



Kirk Mill

Chipping - Design & Access Statement

08.2015





5plus architects

CAMLIN LONSDALE



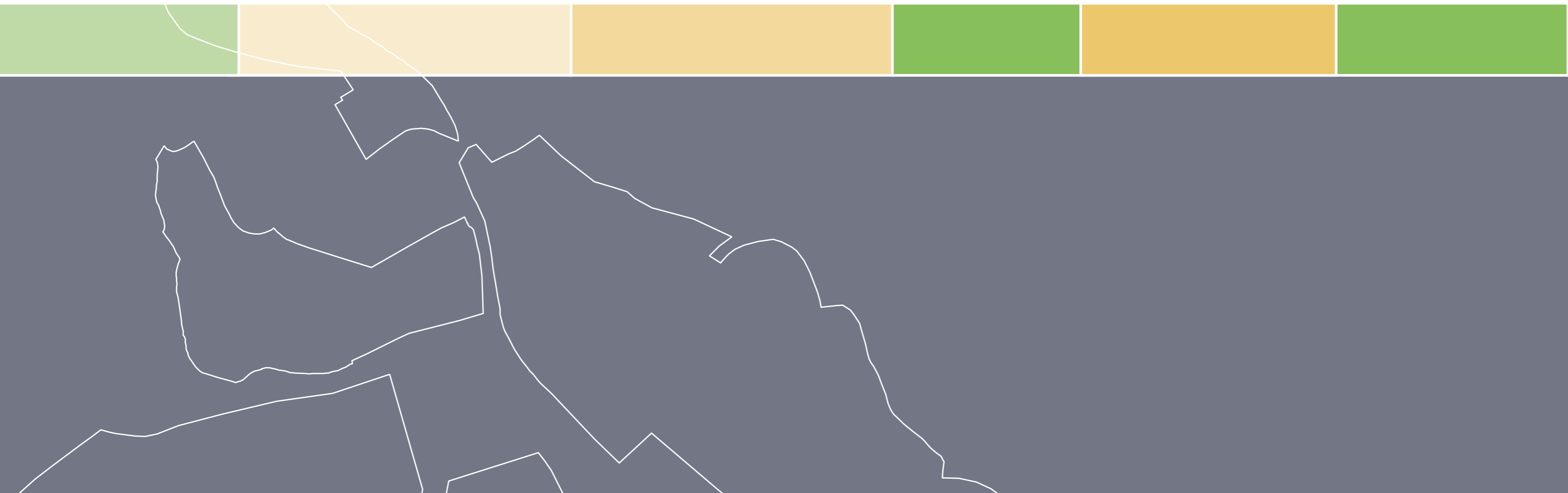
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Contents

1.0 Introduction	5	6.0 The Outline Application	73
1.1 Purpose of The Document	6	6.1 Residential Illustrative Masterplan	75
		6.2 Amount & Scale	78
2.0 The Site	9	7.0 The Detailed Application	81
2.1 Site Analysis	10	7.1 Amount & Scale	83
2.2 Detailed Site Analysis	14	7.2 Layout	84
2.3 Surrounding Character Site Analysis	18	7.3 Scale	94
2.4 Landscape Character Analysis	20	7.4 Demolition	102
2.5 Landscape Site Analysis	28	7.5 Appearance	104
2.6 Site Constraints & Opportunities	38	7.6 Landscape	108
2.7 Technical Assessment	40	7.7 Technical Assessment	116
		7.8 Highways	128
3.0 Planning Policy Context	55	7.9 Malt Kiln House	130
3.1 Strategic Site	56	7.10 Hydro Scheme	131
3.2 Policy Context	58	8.0 Area Schedule	133
		8.0 Area Schedule	134
4.0 Statement of Community Involvement	61	9.0 Summary and Conclusion	137
4.1 Consultation Overview	62	9.0 Summary & Conclusion	138
4.2 Summary of Key Changes	64	Appendices - Drawings	141
		Appendix - Landscape-Proposed Planting Palette	142
5.0 Masterplanning Principles	67		
5.0 Masterplanning Principles	68		
5.1 The Masterplan	71		





1.0 Introduction

The hybrid planning application seeks:

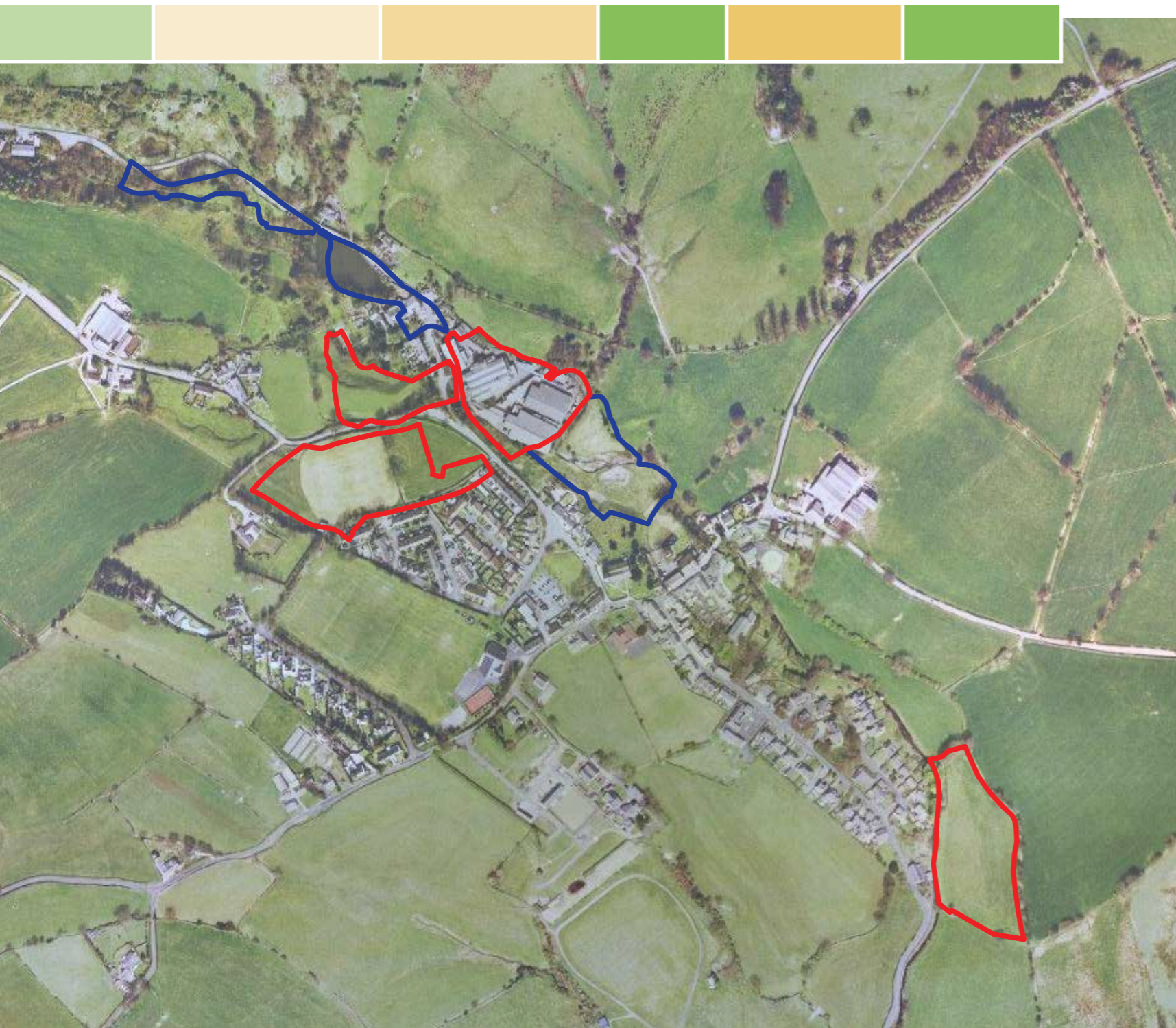
Full Planning Permission for:

- Change of use to the Grade II listed Kirk Mill to create a hotel (18 bed) and bar restaurant.
- Conversion of 18th Century barn building to create 7 x 3 bed suites.
- Hotel and Spa (20 bed).
- Wedding Venue.
- Kid's Club.
- Cricket facilities and associated pavilion.
- Change of use to Malt Kiln House.

Outline Planning Permission for:

Up to 46 Residential Units (Use Class C3).

1.1 Purpose of The Document

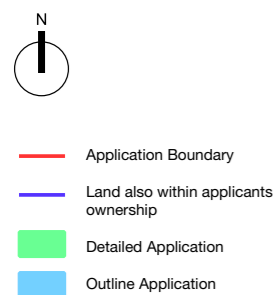
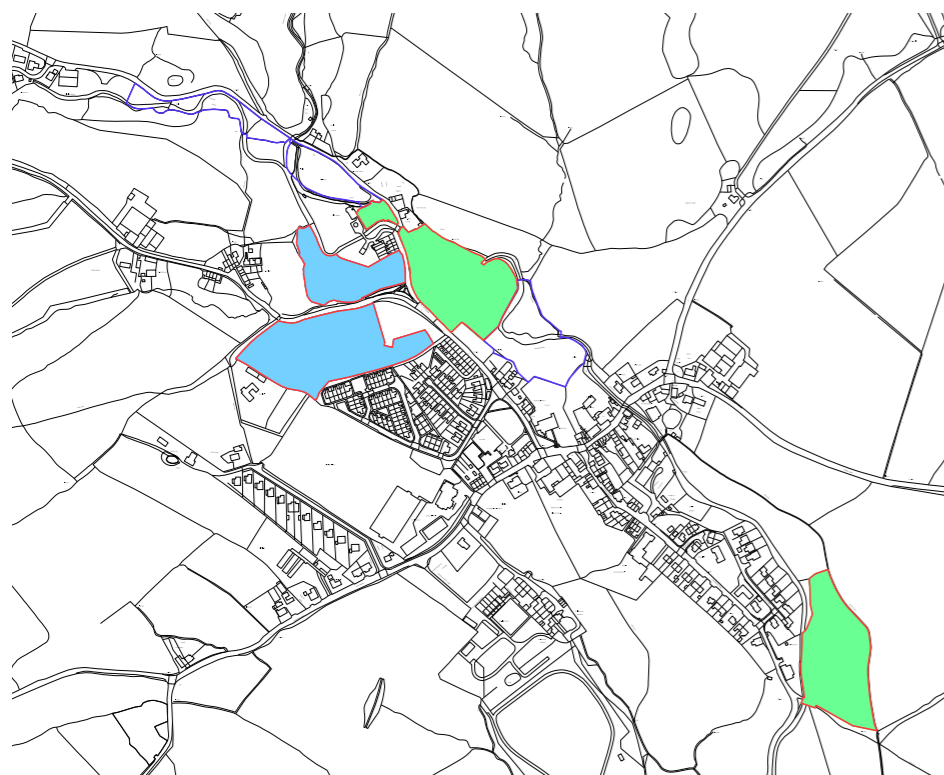


Histogram

NB, 53N Bowland Ltd's name has been changed to SCPI Bowland Ltd.



— Application Site Boundary
 — Additional Land in Ownership of Applicant



This Design and Access Statement has been prepared by 5plus Architects with input from Camlin Lonsdale and How Planning and the full environmental consultant team appointed on behalf of the owners in support of a hybrid application that seeks both outline and detailed approval for the development of Kirk Mill, Chipping.

This Statement has been prepared in conformity with Article 4 of the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 (DMP 2013).

The purpose of this Statement is to describe the design principles and concepts that have been applied to the development and also how issues relating to access to the development have been dealt with.

The hybrid application seeks outline approval for:

- Up to 46 Residential Units (Use Class C3).

Those parts of the development for which this application seeks detailed approval include:

- Change of use to the Grade II listed Kirk Mill to create a hotel (18 bed) and bar restaurant.
- Conversion of 18th Century barn building to create 7 x 3 bed suites.
- Hotel and Spa (20 bed).
- Wedding Venue.
- Kid's Club.
- Cricket facilities and associated pavilion.
- Car Parking provision.
- Change of use to Malt Kiln House.

The structure and content of this statement conforms with the guidance available in 'Design and Access Statements, how to write, read and use them' (CABE 2006). This statement responds to the requirements of the Development Management Procedure Order 2010.

The application is supported by a suite of reports and documents which should be read in conjunction with this statement. Preparation of this Statement has been directly informed by a number of supporting technical studies. A full list of supporting documents can be found in the Planning Statement.

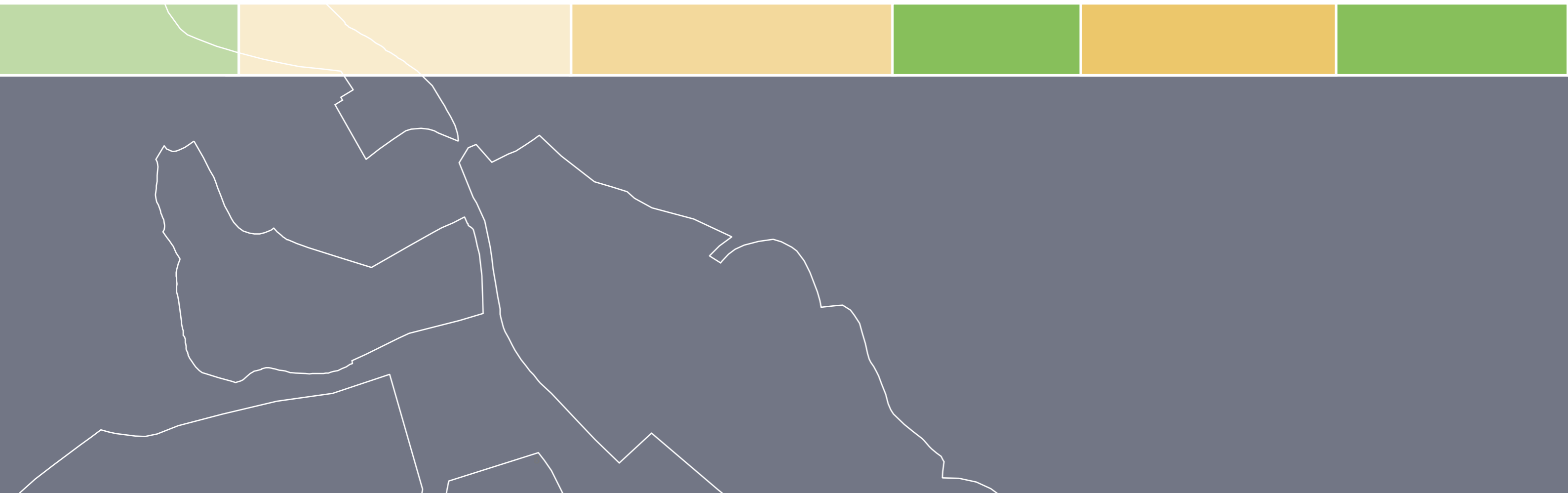
The hybrid application includes a Red-Line Plan and Parameters Plan.

