

**PLANNING STATEMENT INCORPORATING DESIGN AND ACCESS
STATEMENT IN SUPPORT OF PROPOSALS AT :**

LOWER MOSS FARM, LOWER LANE, LONGRIDGE. PR3 2YH

**DEVELOPMENT OF SITE FOR THE CONSTRUCTION OF 10 NO. HOLIDAY
UNITS, ASSOCIATED CAR PARKING AND ACCESS, LANDSCAPING AND
ASSOCIATED WORKS IN CONNECTION WITH EXISTING HOLIDAY PARK.**

OUR REF : RAI/10

DATE : March 2017

1.0. INTRODUCTION

This Design and Access Statement incorporating a Planning Policy Statement supports a full planning application for the development of this site with 10 no .holiday units. These are to be sited within the area of the already approved and implemented caravan park and they replace some of those approved caravan units. This statement explains the reasoning behind the submission, discusses the main issues for consideration and explains the design thinking behind the scheme.

2.0. ASSESSMENT

THE SITE AND ITS SURROUNDINGS

- 2.1.** The site forms part of Moss Farm, which was until 2007 a pullet rearing enterprise with substantial poultry sheds, of which there were nine, and smaller buildings and feed hoppers, sited roughly where this site is now proposed. These have been cleared away but the smaller buildings include a storage building, a woodwork shop and a workshop incorporating an office, canteen and staff facilities and they remain on site associated with the manufacture of the purpose built chalets.
- 2.2.** Moss Farm is situated just to the south of Longridge and is accessed via a track which runs south from Lower Lane. Land in the vicinity generally slopes down to the south and is primarily in agricultural use, although to the south is one of the Alston Reservoirs and to the east is College Wood. The height of the reservoir effectively precludes views to the south from the site, and the sloping bank is grassed. There are other properties and residential development comprising the southern fringe of Longridge within sight of the farm. The holding extends to approximately 4.5 acres, most of which was built on in connection with the pullet rearing enterprise which ceased to trade and was formally cleared from site when the initial consent was granted under reference 3/2007/0060.
- 2.3.** Access to the site is down a straight track with a sound sealed surface, with grass verges for much of its length and hedges on either side. Most of the boundary of the site is similarly defined by hedges with some post and rail fencing and dry stone walling. The track is also a public footpath, which continues in a southerly direction where the track turns east and links with the wider footpath network. The main point of access into the holding is also taken from the track at this point.
- 2.4** Six of the approved caravans units have been built at the southern end of the site as per the approved permissions (see history).

PLANNING HISTORY

- 2.4.** In 2007, planning permission was granted for the development of this site for change of use of the poultry farm to a 21 pitch static holiday caravan park and ancillary storage building (application ref : 3/2007/0060P). The lodges proposed were timber style as opposed to metal caravans. Each caravan had its own parking space and private amenity area in the form of external decking. The caravans were sited around an existing central spine road at the site. The storage building was to the northern end of the site and was some 14m x 9m with a height of 5.4.m. As part of that approval, passing bays were to be provided along Moss Lane and two other conditions relating to landscaping and lighting.
- 2.5.** Following the grant of that permission in 2007, works to the site soon commenced and the site was cleared, infrastructure provided, the passing bays along Moss Lane provided and a caravan/lodge was put in place. In 2010, the restrictive holiday condition imposed on the 2007 permission was varied to allow year round occupation, in line with Government advice. (application ref : 3/2010/0132P refers). In 2012, the same development was approved again (application ref : 3/2012/0426 refers) but for 19 chalets units. That application was required to rectify the non discharge of conditions on the 2007 permission. That planning permission has also been implemented though not yet completed and currently, six of the approved chalets at the southern end of the site have been implemented.

