

Planning Proposal by Self-Builder accepted on the Ribble Valley Self-build register

In support of an application for Permission in Principle for

1. Proposed erection of one detached dwelling with attached garage within existing curtilage, and
2. Special Sensory Gardens with Public Access, and
3. Employment opportunities, and
3. Establishment of a Charitable Trust to run the gardens as a community resource for the Ribble Valley

Land adjacent to 4 The Green,
Osbaldeston. BB2 7LY and the residential dwelling at Higherfields.

Applicant Mr Cain.

The Proposal

1 Summary

1.1 The infill site area is approximately one third of an acre between no 4 The Green and the detached dwelling known as Higher Field. The applicants seek approval for mixed use of the site. The applicants are registered on the Ribble Valley Right To Build Register and have agreed a contract to purchase the entire plot subject to planning permission being granted.

1.2 To the South of the site permission is sought to erect a detached dwelling as the primary home for the applicant, the dwelling will cover approximately half of the total site area.

1.3 To the North of the site and covering approximately half the site area permission is sought to develop and run a community sensory garden for the benefit of persons living with Dementia.

1.4 To offer employment to both volunteers and a number of employed positions to maintain the gardens and assist with the provision of refreshments to visitors. Preference will be given to young persons with special needs under an apprenticeship scheme.

1.5 The site is a Serviced Plot plot of land adjacent to a public highway and has connections for electricity, water and waste water, or, can be provided with access to those things within the duration of a development permission granted.

1.6 The Permission in Principle application is to establish the type of permission required, the opinions of the council, the planning committee and other stake holders prior to the eventual detailed application.

2 The Development Plan

2.1 A single detached dwelling: the applicants seek permission for a three/four bedroomed home with attached double garage occupying half the site area and to the south of the site (closest to number 4 the Green, Osbaldeston). Off road turning and parking spaces will be provided.

2.2 A sensory garden as a community facility: the concept is to provide a safe and stimulating place where free support can be provided to persons living with dementia, both the person and the carer can benefit from a welcoming environment dedicated to their special needs. Covering approximately half of the total site to the north of the site (adjacent to the garden of the adjoining detached dwelling Higher Field).

Permission is sought to provide facilities to visitors such as refreshments and information on the disease and to provide accompanied access to the special sensory garden by qualified activity coordinators to supervise activities such as potting plants, creative design and/or simply enjoy the countryside in a safe and stimulating environment.

2.3 To offer employment to local people; both volunteers and employed persons in roles such as gardeners, caterers and carers. The sensory gardens will be run as a not for profit charitable trust supervised by the applicant Mrs Cain is a qualified care assistant and recognised by the Alzheimers Society as a Dementia Friend. She is committed to her work with persons with dementia and knows the joy that outdoor activities can bring to both the person and the respite break for the carer from gardens and involvement in gardening.

2.4 The plan is for visitors to access the public site by appointment to manage access and traffic and minimise any impact on the local environment. However the many walkers in the area will be invited to drop in and obtain information on Dementia and have refreshments. Permission is sought to charge for these to support the charity.

2.5 Funding for the charitable trust has already been agreed in principle by organisations such as The Big Lottery Fund and private businesses and individuals, ongoing fund raising activities are also planned. Special thanks to the vendors of the site Mr and Mrs [redacted] who have not only agreed a low valuation but are also keen to offer ongoing support for the future. Mr [redacted] and Mrs [redacted] have a wide range of experience which will benefit the project. Round Table and 41 Club members have also volunteered to help with running the facilities and fund raising.

3 The Development proposal in detail

3.1 The site: has had many uses over the years including a pig farm, green houses and storage. To the south of the site is a mainly hardcore base and to the north an area mostly of grass and established fruit trees. The boundary to the west is formed of newly planted trees with farmland behind. To the east there are some trees and the hedge is predominantly willow which is overgrown and is in desperate need of management. It is envisaged that a natural gap in the trees be utilised to provide a new access for vehicles without impacting on any established trees.

3.2 The detached private dwelling: the applicant seek permission for a three / four bedroomed home with attached double garage occupying half the site area and to the south of the site (closest to number 4 the Green, Osbaldeston). Sufficient off road turning and parking spaces will be provided. The design and construction; the applicants are seeking a design in keeping with the area and adjoining properties. A two storey three bedroom with private garden area to the south adjoining the garages of the neighbouring property no 4 The Green. Construction will incorporate low carbon / high energy efficiency materials and the objective is to have minimal direct heating, solar renewable energy and conservation. The applicants business based at Lancaster University specialises in research into low carbon, alternative energies and renewables and is a partner with EATON / NISSAN XSTORAGE home concept which seeks to impact on future construction to accommodate electric vehicle charging and new wiring for solar and off peak electricity consumption. The build will be a test bed for these new concepts.

3.3 The sensory garden as a community facility: the concept is to provide a safe and stimulating place where free support can be provided to persons living with dementia, both the person and the carer can benefit from a welcoming environment dedicated to their special needs. Covering approximately half of the total site to the north of the site (adjacent to the garden of the adjoining detached dwelling Higher Field). Sensory gardens for persons with dementia have very special requirements. Pathways that are wide enough for wheelchair access and for a person to walk alongside. The paths need to be very flat and even as certain features of most pathways are alarming to persons with dementia. Bright colours, everyday objects from the past to stimulate memories, tactile planting for touch, smell and movement / sound etc. Raised flower beds for ease of access and to encourage participation in supervised activities.

