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PLANNING STATEMENT

**IN RESPECT OF A FULL PLANNING
APPLICATION FOR A DEVELOPMENT OF TEN
HOLIDAY CHALETs**

AT

**LAND ADJACENT TO THE BEECHES, CLITHEROE
ROAD, GREAT MITTON, BB7 9PH**

Prepared by:	Colin Sharpe DipTP MRTPI
Our Client:	Mr A Cockburn
Our Ref:	Coc/820/2326/CS
Date:	January 2018



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
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1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 Gary Hoerty Associates has been instructed by Mr Cockburn to submit a planning application for a development of 12 detached holiday chalets on land adjacent to The Beeches, Clitheroe Road, Great Mitton.
- 1.2 Mr. Cockburn lives at The Beeches and also owns an area of agricultural land to the north east of his dwelling. This application relates to that agricultural land. Our client is aware of the attraction of the Ribble Valley as a tourist destination and that this has resulted in numerous recent planning permissions that have been granted by the Council for new developments of various types of self-catering accommodation, including caravans, lodges and chalets. He considers, and we agree, that his land is an ideal location for the establishment of a development of holiday chalets, hence the submission of this application.
- 1.3 We set out in this Planning Statement the recent planning history of the property, a description of the application site, a description of the proposed development, details of the relevant planning policies against which the development will be assessed and provide the planning case for the approval of the proposed development including reference to a number of similar developments that have been approved by the Council.
- 1.4 We have also submitted an Ecological Appraisal and we request that the contents of the Planning Statement and the Ecological Appraisal are both fully considered by the Council in its determination of the application.

2. PLANNING HISTORY

- 2.1 Historically, The Beeches and the land that is the subject of this planning application were part of the adjoining Eastham House Farm. A large hard-surfaced area to the north-east of the dwelling is evidence of this former use of the land, having been the site of an agricultural building. There have, however been no recent planning applications relating to the land upon which the proposed holiday chalets would be sited. The only recent planning application therefore relates to proposed alterations and extensions to The Beeches that was submitted by former owners of the property. Although not considered to be of any particular relevance to the consideration of this current application, the details of that previous application are given below for the sake of completeness.
- 2.2 Under the Council's reference 3/2008/0060, planning permission was sought for the erection of a small extension to the front of the bungalow and a larger extension across the whole of the rear elevation. The proposal also involved raising the roof of the building to facilitate the creation of accommodation at first floor level. The proposal would result in the property still having the appearance of a bungalow at the front, but a two storey dwelling at the rear. In the Delegated

Item File Report for the application, it was stated that the rear extension would change the existing form and character of the property from a bungalow to a two storey dwelling. However, given that the rear of the property faces open countryside, and as its curtilage was extensive and well screened by trees from neighbours and the road, the Council's planning officers considered that the design of the proposed extensions would "add to the attractiveness of the existing property". Permission was accordingly granted on 25 March 2008, subject only to the standard condition requiring works to be commenced on the approved development within three years of the date of the permission. The permission has been fully implemented and the property, as extended, is occupied by our client and his family as their main residence,

3. THE APPLICATION SITE

- 3.1 The dwelling known as The Beeches is located on the eastern side of the main road (B6243) between Clitheroe and Longridge. The application site, as edged in red on the submitted plans, comprises part of the front curtilage of the dwelling in order to provide access into the main part of the site which is an agricultural field within the same ownership as The Beeches. The total site has an area of approximately 0.94 hectares. The field that comprises the main part of the site slopes downwards from west to east, and there is a hard-surfaced area at its western end. The field is adjoined to the south by the dwelling, The Beeches, and its rear garden, and on all other sides by other agricultural fields.
- 3.2 With respect to the Council's adopted Core Strategy, the site is within Open Countryside, but the land to the west, on the opposite side of the B6243, is within the Forest of Bowland Area of Outstanding Natural Beauty (the AONB).
- 3.3 With regards to the immediate locality, the property, The Beeches, is within a group of agricultural buildings and dwellings occupying both sides of the B6243.

4. THE PROPOSED DEVELOPMENT

- 4.1 The proposed development comprises the siting of ten detached holiday chalets with an internal access road and a parking space at the side of each of the chalets. Within the development there would be open spaces and areas of landscaping and tree planting.
- 4.2 As shown on the submitted illustrative drawing, the units would all be of the same size, design, external materials and internal floor layout. They would have dimensions of 15m. by 6m. with an eaves height of 2.3m. and a ridge height of 3.3m. The external materials would be timber cladding to the walls with a shingle tiled roof. Internally, each unit would comprise a lounge/kitchen, a bathroom and three bedrooms.

