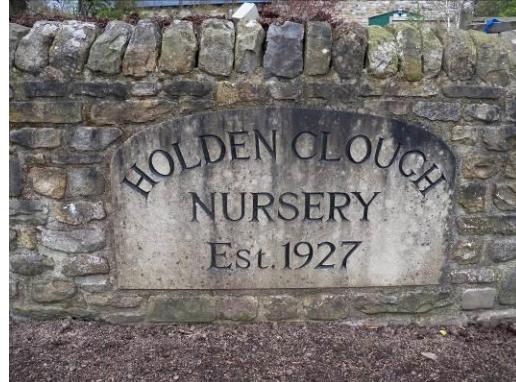


REF: HCN/DA

Design & Access Statement



Holden Clough Nursery



Back to Roots Project

Holden
Bolton-by-Bowland
Clitheroe
BB7 4PF

On behalf of John & Kate Foley

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This statement has been structured with reference to CABE best practice guidance; Design & Access Statements – how to write read and use them. CABE 2006. The document also includes an assessment of the development proposal in relation to national, regional and local planning policies.

1.0 Background

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SECTION 1 BACKGROUND

1.1 This statement supports a planning application for a development at Holden Clough Nursery on behalf of Mr & Mrs John Foley. The statement should be read in conjunction with the attached planning application forms, plans and supporting statements.

1.2 Holden Clough Nursery is a long established plant nursery located in the village of Holden, within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The nursery was established in 1927 and has been managed by the Foley family since 1979. Since 2009 John Foley and his wife Kate have run the business in conjunction with Holden Clough Landscapes Ltd and The Garden Kitchen, a popular tea room and lecture centre located within the grounds of the nursery.

1.3 Holden Clough Nursery and The Garden Kitchen attract many visitors from across the region and beyond. Unlike many modern garden centres, where plants are simply imported from the Netherlands, most of the plants are grown at the nursery. The Garden Kitchen offers visitors a wide selection of local produce and traditional fare prepared fresh on the premises. The businesses create important employment for 12 full and part time staff.

1.4 Despite this success, John and Kate recognise that trade is very much seasonal and there is a need to develop the business in a way which will maintain income across the year. A decision has now been made to embark on an exciting re-development of the site to utilise the assets of the nursery, including John Foley's horticultural expertise. In addition to creating an attractive centre for plant sales the facilities will also include a classroom and forum for specialist lectures in a wide range of growing and plantsmanship topics. The development will include the replacement of existing infrastructure and re-organisation of areas within the site and The Garden Kitchen.

1.5 The project will embed the traditional principles on which the nursery has been founded whilst demonstrating progress and relevance to the modern visitor economy. As a former BBC Young Gardner of the Year educating the next generation in the fundamentals of horticulture and passing on his enthusiasm and flair to the younger generation is important to John Foley. Both he and Kate feel it is important that they encourage young growers and provide facilities where they can learn how food is grown and how that food can be used within the Kitchen Garden.

1.6 The proposed development will include:

- The removal of an existing sales and potting shed to be replaced with a new commercial grade glasshouse with connecting annex to the Kitchen Garden
- The construction of a new potting/demonstration building incorporating offices and toilets.

