

Memo

From: Diane Neville

To: Adrian Dowd

Date: 25/07/2019

Re: Change of use of agricultural land to parking and landscaping. Two poly tunnels and stone service area.

Location: Holden Clough Nursery, Holden, Bolton-by-Bowland

Application No: 3/2019/0588

This response deals with the principle of the development. It does not deal with matters of detail which should be considered in relation to other policies of the adopted Core Strategy.

The proposals are for the change of use of agricultural land to parking and landscaping; and for two poly tunnels and a stone service area. The site lies outside of the settlement boundary of Holden and within the Area of Outstanding Natural Beauty, within land designated as EN1. With regards to the principle of development on this site Key Statement DS1 of the Core Strategy seeks to ensure that new development is focussed towards the more sustainable settlements in the Borough.

With regard to development located outside of defined settlement areas Policy DS1 states that development will need to meet proven local needs or deliver regeneration benefits. Policy DS1 also states that development opportunities will be created for economic, social and environmental well-being and development for future generations.

Policy DMG2 states that development should be in accordance with the Core Strategy Development strategy and should support the spatial vision. 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 wellbeing 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.

It is considered that the application complies with Policy DMG2 as it would contribute to the local economy and towards a small scale tourism use.

Related to this policy is DMB3 recreation and tourism development. In the AONB the proposals must also display a high standard of design appropriate to the area and not introduce built development not an area largely devoid of structures (other than those directly related to agriculture or forestry uses). Whilst the application would see the introduction of a car park within an area currently used as agricultural land, it is considered that there is existing built form within the immediate vicinity (linked to the proposals)

Policy DMB1 of the Core Strategy, 'supporting business growth and the local economy' states that proposals that are intended to support business growth and the local economy will be supported in principle. It also states that 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. In addition, the policy states that 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.

It is stated at para 2.8 in the statement accompanying the application that "*during busy periods the existing car park reaches capacity resulting in vehicles parking on the highway. This can cause disruption to local residents and other road users. Safety issues are a concern*". In relation to this issue it is advised that consultation should take place with the Highways department to assess the safety concerns raised.

Therefore, based upon the level of information submitted with the application, I am of the opinion that the proposals comply with the adopted planning policy for Ribble Valley outlined above. Please note however that this response deals with the principle of development only and does not deal with matters of detailed design and other material considerations outlined within the Core Strategy and the NPPF.

Diane Neville
Senior Planning Officer