PROPOSAL

- 2.6.** Within the confines of the approved site, the applicant now desires to carry out improvements and further development to complement and enhance the holiday park provision at the site. Such facilities are considered to be in line with a modern tourist holiday park and are seen as necessary to attract potential tourists and to keep pace with the tourist expectations in the holiday industry.
- 2.7.** Accordingly, on that part of the site that remains outside of the six units already in place, there will be retained 9 no. caravan units which replicate those of the previous approval for the site in 2012. In place of the other 5 no caravan units approved on the site in 2012, these will be replaced by the 10 no purpose built holiday units; These are to be sited against the western boundary of the site and arranged in a courtyard of three blocks, with four units in the central block and three units in each of the outer blocks.
- 2.8.** The proposed holiday units are of permanent construction on foundations with pitched slate covered roofs and stone walls with timber windows.

2.9 The already approved caravans are to be provided with two car parking spaces each, as per the approval. The proposed constructed holiday units will also have one car parking space each, arranged in a shared parking courtyard. There is a central spine road through the development from which each plot will be accessed, as per the extant planning permission. There will be a new access point at the north end of the site, the existing access will be closed.

3.0. PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK

- 3.1.** The NPPF describes the overarching aim of the planning system as being to secure sustainable development; paragraph 7 states that there are three dimensions to sustainable development, namely economic, social and environmental and expands on those aspects and issues that are encompassed by each. Furthermore the NPPF details a presumption in favour of sustainable development. In respect of the determination of planning applications this requires the approval of development that accords with the development plan without delay, and where the development plan is absent, silent or relevant policies are out-of-date the granting of planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 3.2.** Paragraph 17 details 12 core planning principles. They include taking a proactive approach to securing sustainable economic development to deliver the homes and other resources that the country needs; the requirement always to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and actively managing patterns of growth in order to make the fullest possible use of public transport, walking and cycling, focussing development in locations that are or can be made sustainable.
- 3.3.** At subsection 3 of NPPF entitled ‘Supporting a Prosperous Rural Economy’ it is stated 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 building.
 - Promote the development and diversification of agriculture 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.
- Promote the retention and development of local services and community facilities in villages such as shops, meeting places, sports venues, cultural buildings, public houses and places of worship

DEVELOPMENT PLAN POLICY

3.4. The Ribble Valley Core Strategy (CS) was adopted in December 2014 and comprises the development plan for the area. Key Statement EC3 states that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourist facilities associated with existing attractions.

3.5. Policy DMB3 of the CS says planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the Borough, subject to 6 qualifying criteria relating to conflict with other policies of the plan; physical relation to main settlements; character and visual amenity; highways; servicing and parking and nature conservation. The policy contains further restrictive criteria for proposals within the AONB, which this site is not.

EMERGING DEVELOPMENT PLAN POLICY

Housing and Development DPD

3.6. The Housing and Development DPD (the DPD) has been out to its first public consultation under Regulation 18 Issues and Options. This is stage 2 of the LDF and provides more detailed coverage that includes allocations and settlement boundaries. The DPD has not however reached an advanced stage such that it can carry no weight in the decision making process.

4.0. INVOLVEMENT

4.1. These development proposals have been the subject of pre-application discussions with Ribble Valley Borough Council (the Council) in April 2016. The scheme the subject of those discussions however included a new café and amenity building, which do not now form part of this submission. However, the Council, in its written response dated 9th March 2016, stated that :

‘...the general principle of the proposed is acceptable.’

Whilst this is a much reduced scheme than those the subject of the pre-application enquiry, the general tenet of those discussions remains and the siting of the holiday units now proposed is against the western boundary of the site, as recommended by the Council. The Council's reference for this pre-application enquiry is RV/2016/ENQ/00019.

4.0. RELEVANT PLANNING HISTORY

4.1 3/2007/0060 - Change of use of poultry farm to form a 21 pitch static caravan park and ancillary storage building - Approved with conditions 30 April 2007

3/2010/0132 - Variation of Condition 6 on planning consent 3/2007/0060/P so that it reads "The chalets shall be used for the purpose of holiday accommodation only and not as a permanent residence". - Approved on 21 May 2010.

3/2012/0426 - Static caravan/lodge park for 19 No pitches at Lower Moss Farm, Lower Lane, Longridge. Approved with conditions on 13 July 2012.

