

**PROPOSED EVENTS / FUNCTION BUILDING AT HOBBIT HILL
WEDDING, EVENTS & GLAMPING SITE, FOXFIELDS FARM,
WHALLEY ROAD, CLITHEROE, LANCASHIRE, BB7 9PN.**



**SUBMITTED BY
FRANK WHITTLE PARTNERSHIP**

On behalf of
MR. J. WILKINSON

DESIGN & ACCESS STATEMENT

Issue Nr: 01 Date: 04/06/19



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1.0 INTRODUCTION

Overview

This Design and Access statement has been prepared in support of the proposal for a new permanent function/events building at Hobbit Hill campsite at Foxfields Farm, Clitheroe, Lancashire. This application for full planning permission is being made to Ribble Valley Borough Council (the Local Authority) and follows a pre-application enquiry submitted in March 2019.

The proposed site is located adjacent to 5nr existing glamping pods and a small WC/facilities building approved in 2017 (application ref: 3/2017/0957). These existing facilities are now the basis for a successful holiday letting and events hosting business. The proposed function/events building will provide much-needed additional indoor space for holiday guests and permanent indoor events space for hosting functions such as weddings.

Overall the proposal aims to provide an attractive, high-quality and sustainable function/events building, of appropriate scale and materiality to the local area, which will enable the continuing success of the applicants holiday letting/events business.

Supporting Information

This design and access statement aims to explain merits of the proposed scheme and includes information about; the history of the site; the context for the proposal; the style/scale of the proposed design; and the proposed building use. This document also includes a planning statement which outlines relevant planning policies at both local and national level and provides an appraised overview of the proposal.

This document should be read in conjunction with all submitted drawings and supporting reports and information.

2.0 EXISTING SITE AND SURROUNDINGS

The proposed application site is just under one hectare in size and sits at the northern-most part of Foxfields Farm in the Ribble Valley. The farm is located along an access track off Whalley Road (B6243), nearby the village of Hurst Green.

The proposed application site currently comprises; large areas of grass for camping; a large hardstanding area used for carparking, vehicle turning and temporary marquees; five timber bed-and-breakfast style glamping pods; and a small timber WC/shower building. The site slopes gently towards the southwest, with partial views south across Foxfields Farm and the surrounding landscape towards the River Ribble, which forms the southern boundary of the farm.

The site has been open for visitors since April 2018 and in addition to the fixed structures for holiday lettings, the site provides camping pitches and caravan hookup. Currently the site is also used as a wedding venue using temporary marquees and tepees which are erected on the hardstanding area. This has proved extremely popular hence the need to provide a formal permanent space for functions/events and to augment the facilities available to holiday guests.

The site is edged to the west, north and east with well-established dense woodland and to the south with new Lancashire hedgerow mix installed by the applicant (still establishing itself) and farmland further away. The site is within close proximity, yet outside the boundary of the Forest of Bowland Area of Outstanding Natural Beauty (AONB). This lies beyond the dense woodland buffer to the north of the site and is fully screened by it.

The site is located within a rural area and as such the predominant built character within the area consists steel or timber frame agricultural buildings, often with corrugated steel cladding, and a number of traditional farm buildings and dwellings. The traditional buildings within this area are usually of stone or brick construction with slate roofs.

Below is a location plan of the wider setting with the boundary of the site highlighted in a red line. This plan is for reference and not to scale.

The site has an undesignated public footpath passing through the site (as shown on fig.1 – Location Plan). The proposed works will not affect the line of the footpath or the use of it. There is an existing Public Right of Way (PRoW) which runs along the access track off Whalley Road and this will remain unchanged by the proposed scheme.

There are no other further statutory designations within the site but to the north of the site on the other side of Whalley Road there is a designated Area of Outstanding Natural Beauty. The site is well shield from this and the proposed works will not affect the mentioned area (Forest of Bowland AONB).

There are bus stops located less than 0.5miles away from the site. The bus routes servicing these bus stops are the number 5, 625, 740 and 876 and the busses run every two hours based on the information obtained from Lancashire County Council (<https://www.lancashire.gov.uk/roads-parking-and-travel/public-transport/bus-timetables/bus-timetable-stop/?stopref=250012088>).

The main road running past the site is Whalley Road (B6243) a minor distributary road with no restrictions. There are good links to a number of local settlements such as Preston, Clitheroe and Blackburn. The site is also accessible to a number of smaller settlements in the area, such as Whalley and Longridge.

In general the parking provision on site is enough for the events that currently take place in the marquee/tipis, glamping pods and for camping (approximately 70 spaces capacity). Overspill parking areas are however available in the further down the access track adjacent to the site and has approximately 30 spaces capacity and an estimated 200 spaces that are not likely to be needed, based on previous site use/ the existing business. The parking capacity exceeds the needs for the proposal, in particular considering the overspill parking areas totaling 300 spaces. There is ample space on the existing handstanding areas within the site and the nearby overspill areas for vehicle turning and parking for minibuses, taxis and coaches as part of the businesses provision to encourage sustainable and shared transport options.

The proposed site in general is accessible by pedestrians, cyclists and those with reduced mobility and proposals will meet all statutory highways, safety & accessibility requirements.