5. PLANNING POLICY CONSIDERATIONS

5.1. Local Planning Authorities are required to determine planning applications in accordance with the Statutory Development Plan unless material considerations indicate otherwise. If it is to be approved, a development must satisfy as far as possible guidance contained within the National Planning Policy Framework (NPPF) and the relevant policies of the Council's Adopted Core Strategy.

5.2 We set out below extracts from the relevant documents to facilitate the assessment of the application proposal against the principal appropriate policies and guidance.

National Planning Policy Framework (NPPF)

5.3 The adoption of the National Planning Policy Framework in March 2012 means that it is now the main national planning policy guidance influencing planning decision making and replaces a substantial number of documents previously in place. *"The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied, it sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so."*

5.4 Paragraphs 11 – 16 of the NPPF highlight the presumption in favour of sustainable development confirming that *"planning law requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise"*. The NPPF does not change the statutory status of the development plan as the starting point for decision making and therefore proposed development that accords with an up to date local plan should be approved, unless other material considerations indicate otherwise.

5.5 Importantly, paragraph 14 of the NPPF states:

*At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For **plan-making** this means that:*

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*

- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*

For decision-taking this means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out of date, granting permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*

5.6 Paragraph 14 clearly spells out the Government's presumption in favour of allowing sustainable development unless the adverse impacts of doing so would be very significant. The approval of this application would allow sustainable development to proceed. The proposed holiday chalets represent a small scale development that will be in keeping with the local area and the materials proposed are also appropriate for the locality.

5.7 Paragraph 15 states:
"Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally."

5.8 Paragraph 17 says that one of the core principles of planning is to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. It also says planning should encourage the effective use of land by reusing land that has been previously developed; promote mixed use developments; and actively manage patterns of growth to make the fullest possible use of public transport,

walking and cycling, and focus significant development in locations which are or can be made sustainable.

- 5.9 Section three of the NPPF highlights the Government's commitment to 'Supporting a prosperous rural economy' and paragraph 28 states 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.*

- 5.10 The approval of this application will support the development of a sustainable rural tourism business which will provide an attractive location for visitors to the Ribble Valley to stay. The NPPF clearly supports sustainable rural tourism and leisure development provided that it respects the character of the countryside, which this development does.

Council's Core Strategy 2008/2028 – A Local Plan for Ribble Valley Adoption Version

- 5.11 We comment below on the Key Statements and Policies within the Adopted Core Strategy that we consider to be relevant to the determination of this application.

Key Statement DS2: Presumption in favour of Sustainable Development.

- 5.12 Key Statement DS2 identifies that the Council, when considering development proposals, should take a positive approach that reflects the presumption in favour of sustainable development contained in NPPF. The policy states that where there are no policies relevant to the application or relevant policies are out of date

at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in NPPF taken as a whole; or specific policies in that framework indicate that development should be restricted. The holiday chalets offer a sustainable form of accommodation and it is anticipated that visitors will explore the area on foot or bike, as well as by car.

Key Statement EN2: Landscape

- 5.13 Key Statement EN2 states that the landscape character of the Forest of Bowland Area of Outstanding Natural Beauty (the AONB) will be protected conserved and enhanced; and that, as a principle, the Council expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials. The application site, being on the eastern side of the B6243, is outside the AONB, whilst the land on the opposite side of the road is within the AONB. We consider that the proposed development adequately addresses all of the requirements of the Key Statement as applicable to a site that is just outside the boundaries of the AONB by providing high quality holiday chalets with appropriate external materials in an appropriate and sympathetic location that adjoins the complex of buildings at Eastham House Farm and also the group of dwellings and agricultural buildings on the opposite side of the B6243. The proposed development will not, therefore, appear either isolated or incongruous within the local landscape.

Key Statement EC1: Business and Employment Development

- 5.14 Key statement EC1 states “*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*”. The application site is no longer part of a working farm but, as stated above, is very close to the farmstead of the farm to which the land once belonged. Whilst, therefore, not exactly representing farm diversification; and the proposed holiday chalets will provide extra custom for local businesses thereby strengthening the rural and village economies.

Key Statement EC3: Visitor Economy

- 5.15 This Key Statement relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribbles Valley will be encouraged. This proposal will strengthen the visitor economy by providing increased custom for local businesses, including public houses, restaurants, shops and tourist attractions, not only in the countryside and smaller villages, but also the larger village of Whalley and the towns of Clitheroe and Longridge.

