

REF: CF/DA

Design & Access Statement

Camping Pod

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

On behalf of Mr Peter Simpson

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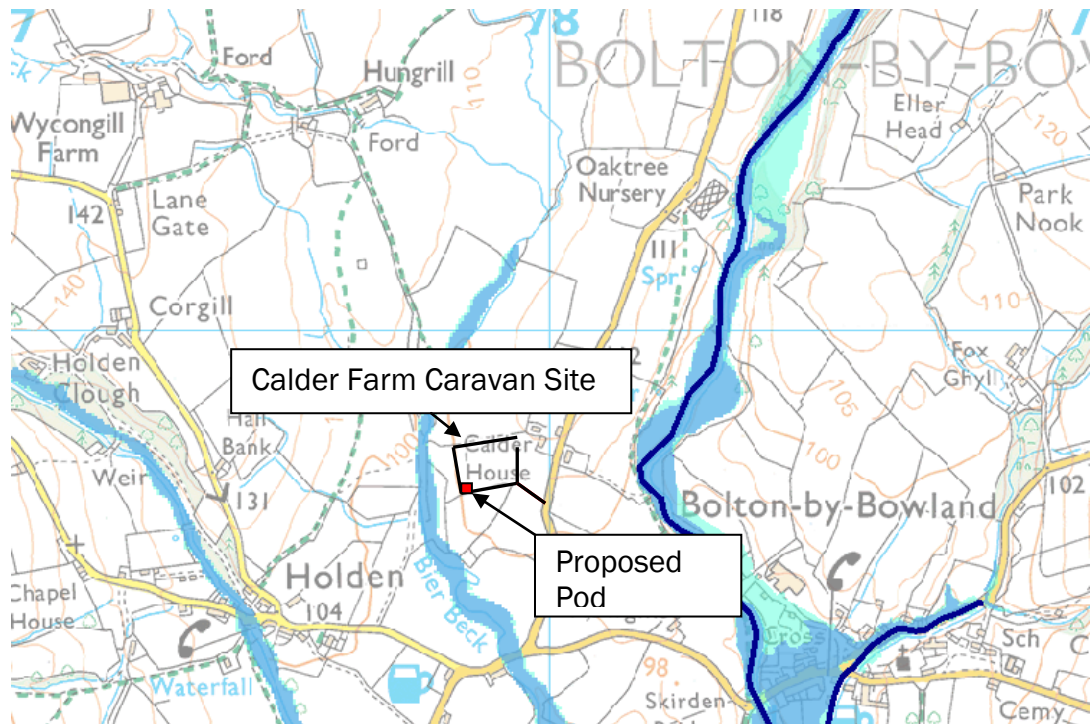
SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for a single camping pod to replace an existing caravan pitch 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 for five seasons and has proved extremely popular with visitors. The site has a total of 13 caravan pitches but is restricted to 5 pitches between October 31st to March 1st. Summer occupancy rates are good, but fall off during winter months. Falling commodity prices and the pressures on the farming business persist and are likely to continue. Farming income will reduce further when the existing Upland Entry Level Stewardship Scheme ends and uncertainty regarding Basic Payment Scheme revenues following Brexit.
- 1.4** In order to extend the income generation across the year a decision has been made to install a fully equipped pod to provide overnight accommodation. The pod will fulfil an important function as equine visitors working with Mrs Simpson on dressage and schooling their animals will stay for a number of days in close proximity to their animals. The pod will also attract walkers and mountain bikers who visit the area. The local economy will benefit as visitors patronise pubs, café's and shops.
- 1.5** This application is for a single pod style unit which will replace an existing caravan pitch.

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** In 2016 planning permission was granted for 13 caravan pitches and a new toilet and shower facility (Application 16/2016/0807). The site is restricted to 5 caravan pitches between 31st October and 1st March.
- 2.3** The layout of the site is arranged around a hardcore track with caravan pitches radiating off the northern, western and southern sides. Tented pitches are provided in the central grass area.
- 2.4** The portable facilities block is located adjacent to the northern boundary. Permission is granted for a replacement facilities building providing showers, toilets and a small washing/drying room.
- 2.5** The proposed development is to locate a single pod in the southwest corner of the site to provide overnight accommodation for up to four people (1 double bed and 1 sofa bed). The site will replace an existing caravan pitch.
- 2.6** The site for the pod is well screened by overgrown hedgerow shrubs and mature trees.
- 2.7** Environment Agency Flood Risk Maps show the site is not within a flood risk area.



Involvement

- 2.8** No communication has taken place with the Local Planning Authority regarding this application.

Evaluation

- 2.9** The proposed location for the pod incorporates an existing caravan pitch in the southwestern corner of the site. The pod will retain the hard standing area for parking and be located on a wooden base. Electricity is in place for the existing hook up. Foul water will be dealt with by a package treatment unit.
- 2.10** The current operations have run successfully for 5 seasons without any negative impacts. The proposed pod will have no greater impact than the existing caravan pitch. The design and materials will be less obtrusive than a caravan. Access will remain the same. Parking is in place. Native species hedgerow will be planted to form a demarcated area around the pod which will further screen the structure.

Design

- 2.11** The proposed pod is a standard design for such structures. The unit will be clad with larch boarding with a hardwood framed door with double glazing. A single fire escape window will be located on the rear wall. No windows are incorporated to either side.
- 2.12** The pod will be connected to a small package treatment unit to deal with foul water and waste.

- 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 pod will be effectively screened by existing trees and hedgerow which will diffuse the visual appearance of the structure. The unit will be more congruous with the natural surroundings than a touring caravan.

- 2.15** Additional native species hedgerow will ensure the pod is completely hidden from view.

- 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 pod will measure 6.00m x 3.20m. The overall height is 2.70m. The total area of the pod, grass and parking area is 280m².

Landscaping

- 2.18** The proposal includes 30.00m of new native species hedgerow.

Access

- 2.19** 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.

- 2.20** 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.

3/2016/0807 Retrospective application for a caravan site including the retention of eight unauthorised hard standings and creation of five additional hard standings for caravans. Replacement of existing temporary facilities building with wooden toilet, shower facility and wash/dry room. Supplementary planting scheme with native species trees and shrubs. – Approved.

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 enhances a diversification business which will help to secure a viable future for the farming family. The development will extend income generation across the season and 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.

The pod is a timber construction using larch cladding and minimal glass. The structure will sit well in the surroundings and existing trees and additional hedgerow will mitigate visual impact. .

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. Additional native species planting and existing boundaries provide valuable habitat and contribute food sources for wildlife.

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 small scale within an existing caravan site. The pod will replace an existing caravan pitch and create no additional impact on the special qualities of the AONB. There will be no loss of habitat and the character of the area will not be affected.

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 existing boundary is characterised by mature trees and overgrown hedgerow species. Additional native species planting will be form a boundary around the pod.

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 will extend the income generation for the diversified business through the season and support existing activities. Grant funding for the project is sought from the Rural Development Programme England LEADER funding programme. Employment will be created for cleaning and maintenance of the pod and site facilities already approved by a previous planning application.

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.

The pod will provide sustainable accommodation for visitors to the area who will bring benefits to the wider business community.

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 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 small scale and utilises an existing site already used for rural tourism. The proposed design is a common style for these structures and uses natural sustainable materials. The pod will be well insulated and efficient to maintain.

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 pod will secure a regular income stream through the year whilst ensuring the site is not intensified. 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 the site will enhance biodiversity and effectively screen the pod.

- 4.3** The proposal has 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.

September 2017