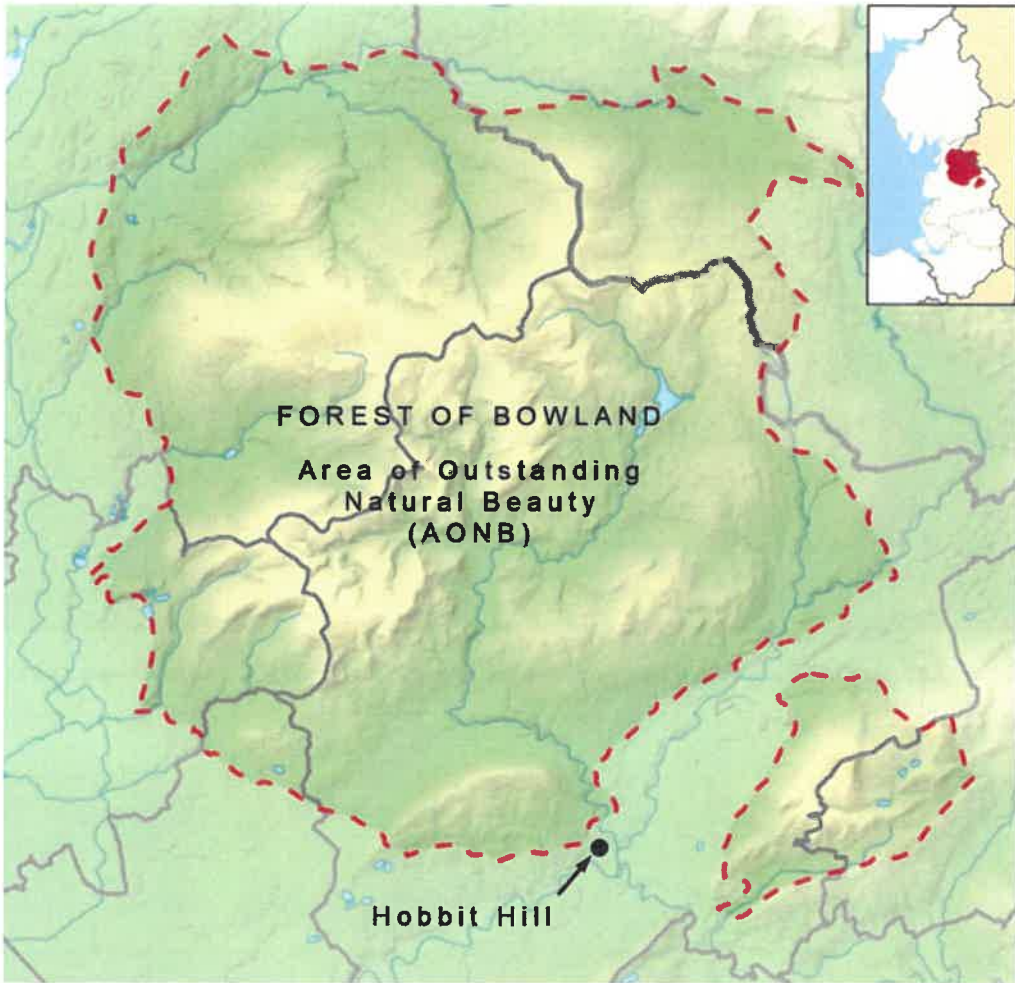


Fig.2 Forest of Bowland Area of Outstanding Natural Beauty AONB (not to scale). Hobbit Hill site in close proximity.

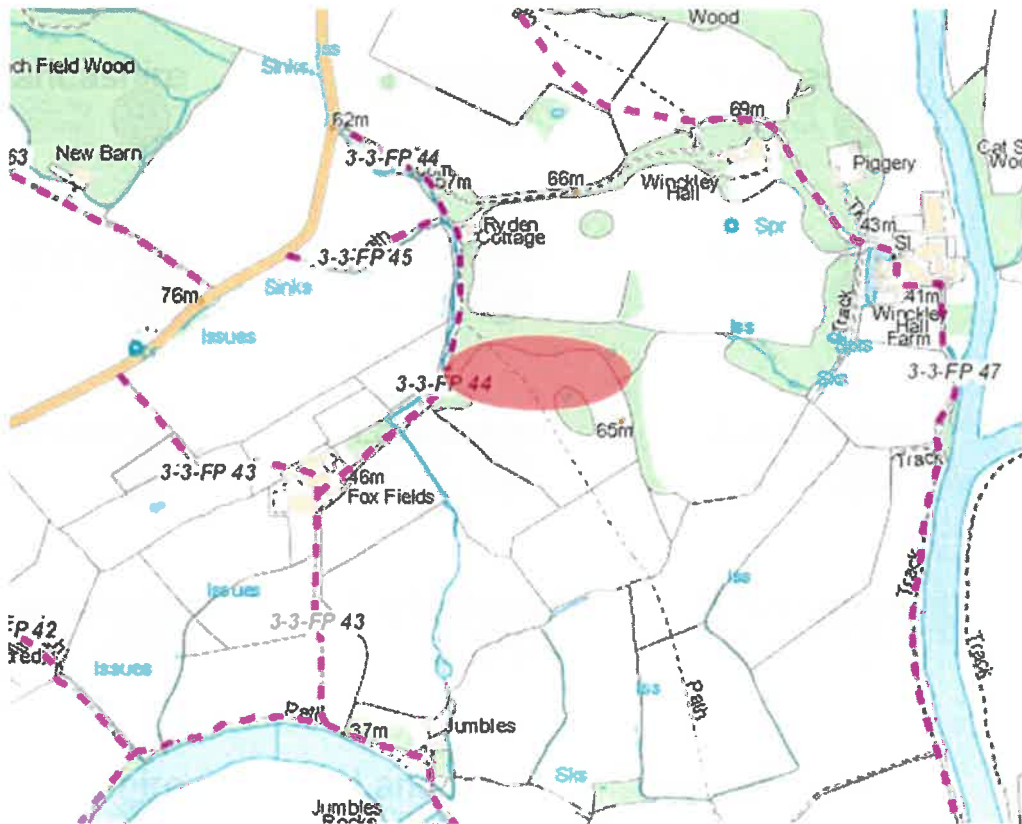


Fig.3 Public Rights of Way (PRoW) adjacent to the Hobbit Hill site. These will remain unaffected by the proposed development.