Policy DMG1: General considerations

- 5.16. This is a general development management policy which states that, in determining planning applications, all development must satisfy a total of 20 criteria relating to the matters of design, access, amenity, environment and infrastructure. We consider only the following criteria to be of particular relevance to the consideration of this application:
- The development must 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.
 - The development must 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.
 - The development must consider the potential traffic and car parking implications.
 - The development must ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
 - The development must not adversely affect the amenities of the surrounding area.
- 5.17 For reasons previously stated, we consider the proposed chalets to be sympathetic to the existing landscape with regards to their design and external building materials. With regards to the matter of intensity/density/layout we consider that the siting of just 10 chalets on the site of just under 1 hectare represents a low intensity and density of development incorporating areas of open space and landscaping/planting areas around and between the units. As a result of this density and layout, the proposal will not impact negatively on the landscape character of the area. With regards to existing amenities, the only residential property that might be affected by the proposal is the applicant's own dwelling, The Beeches. The proposed units have therefore been sited such that a gap has been left between the development site and the curtilage of The Beeches in order to ensure that the chalets do not detract from the amenities of that dwelling whilst also ensuring that the units themselves provide an appropriate level of privacy and amenity for their future occupiers.
- 5.18 The site is located on the east side of the main road between Clitheroe and Longridge (B6243) and we do not consider that the limited additional traffic generated by the proposed 10 units would have any material effects upon this road or the wider local highway network.

- 5.19 The proposed chalets would be served by the same access from the B6243 that serves the existing dwelling. This access is such that, when leaving the main road, vehicles are able to leave the main carriageway onto the end of an access track/lane from where they would then turn left to enter the actual access into the site. Similarly, when exiting the site, vehicles are able to join the end of the lane before joining the main carriageway. We consider there to be a more than acceptable and safe level of visibility for drivers both between the property access and the lane and also between the lane and the main road. There are grass verges providing visibility to both the north and the south of the junction of the lane with the main road, such that we do not consider any alterations to the access and visibility splays to be necessary. We would, of course, give due consideration to any requests for alterations or improvements to the access that the Council might consider necessary following consultation with the County Highway Authority.
- 5.20 With regards to parking provision, two parking spaces will be provided next to each chalet. Additionally, the existing hard surfaced area at the western end of the site will provide a large parking area (without formal space markings) for guests who might choose not to park next to their chalet. We consider this to be an appropriate level of parking provision.
- 5.21 Overall, in our opinion, the development undoubtedly complies with the relevant requirements of Policy DMG1.

Policy DMG 2: Strategic Considerations

- 5.22 Policy DMG2 requires development to be in accordance with the Core Strategy Development Strategy and to support spatial vision and identifies certain forms of development that are acceptable outside of the settlement areas, three of which are that the development (1) should be essential to the local economy or social well-being of the area; (2) should be for small scale tourism or recreational developments appropriate to a rural area; and (3) should be for a small scale use appropriate to a local area where a local need or benefit can be demonstrated.
- 5.23 As a proposal for a development of only 10 units of holiday accommodation, the development is small scale and there is no requirement under the Council's policies for the applicant to show a need/demand for the proposed units. However, as evidenced by the popularity and success of similar developments in the locality, we do consider there to be a demand for this type of holiday accommodation (indeed all types of holiday accommodation) from visitors seeking to enjoy the natural beauty and visitor attractions of the Ribble Valley.

- 5.24 The Policy also states 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.’ For reasons already given in this Statement, we consider that the proposal satisfies those requirements of Policy DMG2.

Policy DME 2: Landscape and Townscape Protection

- 5.25 This policy identifies that development proposals will be refused which significantly harm important landscape features and sets out a list of relevant landscape features of which only “hedgerows and individual trees” is relevant to this application. There are hedgerows and trees on parts of the boundaries of the site. The general low density of the proposal is such that the proposed units have all been sited such that they would not be within influencing distance of any of the hedges or trees such that all hedges and trees will be retained and would not be harmed by the proposed development.
- 5.26 Additional hedge planting and landscaped areas are shown in illustrative form on the submitted plans, but we would expect the imposition of a condition requiring the submission for approval and subsequent implementation and maintenance of a landscaping scheme; with such a scheme to include the retention and protection of existing trees during development works. We therefore confirm our willingness to abide by any such condition.
- 5.27 In our opinion, through the retention and appropriate protection of existing trees and hedges, the proposal would therefore not cause any harm to any existing important landscape features; and the implementation of an approved scheme of additional landscape planting would enhance the appearance of the existing landscape.

