

REF: HCN/DA

Design & Access Statement

Car Parking and Landscaping

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.

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SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for a change of use of agricultural land for car parking, landscaping and horticultural use 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** In August 2018 planning approval was granted (Application 3/2018/0396) for additional facilities including a larger demonstration building (The Potting Shed) incorporating offices and toilets), additional terracing around the Garden Kitchen, covered walkways, a glass house and a training classroom. This scheme is part of a long term “Back to Roots” project which focuses on the core nursery business and incorporates educational objectives. The project will embed the traditional principles on which the nursery has been founded and the fundamentals of horticulture to be passed onto the next generation.
- 1.4** An important aspect of this project is the ability to grow home grown plants rather than simply import material from the continent, which is common for many garden centres. The recent acquisition of a further 2 acres of agricultural land adjacent to the nursery has now provided an opportunity to provide additional growing space to achieve this aim.
- 1.5** In addition to extending the plant growing potential of the nursery the area also provides an opportunity to provide additional car parking to ensure the impact of the business on local residents is minimised.
- 1.6** The proposed development will include:
- The creation of additional car parking for 47 cars, 2 motorcycles and 5 cycles with soft landscaping and access roads
 - The erection of 2 no poly tunnels for plant production
 - The creation of a hardcore stone surface to service the Potting Shed
 - Extensive landscaping and screening

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 the road to Lane Ends. Access is directly off the highway with 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. Immediately to the western boundary is a large two story residential dwelling named Springfield.
- 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. A new stone faced façade has recently been completed as part of the current development. Further works are now taking place to the rear of the site where the Potting Shed is under construction.
- 2.3** The current car parking arrangement provides 62 places. The surface is tarmac with embedded demarcation stones. A one way system operates to ensure access and egress from the site is safe and well ordered. Recent development has meant that some spaces have been used for building materials, temporarily reducing the capacity. Additional spaces will be lost to allow delivery vehicles to service the Potting Shed.
- 2.4** To the north of the nursery boundary is the 2 acre (0.8ha) grassland parcel which has recently been purchased. The site is accessed by a gateway from the existing car park. A second access is located from Holden Road west of Springfield. The parcel is bounded on the western and northern sides by mature hedgerow. The eastern boundary is flanked by a rough margin of mature trees and shrubs extending to Holden Beck. A small concrete block building sits on this boundary.
- 2.5** The ground form is relatively level on the eastern half of the site with a slope to a higher ground level to the west. The grassland area is improved agricultural pasture with no intrinsic nature value. The margin adjacent to Holden Beck will be unaffected by the proposed development. The eastern section of the site is rich fertile soil which is well suited for horticulture and growing beds have been prepared.
- 2.6** Environment Agency Flood Risk Maps show the proposed works are outside the flood risk area.

Involvement

- 2.7** The applicant has held a meeting for local residents to inform them of the proposed plans. Thanks were also expressed to residents for their patience while the current development is ongoing. A further meeting has been held with the owner of Springfield to discuss the plans and agree details on the screening and proposed sequence of parking vehicles in defined areas. The applicant has made it clear to all residents that he is happy to discuss the application with them at all times.

Evaluation

- 2.8** 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 and the ongoing works are carried out to a high standard. The business is an important source of employment in a rural area.
- 2.8** 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.



- 2.9** Additional parking is required and layout proposals have been drawn up. A transport assessment has been undertaken to ascertain the number of car parking spaces which the business should have to comply with the Joint Lancashire Structure Plan standards for parking. The assessment is attached as Annex A
- 2.10** Additional plant protection is required for some plant species. 2 no poly tunnels will be located on the northern boundary. The proposed development will increase job opportunities in the nursery and the Garden Kitchen making an important contribution to the local economy.

SECTION 3 DESIGN PRINCIPLES & CONCEPT

Design

3.1 Careful consideration has been given to design and use of soft and hard landscaping materials to ensure the proposed development is appropriate to the setting and will not impact on the character and appearance of the area. The general design concept can be outlined as:

- *The layout has been designed to appear as a car park in an orchard.*
- *Fruit trees surround and mask the impact of cars from the neighbouring views and long views from the nursery.*
- *In summer the wild flowers will appear under the fruit trees and the grass parking spaces creating a very natural country like image.*
- *As you approach the overflow car park ,grass will be encouraged in the centre as the locally found farm tracks in the surrounding area.*
- *The position of the shade plant growing area has been introduced to soften the impact from the immediate neighbouring property.*
- *A 7 metre deep strip with fast growing Portuguese Laurel on the boundary to height of 2m or to the height preferred by the neighbour.*
- *A second screen of Pleached plum trees screen the car park at high level from the upper level of the house .*
- *The repeat rows of pleached fruit trees across the car park shutter the long of view .*
- *Blossom trees have been introduced along the existing hedge to the boundary to the left side of the car park to screen the view for the dwelling adjacent .*
- *The lighting will consist of low posts with a baffled light downward directional light source, restricting the impact of light.*
- *All signing will be at low level and likely hand painted to add to the informal quality of the design .*
- *The total concept should appear practical in its use and natural in its appearance.*
- *The existing car park has been amended to provide the disabled parking near to the main entrance which has left no alternative but to arrange the majority of parking in the 'overflow' field .*

Great effort has been applied to reducing the impact of the new park area as much as possible. A montage of images and artist impression of the car park area provides visual representations of the intended aesthetic at Appendix B.