Fig.4 Street view from Whalley Road (B6243) entrance onto Access Track with sign for Hobbit Hill. Source: Google.com



Fig.5 View from Access Track to Hobbit Hill site entrance (left). Source: FWP



Fig.6 View from existing hardstanding area facing east towards site entrance. Surfaces in compacted gravel. Source: FWP



Fig.7 View south east from existing hardstanding area. Site slopes down to south east corner. Hardstanding area (right) used for marquees. Source: FWP



Fig.8 View from existing hardstanding area showing 5 glamping pods and facilities building, gravel pathways and grassy spaces. Note: proposed facilities building approximately in position of swing-set (right). *Source: FWP*



Fig.9 Glamping pods. Dense woodland around east, north and west of site providing buffer between site and surroundings. *Source: FWP*



Fig.10 View from existing hardstanding area showing glamping pods and gravel/grass track for access. Note: proposed facilities building approximately in position of swing-set and gravel/grass access track to be extended to suit. Source: FWP



Fig.11 View from south of site adjacent to industrial buildings, showing the visual impact of temporary erected marquees used for events throughout the year. Source: FWP

3.0 PROPOSED DEVELOPMENT

The current proposed application is for the erection of a new events/function venue in close proximity to the existing timber glamping pods already on site. This will primarily provide a multi-functional space for hosting events/functions, including a bar, kitchen and sanitary provision. The proposal will also provide much-needed additional sanitary facilities and indoor space for the glamping pods and holiday letting business. This proposal takes in consideration the feedback received from the Local Authority expressed in the Pre-Application Enquiry Response on April 2019; the proposed building is to be used for indoor activities for camping pod guests and to host events/functions at the site.

The proposed single storey building will be located close to the dense woodland to the north of the site, and will be finished externally with natural oak cladding, a cedar shingle roof and anti-reflective glass.

The external works will include extending the existing gravel / grass road to allow for access to the building service area on the back (bar, kitchen, store), adding pedestrian routes to link the venue to those that currently provide access to the camping pods, laying a small patio in natural stone flags along the proposed building's south elevation and grassing-over the existing marquee hardstanding area.

Overall the proposal aims to have minimal impact on the surrounding landscape. This is due to the location of the proposed works, its relatively low scale, and the large mature woodland tree 'buffer' between the site and the surrounding areas.

The proposed site is well shielded from the Forrest of Bowland Area of Outstanding Natural Beauty (AONB), which is to the north of the site. The proposed building will be visible from the southern and south-western boundary of the site even if partially hidden behind the tree cluster in south-east part of the site. It is proposed that the new building will be constructed using materials used locally within the area, along with architectural low iron double glazing, treated with different metal oxide coatings on all faces to reduce visual reflectance. The glass is intended to appear invisible with no colouration/tint.

The proposed events/function building has been designed to comply with the 'building in context' principles as per Ribble Valley Borough Councils Recommendations. The building

has been positioned within the existing campsite area close to the woodland to ensure that it will not detract from the open countryside character, rural views and the surrounding landscape.

In addition to the positioning, careful consideration has been given to the materials to be used when looking at the surrounding properties which are farm/agricultural buildings. These buildings are a mix of materials including steel framed and timber framed buildings, stone and brick dwellings and corrugated metal or slate roofs. The key requirement of an events venue is to offer a large useable open space for guests. In developing the proposed design, agricultural barns were referenced for their similar need for large useable open spaces and also their use of materials and style. The proposed design reflects the spatial typology of modern agricultural buildings, whilst using high quality, rustic materials like the more historic buildings. This is to maintain the existing pattern of development in the area and provide an attractive development suitable for its context.

The building is significantly lower than the surrounding tree canopies, with a lower roof towards the rear (north) for the service zone. This develops to the ridge of the main pitched roof of the events/function building, which will be finished in cedar shingles. The building is orientated south towards the best views over the landscape and towards the River Ribble. This orientation also allows for maximizing natural light that fills the venue through a full height glass bi-fold doors.

The shape of the building evokes very strongly the image of an agricultural building (the slower slope of the back roof that evolving to the steeper main roof emphasizes this).

The visualisations below show the proposed building from various points of view around Foxfields Farm. These images clearly demonstrate that the proposal is "in keeping with the character of the landscape and acknowledges the special qualities of the area by virtue of its size, design, use of materials, the landscaping and siting." These images also illustrate how the visual impacts of the proposal away from the campsite will be minimised by the topography of the site, the new hedgerows (which are still establishing themselves) and the existing woodland trees and is intended to be less conspicuous than the white marquees erected throughout the year on site presently.

The proposed building is well shielded and will have no adverse effect to lighting, sound or privacy on neighbouring properties, which are already some distance from the proposed events/function building site, owing to the configuration of Foxfields Farm.

In the evenings when the events space is used, blinds can be put in place on all windows if required to minimise light spillage. External lighting will be designed sensitively to have low impact on the surrounding area. It is expected that any noise impact on the surroundings, occasionally caused by events in marquees, will be improved by hosting events within a permanent enclosed structure, and thus lessening any potential impact.

The site is not designated nationally or locally for biodiversity or habitats reasons. There are however ecological features nearby the site, namely a pond to the east, with another to the south and surrounding woodlands. An ecological appraisal was conducted for the construction of the glamping pods in 2017, which noted the following:

- The plant species assemblages recorded at the site are all common in the local area and of considered of low ecological value.
- Low numbers of common bat species were recorded foraging over the site. No bats were recorded roosting on or near site.
- Birds are likely to utilise woodland adjacent to the site for nesting between March and September. Any vegetation clearance should therefore be undertaken outside of this period.
- No other notable or protected species were recorded on the site.