The Parameters Plan sets out how different land uses will be located on the site, the access strategy, and the amount of development. It describes the elements for which Planning Permission is sought.


An Illustrative Masterplan is provided as part of the outline application for information only. It describes how the site might be laid out in accordance with the Parameters Plan, applying the design principles identified in this statement.

This illustrative plan is intended to demonstrate that it is possible to achieve the quantum of development envisaged, and to express the type and character of development envisaged for the site. It also demonstrates the character and quality of development anticipated across the site. Any layouts and representations of the final scheme are therefore only illustrative.





2.0 The Site



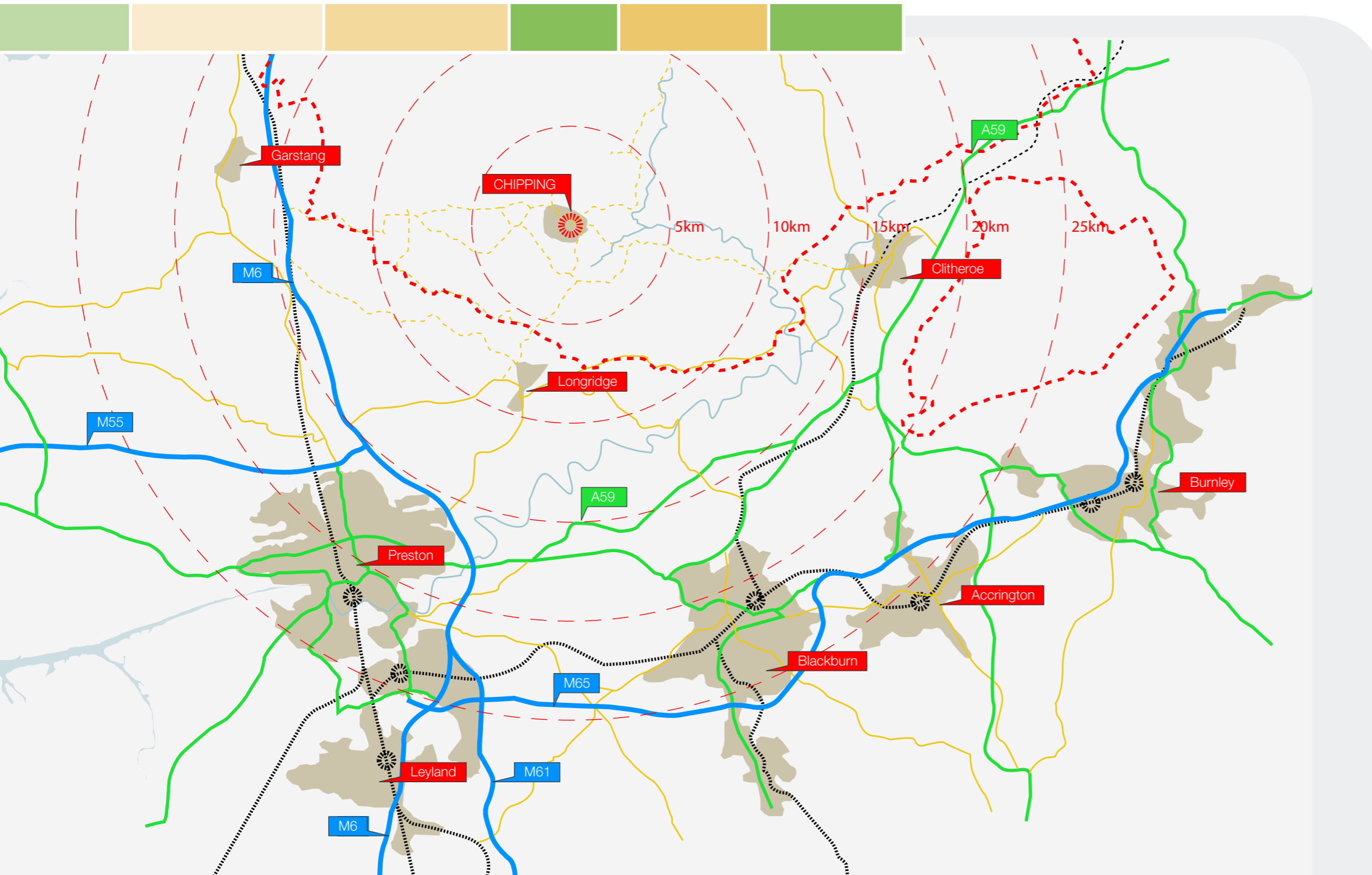
The foundation of any masterplan is a thorough investigation of the site and its context, both locally and regionally. From macro to micro the design team have sought to understand the specific contextual constraints and opportunities which make the Chipping site unique.

In appraising the site unique constraints and opportunities have been identified.

A true understanding of these will lead to a successful masterplan that becomes site specific and unique.