Appearance

- 3.2** Creating an attractive visual appearance is central to the aims of the scheme. The applicant has combined his extensive knowledge of plants and trees with the creative talent of a professional designer to ensure the car park area is a harmonious extension of the built infrastructure.
- 3.3** Four parking bays will be created in an east/west alignment. Each row will be separated grass and wild flower margins. Pleached plumb, apple and pear trees will create an orchard effect. A 7.00m shade plant area will be located adjacent to the boundary with Springfield.
- 3.4** The planting scheme will also ensure the impact on the wider landscape is minimal. The objective is to effectively screen the cars from view, rather than the utilitarian image which is usually associated with these spaces.
- 3.5** Lighting across the lower access track is restricted to low directional light posts (see image at Appendix B)

Scale

- 3.6** The overall car parking area including screening and extensive planting areas represents is approximately 2,750m².

The two poly tunnels measure 26.00m x 6.00m each with a total height of 3.80m.

A stone surfaced service area measures 25.00m x 13.50m

Landscaping

- 3.7** Landscaping is described above and illustrated on the proposed site plan.

SECTION 4 ACCESS

Access

- 4.1** Holden Clough is located 2 miles from the A59 at Sawley (2 miles) which provides access to the wider motorway network (M6). The majority of traffic approaches from Holden Road.
- 4.2** A one way traffic system works within the lower car park area which presently provides parking for 21 cars including 4 disabled spaces. A further 41 spaces are arranged beyond the exit gate. The surface is bitumen tarmac with clear demarcation of spaces.
- 4.3** Recent problems with cars parking on the highway and the need to provide a service vehicle area to the Potting Shed, which will remove a number of spaces has intensified the parking problems. With the availability of additional land the new parking area has been planned. An assessment of parking need has been carried out using the Joint Lancashire Structure Plan (JLSP) Adopted March 2005 guidelines to determine how many parking spaces including cars, motorcycles, cycles and accessible spaces (Appendix A) Staff parking must also be provided.
- 4.4** The requirements laid down in the JLSP mean a significant number of new spaces must be provided. Discussion between the owner of Springfield and the applicant has taken place to ensure parking is strictly controlled. A hierarchy of parking is proposed with each of the 4 rows of parking bays being filled sequentially, starting with the northern row where staff will park and filling south as vehicle numbers increase.
- 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:

3/2019/0016 Application for the variation of Condition 2 (Plans) from planning permission 3/2018/0396 **Approved with conditions**

3/2018/1069 Application for a non-material amendment to planning permission 3/2018/0396 consisting of changing roof materials and rooflight arrangement on the demonstration barn, change of glasshouse roof to a single ridge system and addition of two rooflights on each ridge of the roof of the connecting building **Approved with conditions**

3/2018/0396 Demolition of an existing potting shed and covered sales area, to be replaced with a glasshouse and linking access to the existing Garden Kitchen. Construction of a two storey demonstration unit with offices and toilets. The construction of a covered terrace area adjacent to the Garden Kitchen. Construction of a training/classroom. Covered walkways. **Approved with conditions**

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**

National Planning Policy

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.

Considerable thought has been given to design and materials to ensure the development is cohesive with existing structures and appropriate to the 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.

**Local Planning Policy
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 located immediately adjacent to the existing nursery site which has been part of the landscape for 90 years. The extensive planting and creation of a parking facility which incorporates design concepts taken from the natural environment will ensure visual impact is minimal and the character and special qualities of the AONB is negligible. There will be no loss of habitat. Nesting birds and small mammals will benefit.

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. No protected species are affected.

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. 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 care. The majority of the site is associated with plant production which is classed as agricultural use. Additional parking is required to ensure compliance with guidelines and ensure highway safety. High standards of design are incorporated. Access to and egress from the site is good. 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 is a physical extension of an existing rural tourism business. The proposal is necessary to allow the existing business to respond to the needs of the market, provide a safe environment for visitors, staff and local residents 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 and reduces impacts on 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 care to minimise visual impact, protect the landscape and character of the setting. The additional parking will ensure visitors can park safely off the highway and as such reduce impacts on the local community.

- 6.2** The development will not be harmful to the environment. 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 Ribble Valley and will help the local authority meet the economic objectives of the area.

John Metcalfe 18th June 2019

Annex A 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
Café & Inside Terrace	260	1:8	32
Outside Terrace	112	1:8	14
Outside retail	1512	1:40	49
Inside retail	241	1:20	12
Training room	70	1:35	2
Total			109
Motorcycles	1 per 25 car spaces		5
Cycles	1 per 10 car spaces		11

Staff parking for up to 12 staff members will be required. Based on current vehicle numbers it is felt that the staff vehicles will be adequately provided within the above figures.

Accessible parking should be provided close to the entrance.

Standard vehicle spaces are 4.80m x 2.40m
 Accessible spaces 4.80m x 3.60m

Appendix B