As such, the proposal will not have an adverse impact on the ecology of the surrounding area and any necessary mitigation measures required during construction will be undertaken in accordance with statutory guidance and to the approval of the Local Authority.

Overall, detailed consideration has been given to all elements of the design and their potential impact upon the adjacent Forest of Bowland Area of Outstanding Natural Beauty and the overall character of the Ribble Valley area. It is believed that this proposal will be a benefit to this area and is suitable in both its type and scale for the location.



Fig.12 Photograph/Visualisation locations. Source FWP.



Fig.13 Proposed Visualisation. 'Picture 1' view from adjacent farmland just south of the site towards the proposed events/function building. Showing the 'barn-like' form of the building and the use of timber and low-reflective glazing on the south elevation. Source FWP.



Fig.13 Proposed Visualisation. 'Picture 2' view from access track close to industrial development (also see Fig.11 for existing). Showing the visual impact of the building from further south, being less conspicuous than a marquee. The proposed building sits within its context adjacent to the glamping pods and a backdrop of dense woodland. Source FWP.



Fig.14 Proposed Visualisation. 'Picture 3' view from access track close to the River Ribble, south of the site. Showing the partial screening of the proposal by woodland trees and the building scale as appropriate within the context. Source FWP.

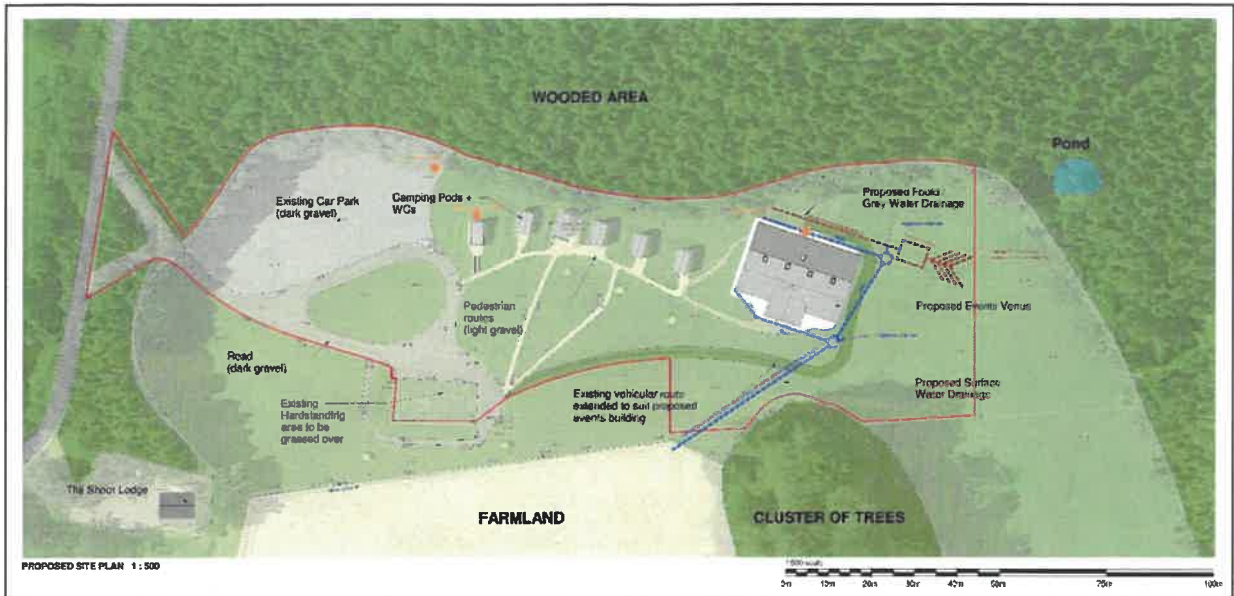


Fig.15 Proposed Site Plan. Source: FWP



Fig.16 Proposed events/function building – approach from glamping pods. Source: FWP



Fig.17 Proposed events/function building – View to the rear of the building. Source: FWP



Fig.18 Proposed events/function building – Aerial View from south-west corner. Source: FWP



Fig.19 Proposed events/function building – internal visualisation, main hall. Source: FWP



Fig.20 Proposed events/function building – internal visualisation, main hall; view south over landscape. Source: FWP

4.0 PLANNING STATEMENT

In early 2019, preapplication advice was sought from Ribble Valley Borough Council in order to assess the potential impacts of the proposed development on the surrounding context, address any potential issues pertaining to the scheme and to help inform the design prior to this planning application submission. As part of this preapplication submission, a supporting statement was prepared, which concisely summarised the proposal in the context of national and local planning policy. The following chapter consists excerpts from this statement:

“

A search of Ribble Valley Borough Council's planning register has been carried out in order to understand the site's planning history.

The applications that directly relate to the application site are:

- 3/2017/0957 - Change of use of agricultural land to a camping facility including an area for tents and the siting of five camping pods and a facilities building with associated vehicular access tracks and pedestrian tracks.
- 3/2017/0359 – Temporary planning permission (from 24 May 2017 until 24 August 2017) for a canvas marquee structure for three summer events.

Other applications that relate to the application site but don't have relevance on the proposed application are:

- 3/2016/0335 - Conversion of barn into habitable dwelling.
- 3/2012/0026 - Proposed new wooden building to provide meeting room and undercover facilities for Stonyhurst Shoot.
- 3/2011/1026 - Roof over sheep handling facilities.
- 3/2009/0824 - Proposed roof over existing manure store.

Access

As part of the permitted development the applicant has been allowed to use temporary structures to provide events on this site. These events are the same as what are proposed for the new building. They have all been successful and have proven the current arrangements to be adequate to accommodate the scale and type of traffic likely to be generated.