2.1 Site Analysis







2.1.1 Local / Regional Context

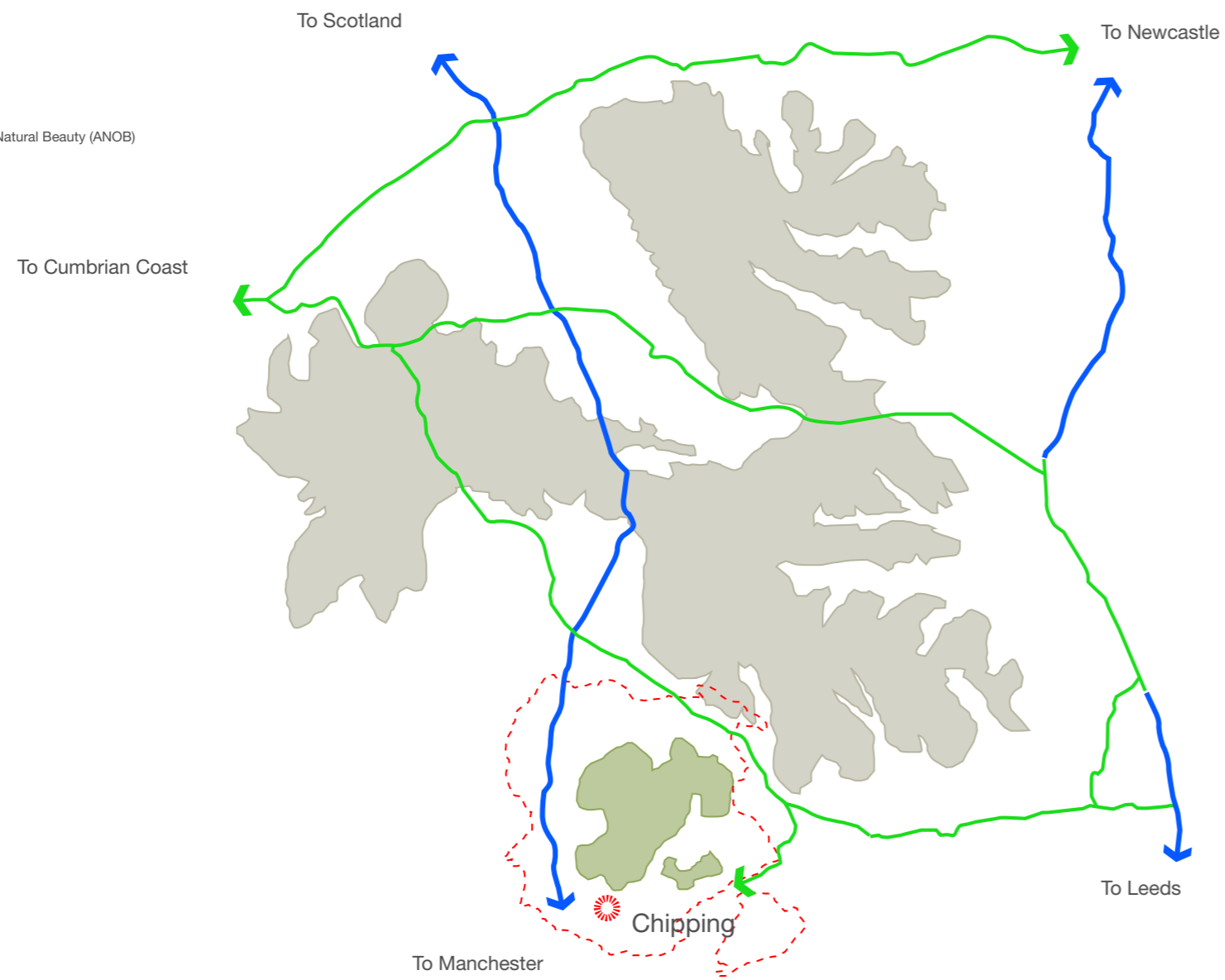


Local Context

- Chipping
- Area of Outstanding Natural Beauty (AONB)
- Main Railway
- Branch Line Railway
- Railway Station
- Motorway
- A Road
- B Road (Primary)
- B Road (Secondary)

Regional Context

-  Chipping
-  Roads
-  Motorway
-  Area of Outstanding Natural Beauty (AONB)
-  National Parks
-  Forest of Bowland

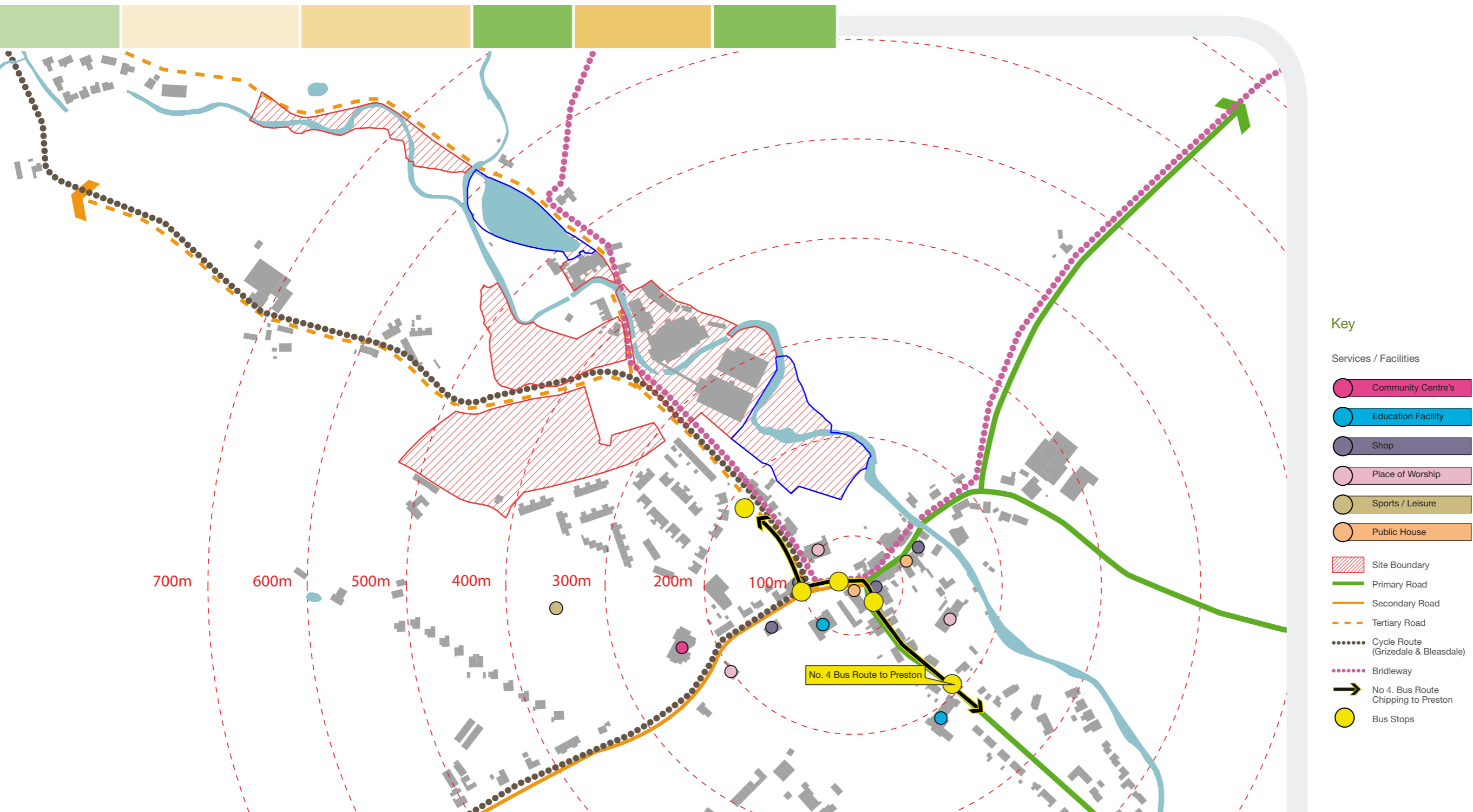


Village Context

The Parish of Chipping is situated approximately 8 kilometres north east of Longridge and 14 kilometres west of Clitheroe, in the heart of the Ribble Valley and on the edge of the Trough of Bowland Area of Outstanding Natural Beauty (AONB).