5.0. EVALUATION

PRINCIPLE OF DEVELOPMENT

5.1. These proposals are within the site of an existing tourism facility that has been granted planning permission for tourism related development. Therefore the thrust of the tourism policies of the development as set out in Key Statement EC3 and development management policy DMB3 are met. As these development plan policies are in compliance with the thrust of national guidance contained in NPPF, the principles identified in NPPF for the encouragement of economic growth in rural areas and in particular, the expansion of tourist, visitor and leisure developments in rural areas are also met.

5.2. The scheme previously approved in 2012 was for 19 pitches. These proposals will result in 15 caravan pitches (including the 6 outside this site area) plus the 10 constructed chalets. This additional development is however all accommodated within the approved site boundaries so that no additional land take is required. The resultant development remains however relatively small in scale and appropriate to the locality

DESIGN/APPEARANCE

5.3. The already approved and constructed lodges (caravans) are bespoke built and in terms of quality are far superior to those generally available in the market by existing manufacturers in the UK. They are also provided with a generous amount of space around them for amenity and landscaping to reflect the high quality of holiday accommodation to be offered.

- 5.4.** The purpose built units are to be of a traditional vernacular build with stone detailing and finishes with simple rectangular form. Roofs will be pitched natural slate roofs with stone chimneys. They are to be grouped in a courtyard arrangement at the western edge of the site, thus maintaining the external appearance to the site of a chalet park to the main viewpoints.
- 5.5.** The proposed buildings are two storeys with two bedrooms in the first floor. The first floor is however provided with dormers which reduces the apparent ridge height of the buildings and the buildings have a much lower eaves than a full height two storey building. In the context of the approved caravan park, the proposed holiday units will not therefore be visually intrusive. The traditional stone construction and pitched slate roof design is appropriate to the character of the area.

ACCESS

- 5.6.** The access route to the site remains as previously approved. That is to say it is along Lower Lane, along which there is a 30mph speed restriction. Passing spaces along the lane as required in that earlier permission have been provided. There is also a bus service along Lower Lane making the site accessible by means other than the private car.
- 5.7.** Within the site there is car parking for each individual purpose built unit in a shared car parking area. In total 10 no. car parking spaces are to be provided for the permanently constructed holiday units.. There is a single access point into the site from the northern end.

LAYOUT

- 5.8.** In brief, the site is arranged with a central access road running in a north south direction to either side of which the chalets and purpose built units are sited along the eastern and western boundaries of the site. The purpose built chalets are essentially orientated in the same direction, which is east –west. The purpose built units are arranged in a courtyard with the return buildings sited on the north south and west sides with direct access from the central spine road.

SCALE/AMOUNT

- 5.9.** The caravan chalets on the site are about 125 square metres in floor area. These purpose built units are about 102 square metres, giving a total new build of some 1026 square metres for the 10 proposed units. The block of four units is some 22.7 metres in length by 9 metres in width. The two blocks of three units are some 17.1 metres in length by 9 metres in width. The proposed buildings have an eaves height of some 4 metres and a ridge height of some 6.85metres.

6.0 CONCLUDING REMARKS

- 6.1. These proposals have been submitted to the local authority for pre-application consultation and found by them to be acceptable, albeit this is only part of the scheme put forward in those consultations. That consultation resulted in agreed changes to the layout by moving the purpose built units to the west of the site and moving the access. That agreement is unsurprising given that these proposals to enhance and grow this rural tourism enterprise are encouraged in both local and national planning policy. The proposals are within the approved site of the planning application granted for tourism development in 2012 and as such, there are no implications for traffic or visual amenity. In terms of the overall control of the development, this can be achieved by the imposition of a standard holiday restrictive condition, limiting the use of the purpose built units to holiday use only.
- 6.2. Given the achievement of sustainable and economic planning objectives by these proposals, the applicant is confident that the local planning authority will be able to approve the application in keeping with its pre-application advice.