The site has an undesignated public footpath passing through the site. The proposed works will not affect the line of the footpath or the use of it. There are no other further statutory designations within the site but to the north of the site on the other side of Whalley Road there is a designated Area of Outstanding Natural Beauty. The site is well shield from this and the proposed works will not affect this.

Amenity

The proposed new building will not affect the amenities of the surrounding area due to its location. The proposed building is well shielded and will have no adverse effect to lighting of privacy on neighbouring properties.

Policy DME3 -- Site and Species Protection and Conservation

The site is not designated nationally or locally for biodiversity or habitats reasons. There are however ecological features within the nearby site, namely a pond to the east, with another to the south and surrounding woodlands. Therefore prior to submitting a full planning application an ecology survey of the site will be carried out by a suitably qualified person. All recommendations as part of that will be followed and if any enhancements to the area can be recommended, they will be implemented.

Planning Assessment

Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise; and the government's guidance as set out in the National Planning Policy Framework (NPPF) (2012).

Core Strategy

The current adopted Core strategy was published by Ribble Valley Borough Council December 2014 and replaced the Ribble Valley Council Districtwide Plan 1991-2006. The current adopted Core Strategy is to set out the council's development for the borough through to 2028.

The below polices from the adopted Core Strategy are relevant to this application:

- Key Statement DS1 – Development Strategy
- Key Statement DS2 –Sustainable Development

- Key Statement EN2 – Landscape
- Key Statement EC1 – Business and Employment Development
- Key Statement EC3 – Visitor Economy
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DMG3 – Transport and Mobility
- Policy DME3 – Site and Species Protection and Conservation
- Policy DMB1 – Supporting Business Growth and the Local Economy
- Policy DMB3 – Recreation and Tourism Development

National Planning policy Framework (NPPF)

The NPPF was adopted in March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. As per Chapter 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004, it is to form a material consideration in planning decisions.

Sustainable development is defined in paragraph 7 of the NPPF as having three dimension, economic, social and environmental. the golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (Paragraph 14) whereby proposed developments which correctly balance the requirements of economic, social and environmental issues should be granted permission unless there are overriding reasons that would suggest that permission should be withheld. Paragraph 14 states that: -

"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."

The Proposal Related to Policy

The proposed development will have impacts as with any development, this statement demonstrates that the adverse impacts are minimal and the gains outweigh the impacts.

To ensure we achieve sustainable development we have carried out an assessment of the proposal. When assessing the proposal, we have used the overarching objectives set out in *NPPF-2. Achieving sustainable development*:

- a) an economic objective – to help build a strong, responsive and competitive economy
- b) a social objective – to support strong, vibrant and healthy communities
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land

We have also assessed the development against NPPF 6. Building a strong, competitive economy paragraph 83/84 'Supporting a prosperous rural economy'

"83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings*
- b) the development and diversification of agricultural and other land-based rural businesses*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well related to existing settlements, should be encouraged where suitable opportunities exist."

Fig.6 Impact Assessment Table

Type of impact	Negative Impact	Remain the same	Benefit	Mitigation Measure
Economic			<ul style="list-style-type: none"> - Creation of jobs During construction period - Using local suppliers and contractors for construction - Supporting local businesses - Creating long term jobs at the site - Attracting tourism - Providing long term support to local businesses 	
Environmental				
Visual	Visual impact to walkers	The proposed new building will not be visible to residents other than those within Foxfield Farm		Increase cover once hedge is established. Use of natural materials to lessen the impact of the development. Use Existing landscape/woodland to shield new building
Ecological		Minimal impact – Building to be erected on mowed grass – trees and hedgerows are to remain		
Transport	<p>Minimal impact on local transport as the road is a well-maintained minor distributary road</p> <p>Increased impact to access track</p>			<p>Work with local coach firms to provide competitive packages for people using the facility</p> <p>Access track to have additional passing points</p>
Social				<p>Supporting local business and services</p> <p>Providing a meeting venue for local residents</p> <p>Providing employment to local residents</p>

Assessment of Proposed Development

Key Statement DS1 – Development Strategy

The proposed site is located within Tier 2 Village but the proposal has other more appropriate policy relating to the development. However, the proposal will provide additional support to the other key enterprise zones via the need for outside support when hosting events: cakes, furniture, catering etc.

KEY STATEMENT DS1: DEVELOPMENT STRATEGY

The majority of new housing development will be:

- concentrated within an identified strategic site located to the south of Clitheroe towards the A59; and
- the principal settlements of:
 - Clitheroe;
 - Longridge; and
 - Whalley.

Strategic employment opportunities will be promoted through the development of:

- the Barrow Enterprise Site as a main location for employment; and
- the Samlesbury Enterprise Zone.

New retail and leisure development will be directed toward the centres of:

- Clitheroe;
- Longridge; and
- Whalley.

In addition to the strategic site at Standen and the borough's principal settlements, development will be focused towards the Tier 1 Villages, which are the more sustainable of the 32 defined settlements:

- Barrow;
- Billington;
- Chatburn;
- Gisburn;
- Langho;
- Mellor;
- Mellor Brook;
- Read & Simonstone;
- Wilpshire.

In the 23 remaining Tier 2 Village settlements, which are the less sustainable of the 32 defined settlements, development will need to meet proven local needs or deliver regeneration benefits. The Tier 2 Village settlements are:

- Bolton-by-Bowland;
- Brockhall;
- Calderstones;
- Chipping;
- Copster Green;
- Downham;
- Dunsop Bridge;
- Grindleton;
- Hoiden;
- Hurst Green;
- Newton;
- Osbaldeston;
- Pendleton;
- Ribchester;
- Rimington;
- Sabden;
- Sawley;
- Slaidburn;
- Tosside;
- Waddington;
- West Bradford;
- Wiswell;
- Worston.

In general the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area. Specific allocations will be made through the preparation of a separate allocations DPD.