The following pages provide details of the historical growth of the village. The following paragraphs explore the relationship between the site and the village centre.

2.1.2 Local Amenities and Facilities



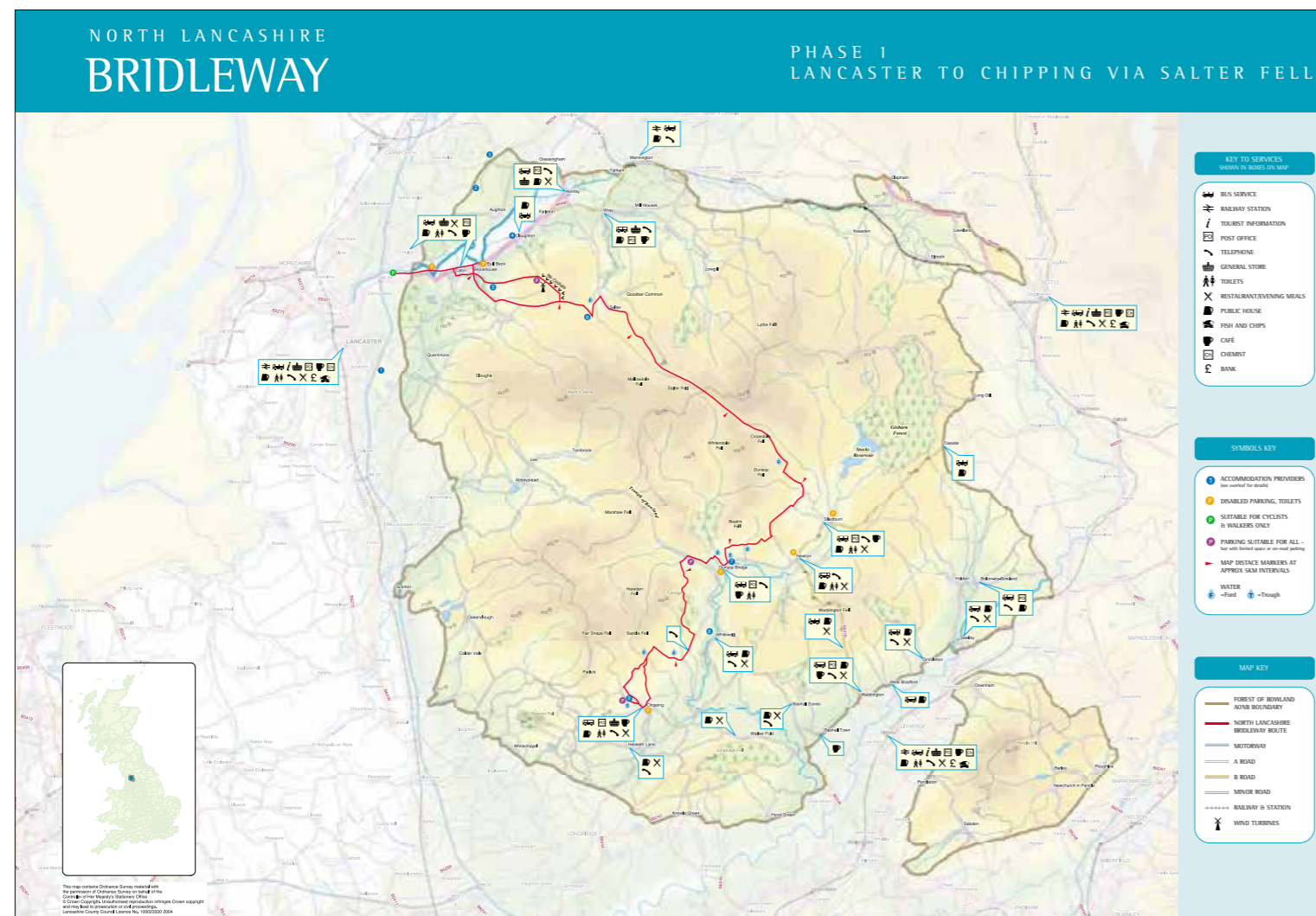
Local Services, Facilities and Public Transport Links

The draft Chipping Village Parish Plan recognises the importance of maintaining the viability of shops, pubs and other businesses, and transport services in the village.

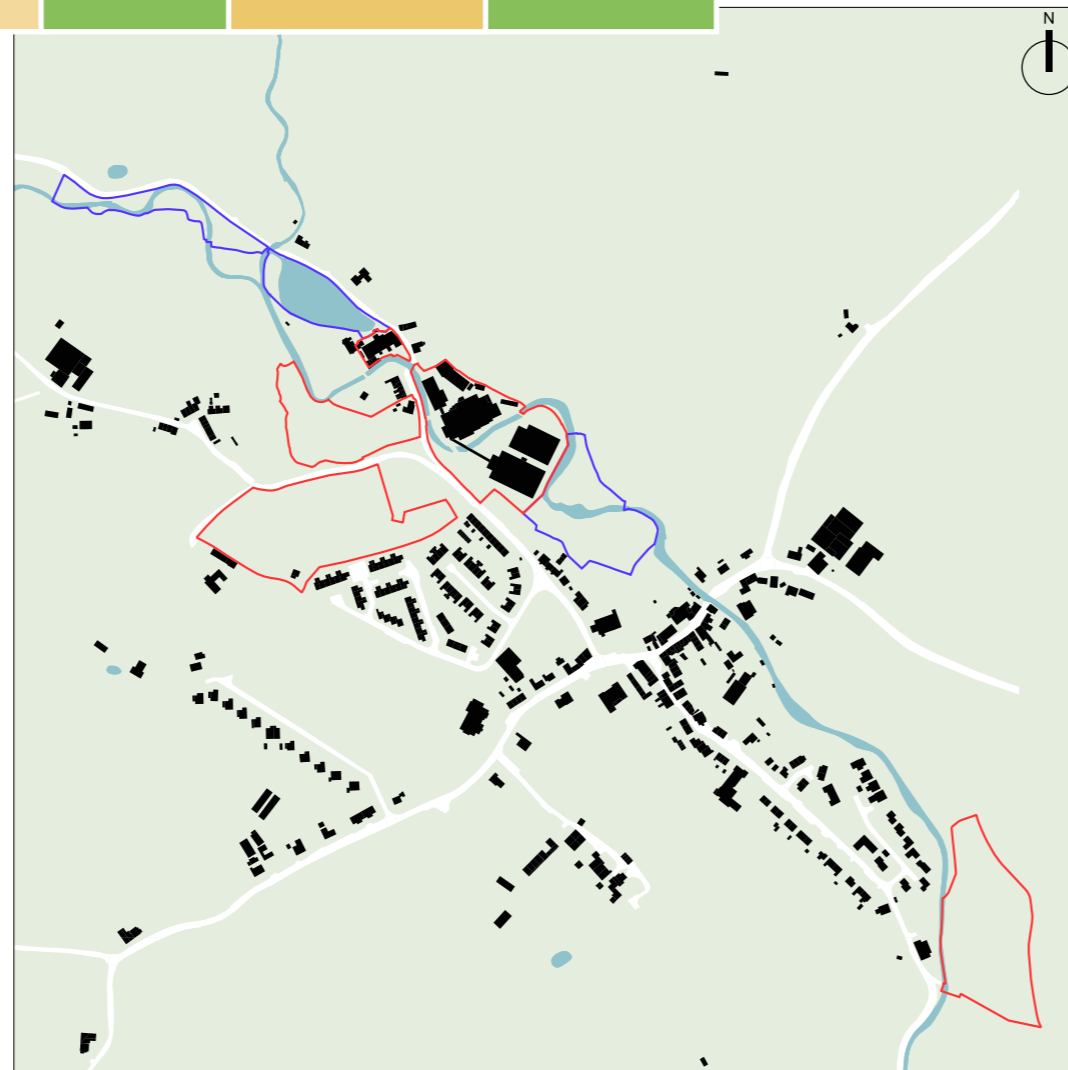
In particular, the current bus service which operates between Chipping and Longridge is highly valued as providing a link for workers, school and college pupils and other visitors both into and out of Chipping. The 'Little Green Bus' which provides a community service between Chipping and Clitheroe on a weekly basis also remains popular.