Policy DME 3: Site and Species Protection and Conservation

- 5.28 This policy states that development proposals that are likely to adversely affect any of the following will not be granted planning permission.
1. Wildlife Species protected by Law
 2. SSSI'S
 3. Priority habitats or species identified in the Lancashire Biodiversity Action Plan.
 4. Local nature reserves.
 5. County Biological Heritage Sites.
 6. Special areas of conservation (SACS).
 7. Special protected areas (SPAS).
 8. Any acknowledged nature conservation value of sites or species.

5.29 The Ecological Appraisal Report (reference 4379 dated 29 November 2017) submitted with the application contained the following conclusions:

1. Ecological surveys, site appraisals and impact assessments were carried out with respect to land comprising a field of species poor grassland with an area of hard-standing in the West and bound by hedgerows, post and wire fencing and scattered trees. It is proposed that log cabins are installed on site.
2. Bats, birds, brown hares, hedgehogs and reptiles are known to occur in the local area, there was however no conclusive evidence of any specifically protected species regularly occurring on the site or the surrounding areas which would be negatively affected by site development following the mitigation proposed.
3. The vegetation to be cleared has a low ecological significance in the local area; trees and hedgerows around the site will as far as possible be retained.
4. The protection of trees on the site boundary and landscaping will promote structural diversity in both the canopy and at ground level and will encourage a wider variety of wildlife to use the site than already occurs.
5. Contractors will be observant for protected species and all nesting birds. Should any species be found during construction, all site works should cease and further ecological advice should be sought with a view to a detailed method statement and programme of mitigation measures being prepared and implemented.
6. There are no statutory or non-statutory sites which are connected to the site such that site development would directly affect the dispersal of species between them or directly impact upon their integrity.
7. The habitats on site do not represent or are linked to those found in any of the statutory or non-statutory sites locally.
8. There are no statutory or non-statutory sites which are connected to the site such that site development would indirectly affect the dispersal of species between them or indirectly impact upon their integrity.

Therefore, subject to compliance with the mitigation measures recommended in Section 7 of the Report, we consider that the proposed development would not contravene any of the requirements of Policy DME3.

Policy DMB 1: Supporting Business Growth and the Local Economy

- 5.30 Policy DMB1 indicates that the Council will support proposals that are intended to support business growth in the local economy provided such proposals are in conformity with other relevant policies of the local plan. The proposed development is in full conformity with all of the relevant policies and policy DMB1 clearly supports the proposed development.

Policy DMB 3: Recreation and Tourism Development

- 5.31 Policy DMB3 states that planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the Borough subject to a number of criteria being met. As far as the criteria are concerned, the proposed development does not conflict with other policies of the plan. The site immediately adjoins an existing group of buildings. The proposal does not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design. The proposal is particularly well related to the highway network and would not create any adverse traffic problems.
- 5.32 The proposed development will support the development of tourism in the Ribble Valley by providing 10 high quality three bedroom holiday chalets in a highly accessible location that will be used by visitors for holiday occupation purposes throughout the year when they wish to visit the Ribble Valley.

6. OTHER SIMILAR DEVELOPMENT IN THE BOROUGH

- 6.1 There are numerous caravan sites throughout the Ribble Valley that are long established, and for which planning permissions were originally granted against a planning policy background that differs from the adopted Core Strategy and NPPF against which this current application falls to be considered. Those caravan sites, however, have established the acceptability of this type of tourist accommodation development in the Borough. Planning permissions have also been granted more recently for extensions to established caravan sites, some of which permissions have related to the siting of timber lodges rather than traditional static caravans. Three examples of such permissions (and we could refer to many more) are as follows:
- (i) 3/2013/0059 – Rimington Caravan Park – Permission granted on 30 September 2013 for an extension to the existing caravan park to allow for the creation of 38 timber lodges. This application was considered by the Council to comply with NPPF and the relevant policies of the Districtwide Local Plan and the Submission Draft version of the Core Strategy.