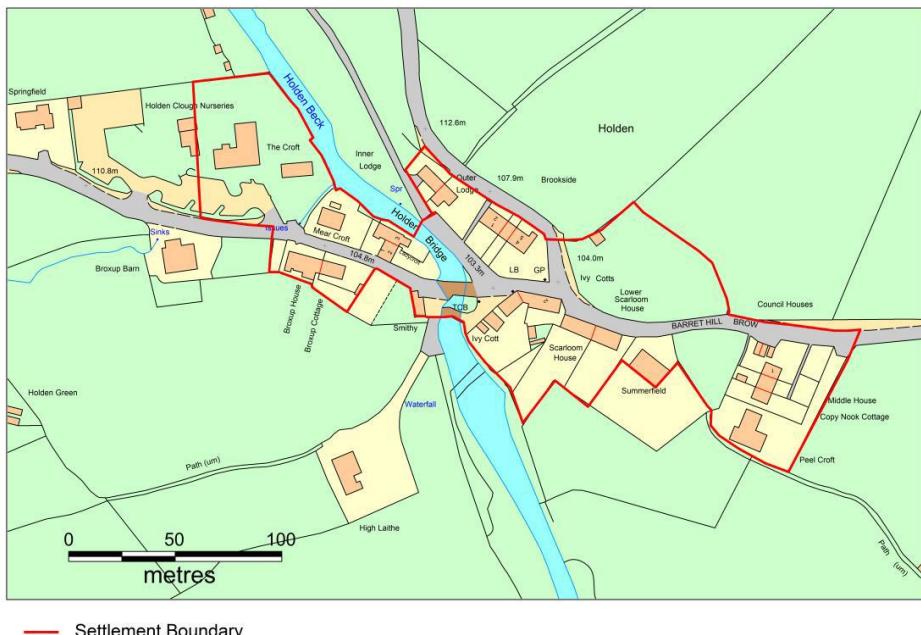
- The creation of a glass covered deck terrace dining area.
- The construction of a new training classroom.
- Covered sedum walkways.

1.7 The scheme will attract visitors to the area who will bring benefits to the wider local economy including accommodation providers, pubs, shops and local food suppliers. Jobs will be secured and new positions created.

SECTION 2 CONTEXT OF SITE

Assessment

2.1 Holden Clough Nursery is situated within the village of Holden. The site straddles the settlement boundary between Holden Beck and Barret Hill Brow leading to Lane Ends. Access is directly off the highway with 62 car parking spaces arranged along the southern and western boundaries. A residential dwelling owned by the applicant is located on the eastern side of the site.



2.2 The current layout of the site centres around various areas of planting and nursery beds. The Garden Kitchen is the prominent building within the site with a small potting shed to the west. The garden kitchen is constructed of natural stone and the boundary walls and walled plant beds are all constructed with stone. The overall appearance is attractive and well maintained.

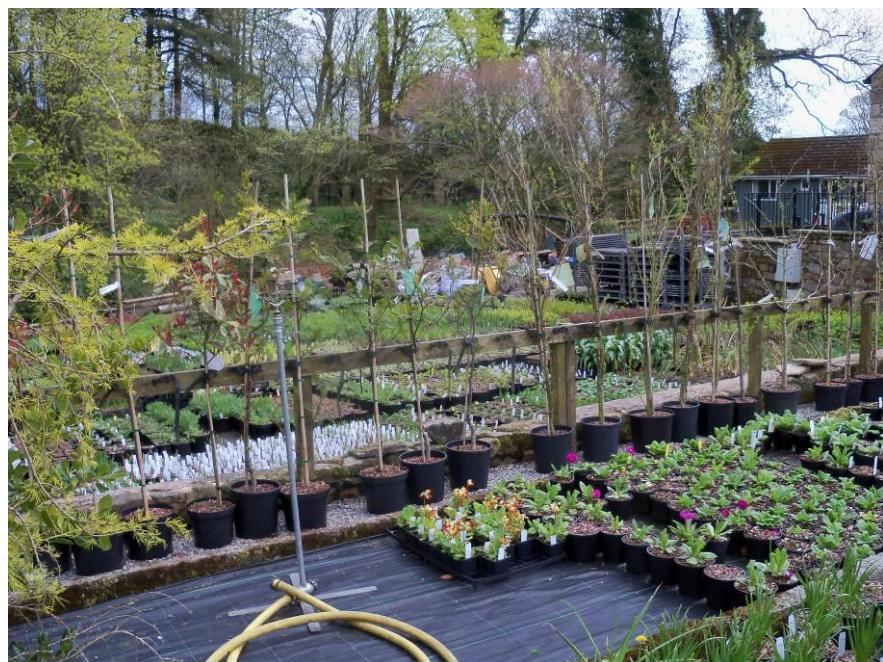


2.3 The existing potting shed is a modest single storey structure with a covered area to the rear. The shed is used to prepare stock and as a point of sale for plants. The building is inadequate in terms of size and functionality. The building will be demolished as part of the new development..



The existing potting shed with covered area to the rear.

