstrating the construction of three new holiday units within the garden area of Keepers Cottage on Northcote Road in Old Langho , Lancashire.

It is relevant that Keepers Cottage was subject to a previous similar proposal which obtained planning approval in 2008 (ref 3/2008/0034) for the development of a single storey building accommodating 3 holiday lets. The access was off Old langho Road.

The site is currently part of a large area of garden within open countryside as designated in the Core Strategy at RVBC. The site is currently being used for caravan storage and the surface is a mixture of macadam and loose material. The boundaries are defined by hedgerows and there are two trees to the eastern side along the boundary. To the east is an existing detached dwelling and to the west is Northcote Road.

A pre-application enquiry was submitted in 2016 (ref RV/2016/ENQ/0102) for the creation of two private dwellings and the official response from RVBC was dated 10 August 2016. The key issues with regard to the principal of the proposal was summarised in this extraction from the letter :-

Principle of Development:

Key Statement DS1 of the Core Strategy seeks to direct the main focus of new house building to the Council's Strategic Site and the Principal Settlements of Clitheroe, Longridge and Whalley and then through to Tier 1 Villages which are considered the more sustainable of the 32 defined settlements. In this case, the site of this development is not well related to a designated settlement, with the nearest in this instance being Brockhall Village, which in itself is defined as a Tier 2 Settlement and thus not considered to be a sustainable location according to Key statement DS1. Therefore, the proposal is outside of any main settlement, and would thus be considered as being located within an area of open countryside.

As stated in Key Statement DS1, the Tier 2 Settlements are the less sustainable settlements within which development will need to meet proven local needs or deliver regeneration benefits. More specifically, Policy DMG2 states that within the Tier 2 Villages, and outside the defined settlement areas, development must meet at least one of the following considerations:

- 1. Should be essential to the local economy or social wellbeing of the area.*
- 2. Should be needed for purposes of forestry or agriculture.*
- 3. Should be for local needs housing meeting an identified need and would be secured as such.*
- 4. Development for small-scale tourism or recreation purposes that are appropriate to a rural area.*
- 5. Small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*

The proposed development would not meet any of the above stated requirements and thus would be contrary to Key Statement DS1 and Policy DMG2 and lead to an unsustainable development. As this proposal is contrary to several policies, irrespective of other material considerations, an application would not be considered acceptable in principle and therefore would be refused.

The new proposal now meets point 4 from the statement above and shows a redevelopment of the site into a modest tourism facility incorporating 3 timber clad chalet type units. This is a typical development which has local precedents recently approved in Old Langho.

It is proposed to create a defined separate residential site area respecting the privacy of Keepers Cottage. The chalets will sit within their own curtilage with a new access formed directly off Northcote Lane. The units are orientated in order to allow for a communal parking arrangement and garden areas which respect the existing trees (there is no impact on any RPA) and hedgerows which trace the site boundaries.

The boundary to Keepers cottage will be well defined by the erection of a new domestic style timber fence. The existing access to Keepers Cottage will remain undisturbed.

Northcote Road is a road which links Brockhall Village to the A59 and this proposal is typical of the type of properties which are found in the immediate area.

Although the site is not within a settlement boundary it's position close to Brockhall Village and the recent developments on Old Langho Road means that it is not isolated and the proposal will not dominate the immediate area.

It is noted that within the pre-application response the case officer stated the following :-

Approval was granted for the development of 3 holiday lets within the same location (i.e. within the curtilage of Keepers Cottage). However, I stated that this approval was granted prior to the Ribble Valley Core Strategy, and we have to base our assessments on current local and national policy. Additionally, the nature of holiday lets is different to that of proposed housing on this site, and we must assess proposals on their own merits at the time of submission.

Finally it is worth noting that the pre-application response was positive in all the other aspects with regard to the impact upon residential amenity , visual amenity / external response and landscape / ecology.

This outline application is for some matters reserved as stipulated in the application form.

**Please refer to the 1.1250 location plan and application drawings
PHD/KC/100 , 200 & 300.**

Regards

**Peter Hitchen
PHD Ltd**



View down Northcote Road



View into the site