In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this strategy. The relevant constraints are set out as part of the strategic framework included in this plan.

Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough's settlements, including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding-off of the built up area.

Through this strategy, development opportunities will be created for economic, social and environmental well-being and development for future generations.

Key Statement DS2 –Sustainable Development

KEY STATEMENT DS2: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then 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 the National Planning Policy Framework taken as a whole; or
- specific policies in that Framework indicate that development should be restricted.

As demonstrated previously we have ensured that the proposal meets the required overarching objectives set out for a sustainable development. Where negative impact has been identified methods of mitigation have been introduced.

Key Statement EN2 – Landscape

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 site is well shielded from the Forrest of Bowland Area of Outstanding Natural Beauty, which is to the north of the site. The proposed building will be visible to the southern and south-western boundary of the site. It is proposed that the new building will be constructed using materials used locally within the area along with architectural low iron glass that has been dipped in different solutions of metal oxides. This will create a coating on all faces of the glass that prevents visual reflectance. The glass is almost invisible with no colouration or tint.

Key Statement EC1 – Business and Employment Development & Policy DMB1 – Supporting Business Growth and the Local Economy

The proposed new development will be an expansion of the existing well established business identified within this statement to be considered favourably. In addition the proposal is for expansion of farm diversification. This will result in further strengthening of the wider rural and village economy.

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.

Key Statement EC3 – Visitor Economy & Policy DMB3 – Recreation and Tourism Development

KEY STATEMENT EC3: VISITOR ECONOMY

Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities.

The existing onsite huts are well established with full occupancy last year and close to being fully booked for this year. In addition the applicant has had several successful one day events using temporary structures. These have proved extremely popular and there is a high level of interest for a permanent structure.

Currently the huts alone provide employment for two part time posts, supports local I.T. company for website and bookings and are attracting both national and international occupants. In addition to this the single events are providing support to local, florists, entertainment companies, catering companies, confectionaries etc.

The proposed development will increase this further and provide full time employment and even greater support to the local community.

Policy DMB1 – Supporting Business Growth and the Local Economy

The proposed expansion of a well established business will increase support to local business and the local economy through the creation of jobs, the increase in visitor economy and the use of local companies. The expansion will take place within an existing site where the current established business operates, causing no significant environmental problems and providing services to allows the continued success of the established business, as part of the overall diversification strategy at Foxfields Farm.

BUSINESS AND ECONOMY

POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

10.23 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 Council in accord with its vision and key statements wishes to create the right environment for business growth whilst ensuring development is sustainable.

Policy DMB3 – Recreation and Tourism Development

The proposed development extends the range of tourism and visitor facilities in the borough meeting the listed criteria. The proposed facilities are required in conjunction with a particular countryside attraction (the camping pods, camping pitches, caravan hook-up and the visual qualities of the landscape), not undermining the *“character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;”* – the building scale is that of a traditional barn / agricultural shed, and the chosen materials are in keeping with local agricultural constructions in a traditional fashion.

POLICY DMB3: RECREATION AND TOURISM DEVELOPMENT

10.25 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.

Recreation and tourism development are often well suited to rural areas and there is a need to have in place effective measures to ensure that facilities and infrastructure can be enhanced in a sustainable way.

”

As demonstrated above, the proposed development is consistent with the requirements set out in national and local policy. This weights heavily in favour of the application based on the long term economic and tourism attraction it will create.

5.0 ACCESS FOR ALL

When designing and subsequently managing a development it is important that any particular problems are recognised and ways to remove any obstacles that may arise are sought in order that people can enjoy the facilities on offer to the full. Disabled people, as well as people with prams and push-chairs, young children and some elderly people, have particular difficulties in dealing with buildings designed for the able bodied.

The Disability Discrimination Act requires buildings to be accessible to all. The design team have considered each element of the project and its specific usage in detail throughout the design phase facilitating total accessibility integration. It is intended that DDA compliance is reviewed and recommendations implemented as the detailed design of each building and its surroundings progresses.

In order to provide a facility that is accessible for all, the new events/function building and the surrounding external spaces comply with Approved Document M of the current Building Regulations.

Pedestrian access in and around the proposed new accommodation building has been designed to meet the needs of disabled people, creating a barrier-free environment. It is proposed that all pedestrian and vehicular routes will comply with all relevant standards including layout, lighting and signage. It is proposed all pedestrian routes in and around the site will be designed in line with Approved Document M of the current Building Regulations.

Level thresholds will be provided at the pedestrian entrances to the new building and there is ample car parking room for disabled car parking on the existing hardstanding area.

It is proposed that all internal arrangements of rooms throughout the proposed single storey building will be wheelchair accessible with unobstructed level access to all areas. Disabled sanitary provision is provided.

Emergency egress from all areas of the building complies with Part B of the Building regulations for travel distances and adequate emergency fire-provisions and lighting will be installed.

The hardstanding area on site will not require increasing to provide suitable car parking capacity. This will help minimize impact on the immediate landscape. Any additional parking that is required, infrequently for notional very large events, is provided for via an additional parking area located further down the track to the south of the site, on the existing hard standing area to Foxfields Farm. There is thus ample space for disabled car parking spaces on the site.

The layout of the surrounding external spaces have been carefully located and considered in relation to access for all users. They will meet all current recognised standards and national and local codes of practice, including the Building Regulations Approved Document 'M' and BS8300 – Design of Buildings and their Approaches to Meet the Needs of Disabled People - Code of Practice.

6.0 CRIME PREVENTION STRATEGIES

The following crime prevention and safety considerations have been made at this stage of the design process. This list is not exhaustive and further crime prevention detailing will be undertaken during the next phases of the design process, following consultations with Lancashire Constabulary Police's Architectural Liaison Officer.