2.4 The site slopes in a west-east direction towards Holden Beck. This area is currently used as a holding area for stock and offers opportunities to utilise the site in a more creative and useful way. A glass clad deck terrace area is proposed along the north and east elevations of the Kitchen Garden affording diners a view across the site and Holden Beck. This area will also accommodate the construction of a small training classroom.



2.5 The site has a well arranged car park with 60 defined places. The surface is tarmac with inset stone demarcation. A one way system operates to ensure access and egress from the site is safe and well ordered. A

transport assessment has calculated the car park meets the required parking standards for the proposed scheme (See Annex B).



- 2.6** The terrace development within the Garden Kitchen does not create any additional dining area. The proposed terrace will allow an area which is currently used as dining area to be utilised as a shop selling gift and garden related items.
- 2.7** The development will be limited within the confines of the existing site boundaries. The visual impact of the development will be minimal. Well developed trees and shrubs already diffuse views from the highway. The main elements of the scheme are to the north of the existing site and will be largely unseen from the highway and surrounding areas. The choice of materials and design is described below.
- 2.8** Environment Agency Flood Risk Maps show the proposed works are outside the flood risk area.
- 2.9** The demolition of an existing building and additions to the main Garden Kitchen building require consideration of protected species. A bat survey has been carried out by a licenced surveyor and further surveys will be undertaken. Mitigation measures will be put in place and additional nesting components incorporated into the new buildings

Involvement

- 2.10** As residents within Holden village themselves, healthy neighbour relations are important to John and Kate Foley. A neighbour consultation meeting has been held to discuss the proposed plans with residents and adjust their plans where there are any areas of concern.

2.11 The meeting was extremely positive with the residents supportive of the proposals. A copy of the response to the meeting is attached as Annex A.

Evaluation

2.12 Holden Clough Nursery is an existing business which has operated successfully for a number of years. The development which has taken place over recent years has been carried out to a high standard and operates in harmony with the local community. The business is an important source of employment in a rural area.

2.13 The proposed development will enhance the current business, secure existing jobs and make an important contribution to the local economy. The views of local residents has shaped the final scheme and impacts will be minimal. Access will remain the same and whilst additional vehicle movements are expected across the season peak traffic numbers are not anticipated to increase.

2.14 The proposed scheme will not result in any additional delivery vehicles to the site. The existing suppliers will be used and any additional goods will be delivered on the same vehicle.

2.15 Foul waste will be dealt with through the existing mains sewage system.

SECTION 3 DESIGN PRINCIPLES & CONCEPT

Design

3.1 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. The existing infrastructure is predominantly natural stone. This will continue to a lesser extent with timber, glass and natural roofing systems incorporated into the new design to provide diversity and prevent a dominance of stone which can create an appearance of increased mass. The benefits of a living roof system are shown as Annex B.

3.2 The dominant new structure is the demonstration/potting/office building which is a two storey construction. The walls will be timber clad with a living sedum roof. The building will retain references to the existing structures with a natural stone plinth to 600mm.

3.3 The glasshouse will be a double ridged structure, also incorporating a natural stone plinth. The south facing elevation will be a feature single ridge stone construction with an oak farmed portico forming an entrance to the nursery. Adjoining the glass structure is bridging building which links the new entrance and glass house to the Kitchen Garden shop and dining areas. This is constructed in the same materials as the existing building with a living wall on the southern elevation. A small covered trolley shelter will be attached on the northern elevation with a sedum roof.

3.4 A three metre wide extension to the southern elevation of the existing Garden Kitchen building will provide additional kitchen space. A rendered finish will provide a backdrop for a steel tensile trellis supporting climbing plants.

3.5 The proposed terrace will be a built up deck area extending from the existing Garden Kitchen. The area will be enclosed with glass walls and roof.

3.6 A simple timber clad training room/classroom will be constructed with timber clad walls and a sedum roof. Again the building will have a natural stone plinth continuing the theme through the development.

3.7 A further continuing theme is the covered sedum walkway running west of the glasshouse and to the south elevation of the demonstration/office building.

Appearance

3.8 The overall appearance and standard of finishes will be high quality. The materials are a careful combination of natural materials; stone, timber and sedum punctuated with glass, which is a common material for a nursery development.