3.4 Visitors will enjoy facilities such as refreshments and information on the disease and to provide accompanied access to the special sensory garden by qualified activity coordinators to supervise activities such as potting plants, creative design and or simply enjoy a break in the countryside in a safe, stimulating and above all welcoming environment.

3.5 To offer employment to local people; both volunteers and employed persons in roles such as gardeners, caterers and carers. The sensory gardens will be run as a not for profit charitable trust. Mrs Cain is a qualified care assistant and recognised by the Alzheimers Society as a Dementia Friend. She is committed to her work with persons with dementia and knows the joy that outdoor activities can bring to both the person and the respite break for the carer from gardens and involvement in gardening.

3.5 The plan for public access to the site: for persons with dementia and their carers will be by appointment only. This is to manage access and the limited number of associated vehicles and minimise any impact on the local environment. For the large number of walkers in the area we also hope to invite them in to enjoy access to the garden. To buy refreshments to subsidise the project and to gain a better understanding of the disease and all its various forms (there are over 100 types of dementia) and how it can affect not just the person, but the surrounding family and friends, all having to adapt to the condition as it progresses.

3.6 Funding for the Sensory Garden project: a charitable trust is to be established with income from sales of refreshments, plants grown in the garden and donations. A major donor is likely to be The Big Lottery Fund which has expressed keen interest and from fund raising activities. Special thanks also to the vendors of the site, Mr and Mrs

fund raising activities. Special thanks also to the vendors of the site, Mr and Mrs who are also keen to offer ongoing support for the future. Mr and Mrs , have a wide range of experience which will greatly benefit the project.

3.7 Permission is also sought for a public access disabled toilet and small kitchen and seating area for a small number of visitors. Information is to be displayed there about Dementia and visitors will be offered refreshments and free access to the garden.

3.8 Financial support for the development has been agreed in principle from several interested parties; the land owners Mr and Mrs have agreed to provide the whole site (previous applications have related to approximately half the site specifically to the north) and at a substantial discount to market value. The Big Lottery Fund has also expressed interest in assisting with the provision of the visitor centre and sensory garden and has written to confirm that the proposed project fits with their funding criteria.

3.9 The structural design of the dwelling will be in keeping with homes in the area, high standards of insulation and wherever possible renewable resources such as energy and water collection. Waste water from the house will be treated and reused to irrigate the garden for example.

3.10 Employment opportunities. It is anticipated that several persons will be required to assist in the development and ongoing running of both the gardens and visitor centre. It is also hoped that apprenticeships can be provided. Particular emphasis will be given to recruiting young people identified with special needs to gain employment.

4. Access and impacts

4.1 Vehicle movements / visitors: the applicants will ensure no disruption to neighbouring properties from vehicle movements or on road parking. An appointment system and provision of off road parking will apply. Other visitors will already be walking or cycling in the area of visiting the popular equestrian centre nearby. Staff will be local people and cycling or walking to the site will again be encouraged. To provide context on vehicle movements: between one vehicle per day and up to three vehicles per day are expected. In contrast there are many horsebox movements past the site each day and a great many at the weekend so minor additional traffic.

4.3 Noise pollution: both adjoining properties are some distance from the proposed private dwelling and to the east is open farmland, to the west the road then open farmland. Public gardens and access, hours of opening etc will be by consent with the neighbours and during normal working hours. Persons with dementia may sometimes be vocal, but it is expected that visitors will primarily be early onset so noise should not be a problem. The applicants will monitor each visitor and create care plans and future appointment times more suitable for such visitors taking into account potential impacts on neighbours. However the sole purpose of visitors is to engage in supervised activities with experienced carers, to bring joy and comfort in the countryside and minimise any possible negative impacts.

4.4 Vehicular access to the site and the surrounding road network. The applicants believe safe access to and from the site can be provided from Osbaldeston Lane. The point of access is wide enough for two large horse boxes to pass at the same time for example. Osbaldeston Lane itself is capable of accommodating traffic in both directions

4.5 Flood Risk: a review of the Environment Agency flood risk for the post code area BB2 7LY, suggests the site lies outside any flood risk area and therefore there is no requirement for assessment.

5. Community benefits

5.1 The applicant are currently living in rented accommodation closeby. There are no other rental properties available in the area comprising a two up two down cottage and the move will free up this property.

5.2 There are very few if any dedicated facilities for persons living with dementia and providing support for their carers. Ribble Valley has close to one thousand persons living with dementia now, add their networks of family and friends and this figure rises to potentially tens of thousands having to come to terms with this growing and extremely debilitating disease. To offer free support and information to this section of our community is a vital public resource. By advertising in doctors surgeries and community centres in the area it is hoped to establish a real community benefit. We hope the Ribble Valley Council may also be able to assist in some way, but this is very much self-help in our community.

5.3 Reclaiming a brown field site to provide housing for a self builder and provide a public amenity and create employment opportunities.

The site view from the south looking north:



The site from the north looking south:



The site from the proposed garage looking north: the proposed Sensory garden area



The site from the adjacent road: looking at the proposed new site access.