Analysis has been undertaken of the crime figures from www.police.co.uk in last 12 months for the area surrounding the site in Hurst Green, which lies within the 'Langho, Billington, Old Langho, Aighton, Bailey & Chaigley' crime study area.

Studies indicate that the major contributor to criminal activity is by far for 'violence and sexual offences' and second for 'antisocial behaviour'. The site is largely landscaped with hardstanding areas with consistent but relatively low levels of usage throughout both day and night due to its nature as a glamping site. This is contrasted to times when events/functions are held when the site is heavily utilised.

It is also noteworthy that the next highest levels of crime for the Langho, Billington, Old Langho, Aighton, Bailey & Chaigley area are for 'criminal damage or arson', 'burglary' and 'other theft'. Most crimes were reported in the villages of Langho and Billington, with relatively few levels of crime reported in the Hurst Green vicinity nearby the site. It is

unlikely that the site may contribute to the environment and atmosphere associated with these types of crime and the proposal to develop the site and provide a more permanent and securable events/function venue can only help to improve matters.

The proposed scheme aims to improve the overall visual character of the site by providing an attractive events/function building and quality pedestrian landscaping. This will also contribute to lifting the profile of the area as a whole.

Secured by Design

The overall design for this development has been formulated to comply with the general principles of the Police Security Initiative; 'Secured by Design'. In order to prevent the opportunity for criminal activity in and around the buildings the following steps will be (or have already been) taken:

- Consideration should be given to securing the site during construction to prevent unauthorised access and theft / damage of equipment.
- All ground floor/vulnerable windows will use laminated glazing and be independently certificated to BS 7950 'Windows of Enhanced Security'.
- The security standard for all external doors is to meet the current building regulations, including the incorporation of security alarm systems.
- All glazing to doors and any adjacent panels will be a minimum of 7.5mm thick laminated glazing.
- The proposed building will be fitted with compliant fire alarms and constructed to meet fire safety building regulations the approval of the Local Authority's Building Regulations Officer.

Safety Considerations

The following safety issues have been considered throughout the design development and will continue to be reviewed and added-to; they will then be used as a checklist at reserved matters stage for further review :-

- Externally, pedestrian routes and access around the development will benefit from the 'passive surveillance' of the surroundings including the glamping pods and adjacent farm.

- External Closed Circuit Television (CCTV) is to be considered around the building entrances of the events/function building if deemed necessary by Lancashire Constabulary Police's Architectural Liaison Officer.
- Lighting will be provided around the development and along pedestrian routes to allow for a safe nocturnal environment, which will be sensitively planned and designed to minimise visual and ecological impact. The external works and landscaping will be designed to reduce the likelihood of antisocial behaviour. Paving surfaces, lighting and street furniture will be of robust construction and materials, vandal-resistant and of a high-quality.
- The external elevations are also to be constructed from robust, vandal resistant materials where possible. Toughened, anti-shatter glass will be used where considered necessary throughout the development to prevent damages and unauthorised access.
- Fences, lighting and downpipes will be designed to eliminate the opportunity for unauthorised access and climbing. Additionally, recesses, blind corners and hiding places have been eliminated wherever possible from the external works.
- Vehicular access and signage around the proposed development will comply with current legislation.
- Throughout the development pedestrian use of the external space, rather than the vehicle will be prioritised. This may be achieved with the use of different surface finishes and materials, signage, traffic calming measures and soft landscaping.
- Within the site area s have been incorporated for the secure storage and collection of the building's refuse and waste as part of an environmental and waste strategy, which will prevent the building's waste, bins and etc. from being used as part of antisocial behaviour.

7.0 MANAGEMENT ISSUES

It is important that once the building is occupied management procedures are implemented to maintain the high-quality and accessible environment envisaged during the design phase.

A Building Management Manual should be drafted and regularly updated. It should cover all issues relating to access such as car parking, routes, doors, corridors, toilets, signs, building information, surfaces & lighting, services and maintenance. A management strategy should also address the continued management and upkeep of any new external landscaping works.

Design feedback should be provided by the users of the building within two years of completion. This should be carried out in conjunction with the design team and should address all good and bad points relating to the design and operation of the building.