3.9 As previously described, the development is predominantly to the north of the site which is less visible from view. The openness of the countryside and character of the area will not be compromised. There will be minimal visual impact on the area.

Scale

3.10 An existing building totalling 90.00m² will be demolished.

The footprints of the proposed structures are:

Demonstration/Office/Toilets	220.00m ²
Glass House	216.00m ²
Link & Extension to Garden Kitchen	150.00m ²
Terrace Deck	132.0m ²
Training Classroom	84.00m ²
Sedum Covered Walkways	104.00m ²

Landscaping

3.11 No specific landscaping is planned. The building design has incorporated materials which effectively create a natural aesthetic which are in character with the rural location and surrounding landscape.

SECTION 4 ACCESS

Access

- 4.1** Holden Clough is located 2 miles from the A59 at Sawley (2 miles) which provides access to the motorway network (M6). The majority of traffic approach from Holden Road.
- 4.2** A one way traffic system works within the lower car park area which provides parking for 21 cars. A further 41 spaces are arranged beyond the exit gate. The surface is bitumen tarmac with clear demarcation of spaces arranged to meet parking standards as laid down in the Joint Lancashire Structure Plan Adopted March 2005 (See Annex B)
- 4.3** Holden Clough business has operated without any access problems for a number of years. Peak traffic numbers are not expected to increase beyond existing. The proposed development is intended to encourage trade across the year in non-peak periods.
- 4.4** Deliveries and unloading arrangements will remain the same as existing.
- 4.5** Access for emergency services is unrestricted with adequate turning and operating space for emergency vehicles.

SECTION 5 PLANNING POLICY CONTEXT

Planning History

Planning applications applicable to this application:

3/2017/0517 Proposed two storey extension to existing café & kitchen
Approved with conditions

3/2016/0078 To vary condition to allow (3) café opening hours & (4) lecture room opening hours of permission 3/2011/0838 to allow the business to operate until 23.00hrs on one occasion /week

Withdrawn

3/2013/0408 Variation of conditions 3 & 4 of planning application
3/2011/0838

Approved with conditions

3/2011/0838 Proposed creation of a new café, training broom and nursery shop at the existing Holden Clough Nursery

Approved with conditions

3/2009/0431 Erection of replacement advertising boards associated with the erection of a new car park and re-aligned entrance gateways

Approved with conditions

3/2009/0464 Creation of an on site car park; improvements to the entrance

Approved with conditions

5.1 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 an existing rural business. The development will extend income generation across the season and bring wider benefit to other local businesses.

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.

Careful thought has been given to design and materials to ensure the development has a cohesive theme and relates well to existing structures and is appropriate to the surrounding area.

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. Sedum roofs provide habitat for invertebrates and offer additional environmental benefits in relation to water attenuation and noise control.

Core Strategy 2008 – 2028 A Local Plan for Ribble Valley

5.2 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 limited to the confines of the existing nursery site which has been part of the landscape for 90 years. The development will 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 any protected sites. A bat survey has been undertaken and further emergence surveys will be required to ensure the species are adequately protected.

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 business through the season and support existing activities. Grant funding for the project is sought from the Rural Development Programme England Growth Programme. The project has been through the Expression of Interest stage and has been invited to full application which is subject to planning consent. Employment will be secured and the local economy will benefit.

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.

Holden Clough Nursery is a successful business attracting people to the area. The proposed development will enhance the tourism offer and bring benefits to the local community working with schools and education establishments.

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 has been planned with consultation from local residents. High standards of design are incorporated. Access to the site is good and no additional highway pressures will occur. 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 utilises an existing site already established as small scale rural tourism. The proposal is to allow the existing business to respond to the needs of the market and secure a viable future.

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.)

The 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 or the local community.

5.3 Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan Submission Version

The development is congruent with the objectives of the neighbourhood plan, specifically:

Objective 4 Policy BBGF4 – General Design Principles

Objective 4 Policy BBGF8 - Supporting Existing Local Employment

Objective 4 Policy BBGF9 – New Local Employment Opportunities

SECTION 6 CONCLUSION

- 6.1** The proposed development is required to allow an existing business to remain viable, securing jobs and contributing to the local economy. The proposed scheme has been planned with consideration of the local community and careful attention to design and the impacts on the local area.
- 6.2** The development will not be harmful to the environment. The existing highway system is capable of supporting the planned scheme. Natural materials such as living roofs will bring environmental benefits. The special qualities of the AONB will not be threatened.
- 6.3** The proposal has been fully assessed in regard of all relevant planning policies and issues. The development is congruous with national and local planning policies. The proposed development will be an asset to the area and will help the local authority meet the economic objectives of the area.