In terms of recreational facilities, the draft Plan seeks to retain the existing cricket pitch as a sports amenity for the village. There is also mention of a potential requirement for a replacement public bowling green and new outdoor play facilities for older children (the 12+ group).

Looking further afield, the village also provides access to the start of the North Lancashire Bridleway, highlighted on the diagram opposite. This connects the village to the Forest of Bowland in a very real way from a tourism perspective.

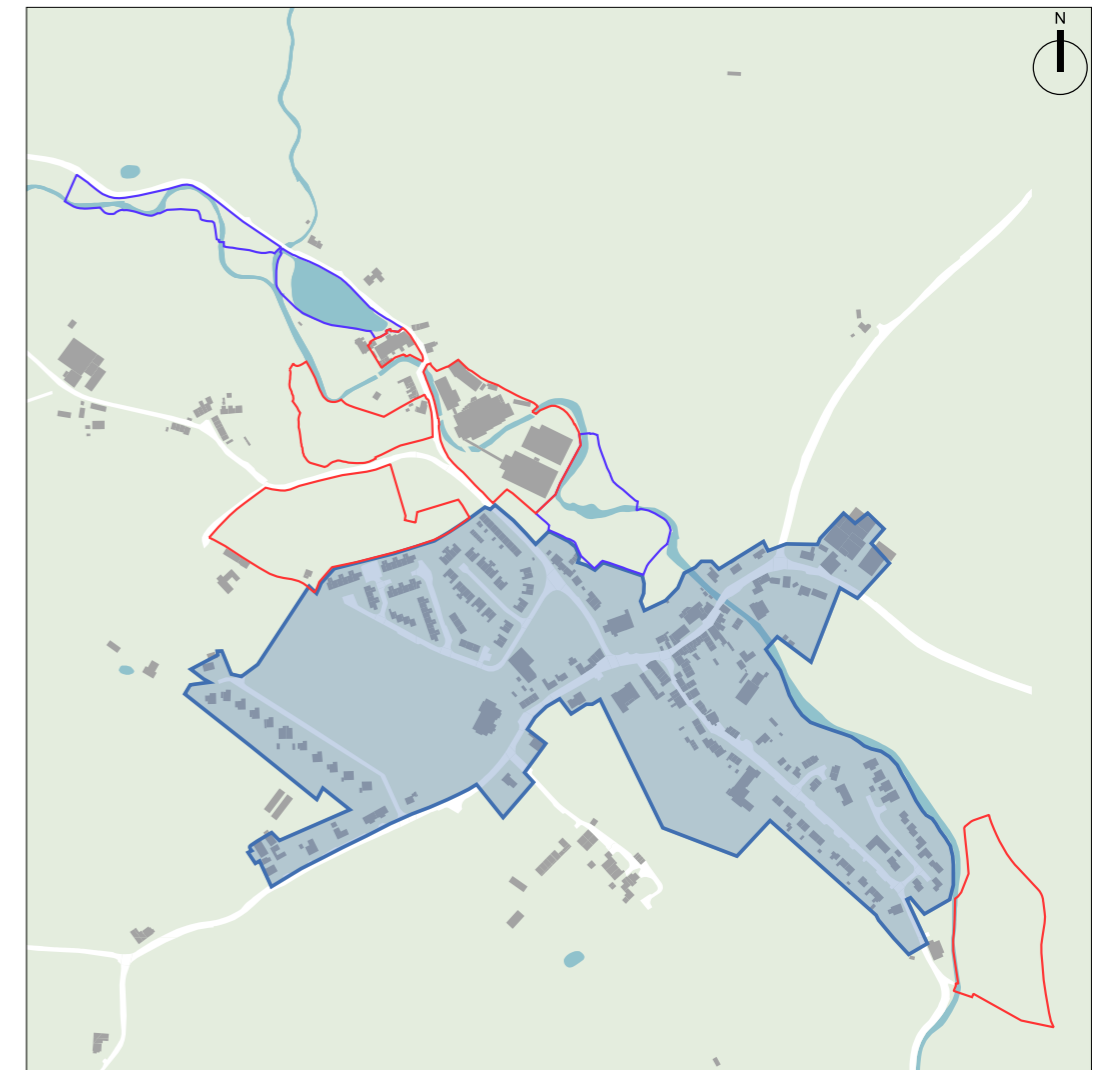


2.2 Detailed Site Analysis



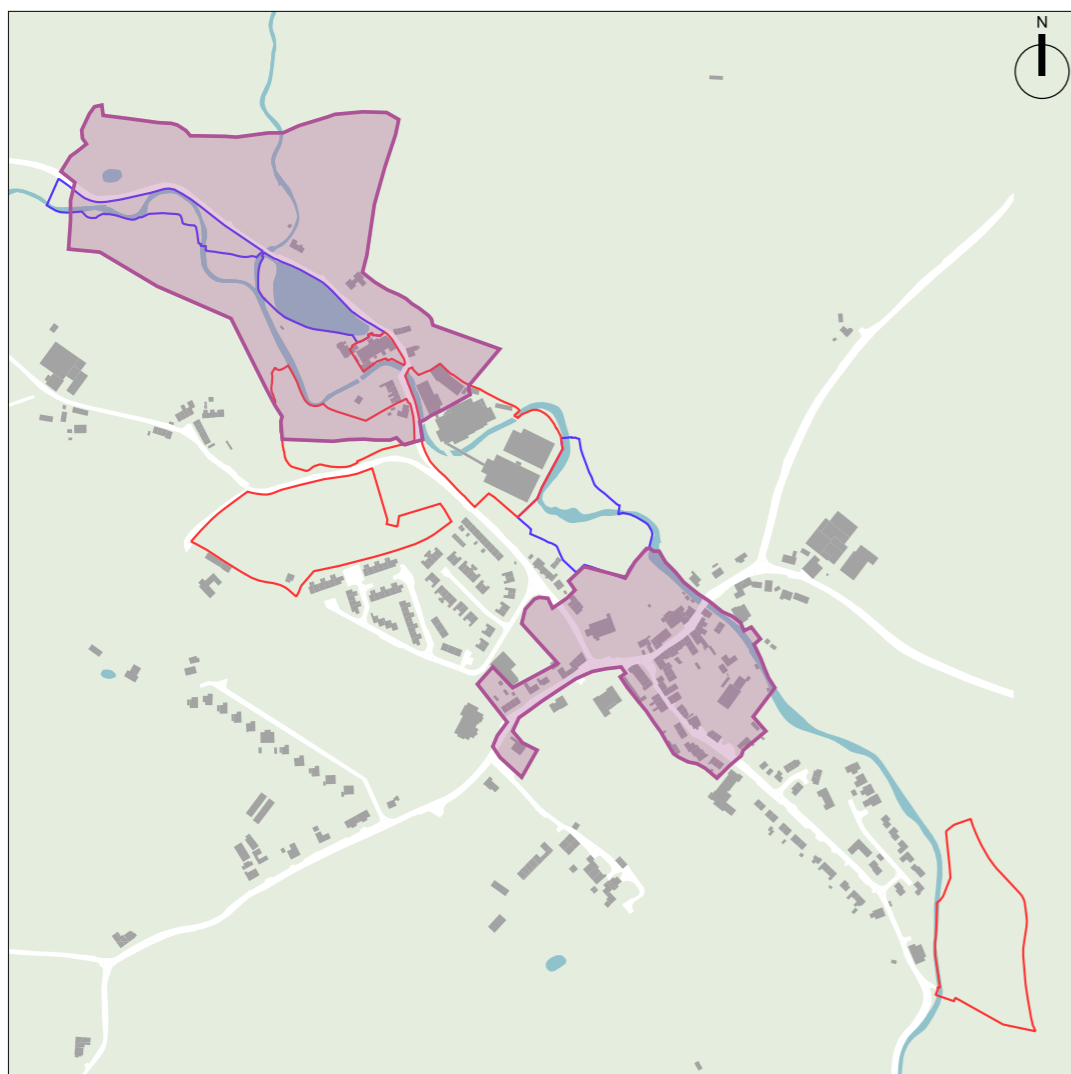
Village Built Form & Site Location / Ownership