Waste Management

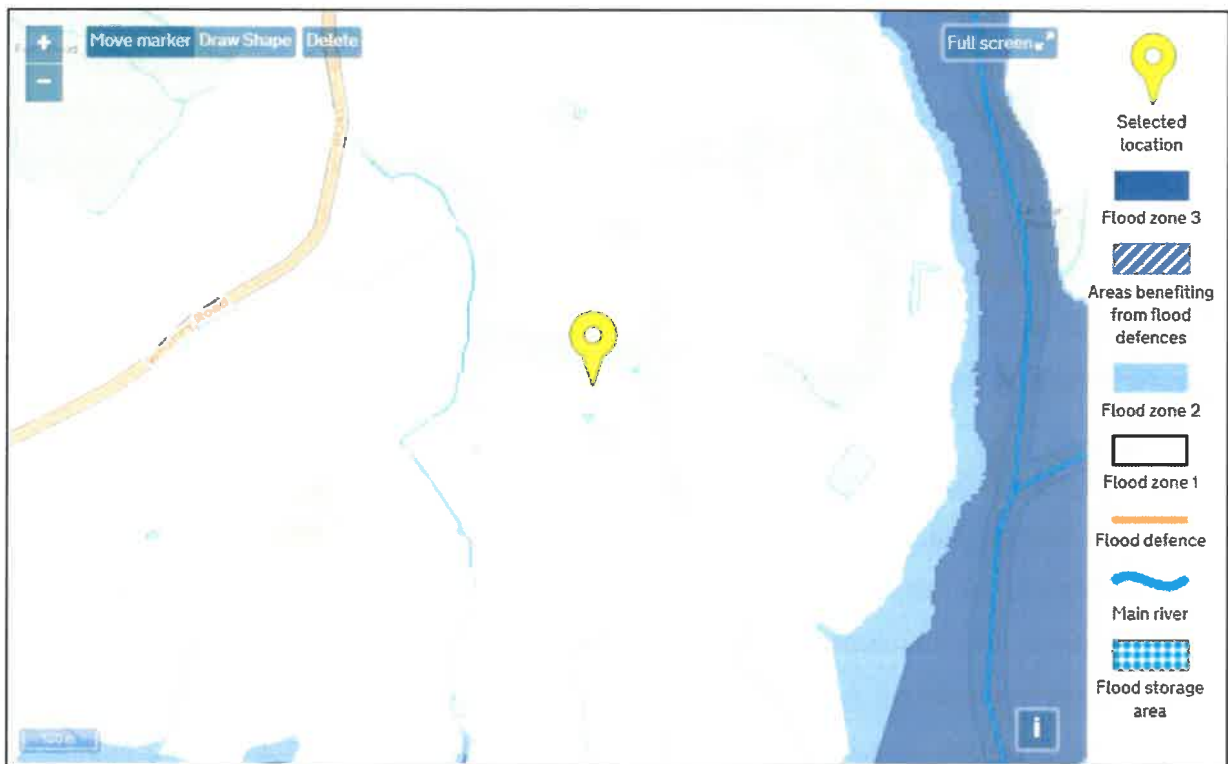
The proposed development will, by its very nature, require a comprehensive waste management strategy and recycling plan throughout the site for both the construction period and for the in-use operation of the development.

The proposed events/function building has been designed to accommodate an external securable refuse store to the rear of the building. This will provide adequate space for refuse and recycling bins and will be constructed of similar materials to the events/functions building- primarily timber. Refuse and recycling from the building will be taken to this store and from there will be periodically transferred to the existing refuse stores adjacent to the existing hardstanding area. This existing refuse store is easily accessible to waste and recycling refuse vehicles. As a sustainable development the use of recycling facilities will be provided alongside refuse facilities for and will be encouraged.

The design team and client have begun to formulate a draft Site Waste Management Plan (SWMP) which will be further developed in the next stage of the design process in conjunction with the principal contractor once they have been selected. The design has been formulated thus far so that the materials and methods of construction produce the minimum amount of waste possible.

Drainage

The entire site is located within a low flood risk area (Zone 1) as identified by the "Flood map for Planning" found at <https://flood-map-for-planning.service.gov.uk/confirm-location?easting=370279&northing=438480&placeOrPostcode=BB7%209PN> and shown below. The building regulations water-use efficiency targets are intended to be met or exceeded throughout the proposed building. The use of water efficient fittings in the proposed building will assist this aim.



Flood Risk Map- showing the proposed site in Flood Zone 1 'Low Risk'. Source: flood-map-for-planning.service.gov.uk

The application form states that foul sewage will be dealt with basically via 'septic tank/package treatment plant', and the submitted drawings indicatively show that foul drainage will be discharged into a package treatment plant and then a herringbone soakaway, to adequately deal with the waste. This scheme shown on the submitted proposed site plan will be subject to further design specification to ensure the facilities provided are suitable for the proposed events/function buildings expected use.

The application form states that rainwater will be dealt with via 'sustainable drainage system/existing water course/soakaway and is indicatively proposed on the submitted drawings to be dealt with by connecting to an existing drainage pipe just south of the

application site which discharges into an existing stream adjacent to the access track. This will be in addition to the sustainable drainage of any proposed permeable surfaces.

It is intended that the newly remodelled external areas will utilise a SuDS system where achievable; external hardstanding areas will either be permeable surfaces or orientated to cast rainfall into filter strips and drains.

8.0 SUMMARY

This Design and Access Statement is submitted in support of the proposed events/function building development on the site of Hobbit Hill rural events, wedding and glamping site, Foxfields Farm, Whalley Road, nearby Hurst Green, Lancashire. This planning application is a development of a preapplication advice submitted in early 2019. This involved a proactive partnership approach with Ribble Valley Borough Council helping to inform the proposed scheme. This document should be read in conjunction with the submitted accompanying reports and drawings.

The proposal is for an attractive single storey building which will provide additional much-needed sanitary facilities in conjunction with the existing glamping pods and a flexible indoor space for glamping/camping guests for use, in particular in inclement weather. Furthermore, the development includes purpose-built events and function space facilities to support the existing popular and successful events/function business at Hobbit Hill. Facilities provided include WCs and showers, a kitchen, bar and cellar, and a large flexible/multi-purpose events space with seating area and south-facing bi-fold doors.

The proposed building has been designed to be constructed using untreated oak, which will dull down over time, anti-reflective glass to reduce glare and a cedar shingle roof. We believe this will be the highest quality of build, fit for purpose and in keeping with the surrounding landscape and suitable in relation to the nearby Forest of Bowland AONB context.

It has been demonstrated that the proposed development is consistent with the requirements set out in national and local policy. This weighs heavily in favour of the application based on the long term economic and tourism attraction it will create. From an

environmental point of view the proposal seeks to respect the existing landscape and biodiversity with the possibility to add additional measures to further enhance this. The proposed building has been designed and located on the site to be sensitive to the character of the surrounding area. The proposal will have minimal adverse visual impact on the dense woodland backdrop. It is considered that the proposed works will not give rise to any unacceptable impacts on the natural environment or on the local highway network.

Overall, detailed consideration has been given to all elements of the design and their potential impact upon the adjacent Forest of Bowland Area of Outstanding Natural Beauty and the overall character of the Ribble Valley area. It is believed that this proposal will be a benefit to this area and is suitable in both its type and scale for the location.