- (ii) 3/2015/0567 – Twyn Ghyll Caravan Site – Permission granted on 10 July 2015 for the change of use of land for the creation of an extension to the existing caravan site to accommodate 30 additional units. This application was considered by the Council to comply with NPPF and the Adopted Core Strategy.
 - (iii) 3/2015/0750 – Todber Caravan Park – Permission granted on 27 October 2017 for the change of use of land to form an extension to the existing caravan site for the siting of a further 16 holiday caravans (but described as “lodges” in the submitted application plans/documents and in the Committee Report). This very recent permission was obviously considered, and deemed to be acceptable, under the current planning policy background.
- 6.2 The fact that the above applications were submitted is evidence that there is a continued and growing demand for this type of holiday accommodation in Ribble Valley. The fact that they were approved is evidence that the Council considers such proposals to be acceptable in planning policy terms.
- 6.3 In addition to permissions for extensions to established caravan sites, the Council has also granted permission relatively recently for totally new holiday lodge/chalet developments similar to the proposal in this application. Whilst accepting that each planning application must be determined on its own merits, we would refer to three planning permissions for the establishment of new caravan/chalet related developments as follows:
- (a) 3/2010/0417 – Planning permission granted on 17 December 2010 for the proposed change of use of agricultural land to form an 18 pitch static caravan holiday park with warden unit, reception, grounds maintenance and associated landscaping in an open countryside location at Aspinall Farm, Old Langho, BB6 8AW. This application was considered to represent a small scale tourism development that was appropriate to a rural area and therefore complied with Policy G5 of the Council’s former Districtwide Local Plan. That specific criteria of Policy G5 is repeated in Policy DMG2 of the adopted Core Strategy. As the application was approved, it is evident that the Council considered the proposed caravans (that are timber clad with pitched tiled roofs) to represent an acceptable feature within the local landscape.
 - (b) 3/2015/0880 – Planning permission granted on 15 December 2016 for the change of use of agricultural land to allow extension to lodge park and the erection of an additional 12 lodges and informal recreation area and footpath on land at Aspinall Farm, Old Langho, BB6 8AW. The reason we refer to this permission is because it relates to an extension to the 18 unit caravan site

referred to above, although in this application the units are referred to as “lodges”, presumably in recognition of their timber external materials.

Those approved units are similar in appearance to those proposed in this current application. As application 3/2015/0880 was approved, it is evident that the Council still considers this type of holiday unit to be an acceptable feature within the local landscape. We would also comment that, in the Committee Report for the application, the Council’s planning officers accepted that the proposal was acceptable in principle without reference to any evidence having been submitted, requested or considered in respect of an identified need/demand for the proposed additional units.

- (c) 3/2014/0132 – Planning permission granted on 14 April 2014 for the creation of a static caravan/lodge park with 12 static caravans/lodges, car parking and internal access road at higher House, Higher Farm, Kiln Lane, Paythorne, BB7 4JD. This application related to a site that (similar to the site in this current application) is within the open countryside but not within the AONB. It was considered by the Council to comply with the relevant policies of both the former Local Plan and the emerging Core Strategy (which policies have been incorporated without amendment into the adopted version of the Core Strategy. We consider this approved development to be similar in many ways to the development proposed in the application to which this Statement relates, such that, in our opinion the proposal complies with the adopted Core Strategy and, accordingly, should therefore also be approved.

- 6.4 Whilst appreciating that each application must be considered on its own merits, we consider that this current proposal is similar to the three permissions referred to above, both in respect of the principle of the proposal and also with regards to the detailed matters of design, appearance, visual impact etc., such that the relevant policies are satisfied and permission should therefore be granted.

7. SUMMARY AND CONCLUSIONS

- 7.1 The proposed development comprises the siting of 10 detached static caravans/timber chalets together with the creation of an associated central looping access road and parking areas. The chalets have been designed to incorporate materials that are sympathetic to the rural location. In particular, they will be clad in wood, which is a natural material appropriate to the location.
- 7.2 The application site is situated in an area designated as Open Countryside and is not in the Forest of Bowland AONB.

- 7.3 The intention of the proposal is to site the chalets in an unobtrusive manner by making best use of the topography of the land and existing natural screening and by proposing additional landscaping and screen planting. The submitted plans show, in illustrative form, how additional landscaping will be established both around the boundaries and within the interior of the site.
- 7.4 We consider that we have demonstrated in this Planning Statement and the separate Ecological Appraisal that the proposal represents sustainable development that is in compliance with NPPF and the relevant Policies of the Council's adopted Core Strategy. Therefore, in order to comply with paragraph 14 of NPPF and Core Strategy Key Statement DS2 we consider that permission should be granted without delay subject to any reasonable conditions that the Council considers to be necessary.
- 7.5 If, however, the Council requires any amendments to the proposal, and/or the submission of any additional information in order for permission to be granted, we would ask that you give us the opportunity to address the same (in accordance with NPPF paragraph 187) prior to the determination of the application.

Signed..........Date.....16/1/2018.....
Gary Hoerty BSc (Hons) MRICS FAAV