■ Built Form



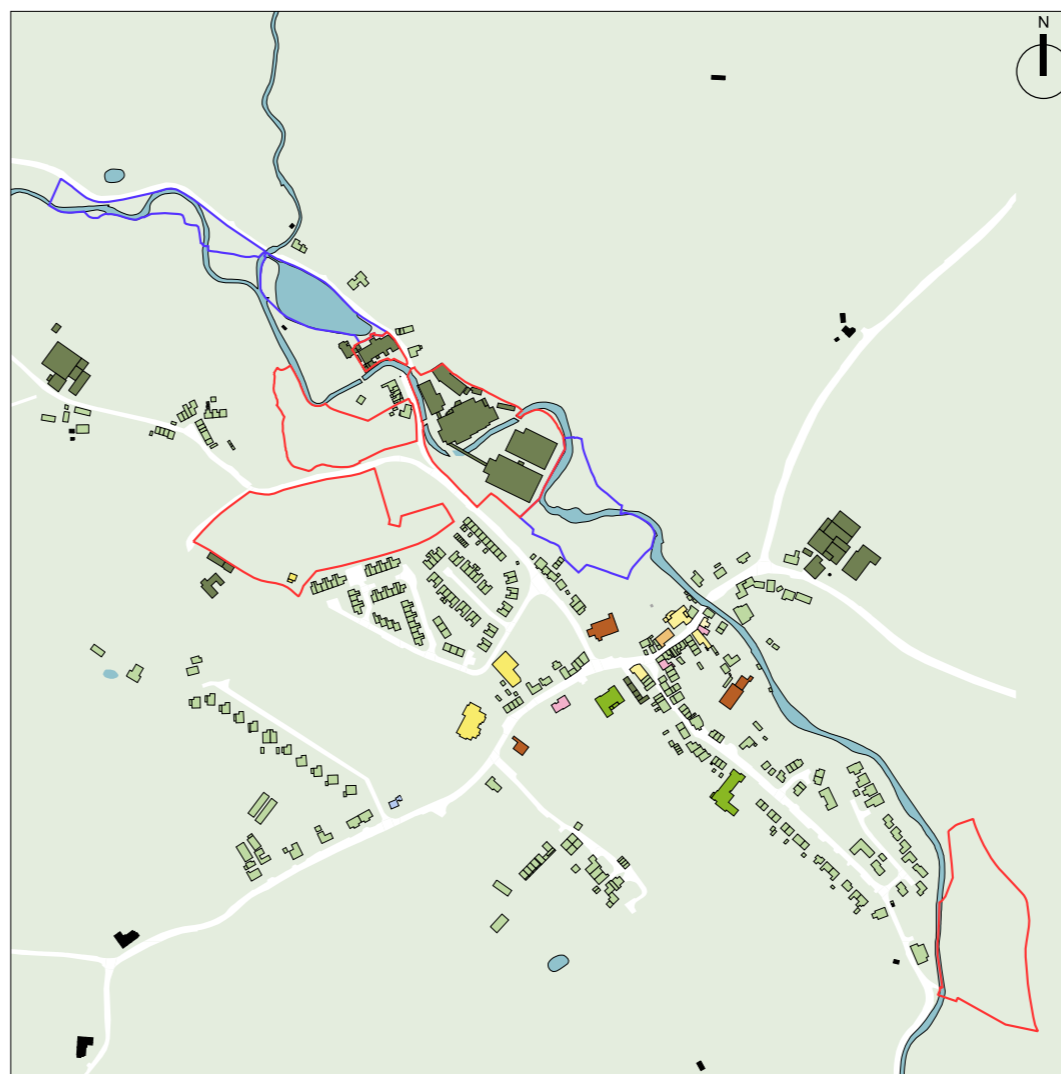
Village Boundary Relative to Site

■ Village Boundary




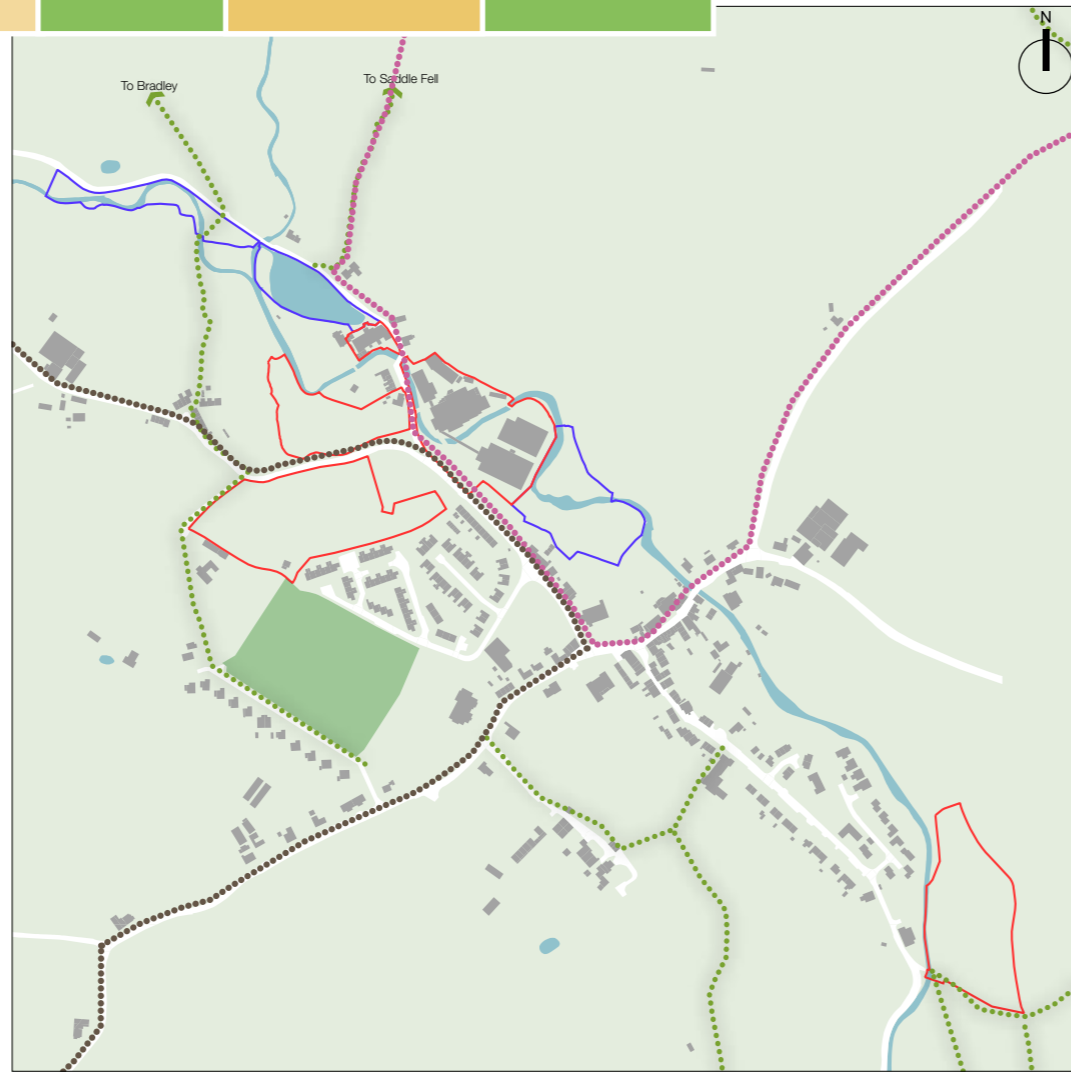
Conservation Boundary Relative to Site