John Metcalfe 2nd May 2018

Annex A Neighbour Consultation

FRIENDS OF HOLDEN

John & Kate Foley ,
Holden Clough Nursery ,
Holden ,
Bolton By Bowland ,
Clitheroe ,
Lancashire ,

8th March 2018

Re: Plans for Development at Holden Clough Nursery

Dear John & Kate ,

Thank you for taking the time to explain your vision for the future of Holden Clough Nursery last week . Following your presentation , fifteen residents of Holden met on Sunday March 4th to discuss matters and this note outlines the feedback from that meeting .

Your hospitality and openness generated a lot of goodwill in the community; our thanks to both of you . The residents appreciate the fact that you took the initiative to share your thoughts and recognise this as a very positive step for the future .

It was noted that your intention is to create a sustainable business with a return to emphasising the horticultural fundamentals and history of Holden Clough Nursery . The consensus view amongst those who attended the meeting on Sunday was that a sustainable nursery business within and operated with empathy to the hamlet and its residents was a preferred and achievable option to the previous relationship .

Residents welcomed your confirmation of the following :

- The hours of operation will remain fundamentally as current .
- There will be no increase in the number of seats for dining .
- Parking will be contained within the current footprint of the nursery .
- No special events will be held at the nursery .
- That the existing height of the Garden Kitchen Building will not be altered .

To aid your detailed planning of the next phase of the nursery's evolution and in the spirit of a mutually satisfactory outcome , the residents have identified some elements that we feel should frame the relationship between the nursery and the residents of the hamlet . These should not be seen as a complete list but rather an early indication of the concerns of the residents along with some initial questions .

** The commercial footprint of Holden Clough Nursery within the hamlet doesn't expand beyond the current boundaries ; please could you therefore confirm what your intentions would be were you to have access to all or part of the field behind the nursery ?

** All environmental disruption by noise , light or other pollution to be steadily and sustainably reduced ; particularly

- * Could you confirm how noise from outdoor dining and other entertainment areas (eg. fountain and fire pit) would be controlled ?
- * You mentioned replacing external lighting to reduce the disruption , so could you provide details of these plans?

** Traffic flow through the hamlet doesn't materially increase , either from suppliers , staff or customers . Could you therefore provide an estimate of the change in traffic volume (clients staff and deliveries) for when the proposed developments have been completed ?

** The visual impact of the buildings on the character of the hamlet . Of particular concern is any change of height to other buildings at the site . Therefore , please could you provide us with your plans for elevations of all the buildings as soon as they have been prepared ?

** A controlled evolution of the nursery to allow emergent concerns to be negated . You informed us that the development would take place over a matter of years . In what order will the proposed buildings be erected and what is the timetable for the proposed developments ?

The residents believe that by continuing the inclusive approach you have recently demonstrated along with an open and honest dialogue , a common vision for the hamlet of Holden , its residents and the nursery can be amicably achieved .

Yours Sincerely ,

Richard Matthews (On behalf of and as current chairman to the Friends of Holden)

Annex B**Transport Assessment**

The Joint Lancashire Structure Plan provides the standards for parking within the county. The standards require a Transport Assessment to be carried out for all developments over 500m².

The standards for parking are determined on the basis of use and accessibility. Using Table C Accessibility Questionnaire Non-Residential Development Holden Clough Nursery is categorised as a site with **low accessibility** for parking standards. This is not a definition of accessibility in broader planning terms.

Parking requirements

Calculations have been made for the various categories of activity across the site.

Use	Area m ²	Baseline Standard	Parking spaces required
Dining ¹	162	1:8	20
Non Food	440	1:20	22
Office	140	1:35	4
Exterior floor ²	520	1:40	13
Total			59
Motorcycles	1 per 25 car spaces		3
Cycles	1 per 10 car spaces		6

¹Area of existing dining which will be replaced by non-food shop has been substituted as required

²Explanatory Note on Non-Food Retail – Some non food developments such as garden centres exterior plant sales areas – Exterior floorspace should be calculated as a maximum of 50% of the standard

The existing car park accommodates 62 spaces. 6 spaces (1:10) are designated accessible spaces. Cycle spaces are provided within the terrace area adjacent to the trolley park.

The proposed development is essentially a re-organisation of activities within the site. The current lecture area currently used as an overspill area for the café will be replaced by the non-food retail area. The lecture area is replaced by the training classroom.

Proposed courses will be run during the week and at non-peak periods. Lectures are often delivered in the evening and seldom accommodate over 20-30 participants.

The proposed development will not intensify movements at peak periods. Additional vehicle movements will take place during non- peak periods.

Delivery vehicle numbers will not increase. Staff vehicle movements will increase proportionate to additional trade in non-peak periods. Staff transport and car sharing will be introduced.

Annex C

Benefits of Green Roofs

Living roofs can provide fresh areas for the local ecology to thrive and, with continued urban expansion absorbing the habitats of our indigenous plants, insect and birds; landscaping flat roofs offers an effective and practical use of space, whilst helping to sustain and replace lost habitats in the process.

Bauder has created diverse green roofs such as park land, allotments, japanese gardens and zoological enclosures. We use many recycled and reclaimed materials in the landscaping components of our green roofs, further enhancing the environmental benefits of a Bauder green roof.

Ecological

- Creating a natural habitat for flora and fauna – a living roof can create a local ecology in which the vegetation will establish and provide a home for smaller elements of wildlife as well as insects and invertebrates.
- Aiding biodiversity – the provision of a healthy habitat in a place that could otherwise be empty provides support for the natural colonisation of locally arising plants, birds and small animals, encouraging a wider spread of species in the area.

Environmental

- Storm water management – soft landscaping helps to reduce the risk of flood by retaining large proportions of annual rainfall and reducing rainwater run-off. This is particularly useful within Sustainable Urban Drainage (SUDs) schemes. The volume of water retained is dependent upon the depth of substrate utilised in the landscaping, the greater the depth, the more water is held back on the roof.
- Environmental masking – this assists in blending the building into its surroundings and in part replaces the permeable land surface otherwise lost to the construction.
- Improved air quality – the vegetation assists in reducing both gaseous pollutants and dust particles by removing a proportion of them from the immediate environment. Additionally, the natural evaporation of water from the plants and soil helps to cool and humidify the air, so lowering the ambient temperature and reducing the heat island effect.
- Photosynthesis - This is part of a plants' living process whereby they actively convert carbon dioxide to oxygen. Independent research suggests that, under maximal conditions, each square metre of single leaf surface on an established extensive type planted roof, with a 12 hour day length is estimated to take up (0.3024×48) 14.51g of Carbon dioxide and release (0.3024×32) 9.68g of oxygen a day.
- Urban heat island effect is reduced - this is the difference in temperature between urban areas and the surrounding countryside. In large cities, this can be as much as 5°. This happens because large building surfaces will both reflect and radiate solar energy within a built up area, which does not dissipate fully overnight. The substrate of a green roof will absorb some of this heat and the natural evaporation of water from both the plants and the soil helps to cool and humidify the air, thus lowering the ambient temperature.

Financial and Technical

- Reduced carbon footprint through lowering building running costs – the thermal insulation on the building is improved providing a more balanced temperature within. This eases heating costs in the winter and air conditioning expenses during the summer.
- Reduced construction costs – depending on the landscaping selected, the following may be achieved; no requirement for screed on the deck so reducing the overall weight imposed, fewer

rainwater outlets, decreased rainwater drainage system capacity and a reduced requirement for storm water attenuation within the SUDs scheme for the site.

- Increased life expectancy – research has shown that when protected by landscaping, the life expectancy of waterproofing membranes are substantially increased and can last the estimated design life of the building
- Noise reduction for the building – green roofs have excellent acoustic qualities for both external sound (up to 3dB) and internal noise up to 8dB). This can prove to be beneficial when used on structures close to airports or industrial developments.