 Conservation Boundary



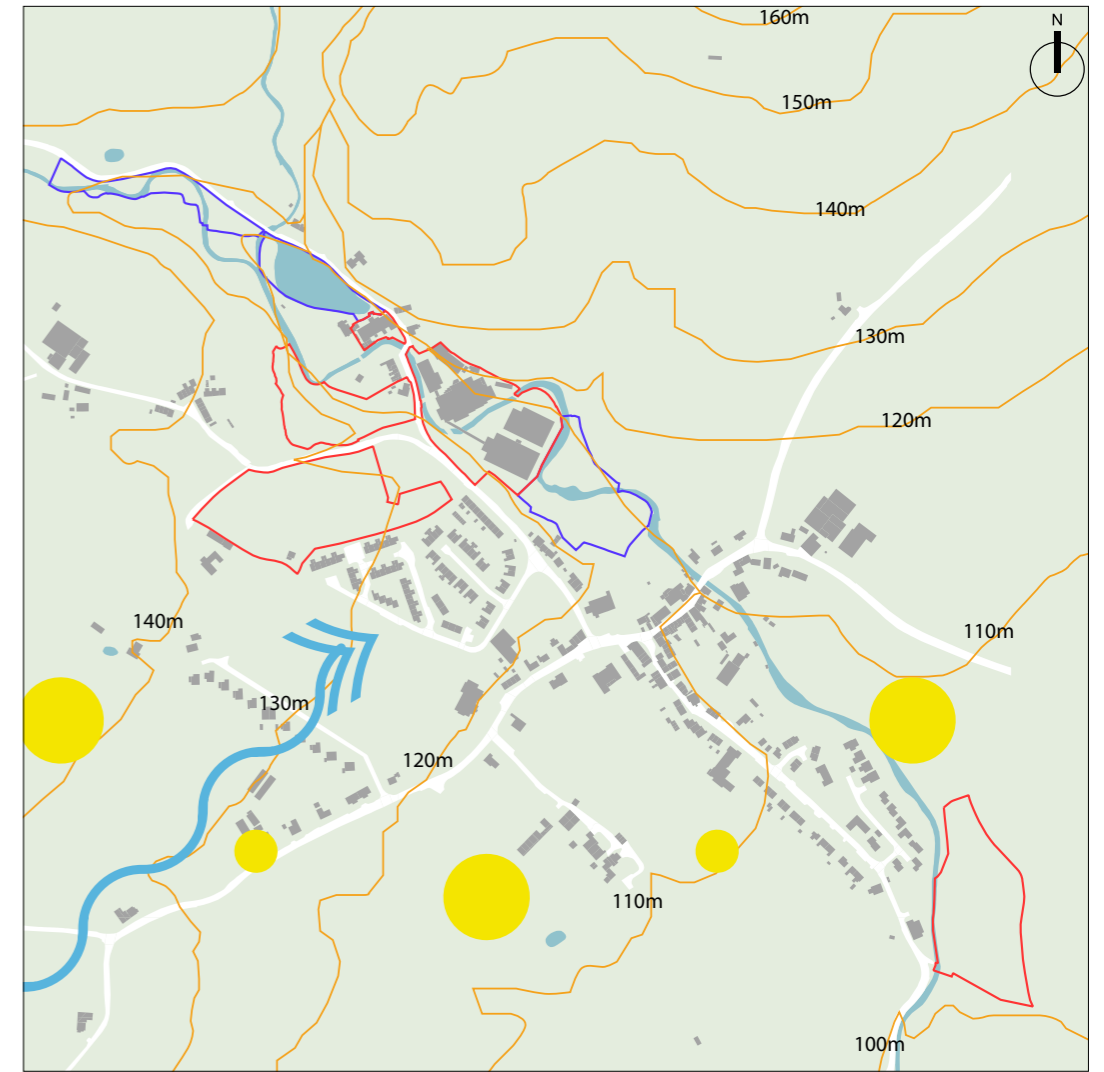
Building Use

 Residential	 Education	 Leisure	 Religion
 Employment	 Retail	 Refreshment and Culinary	



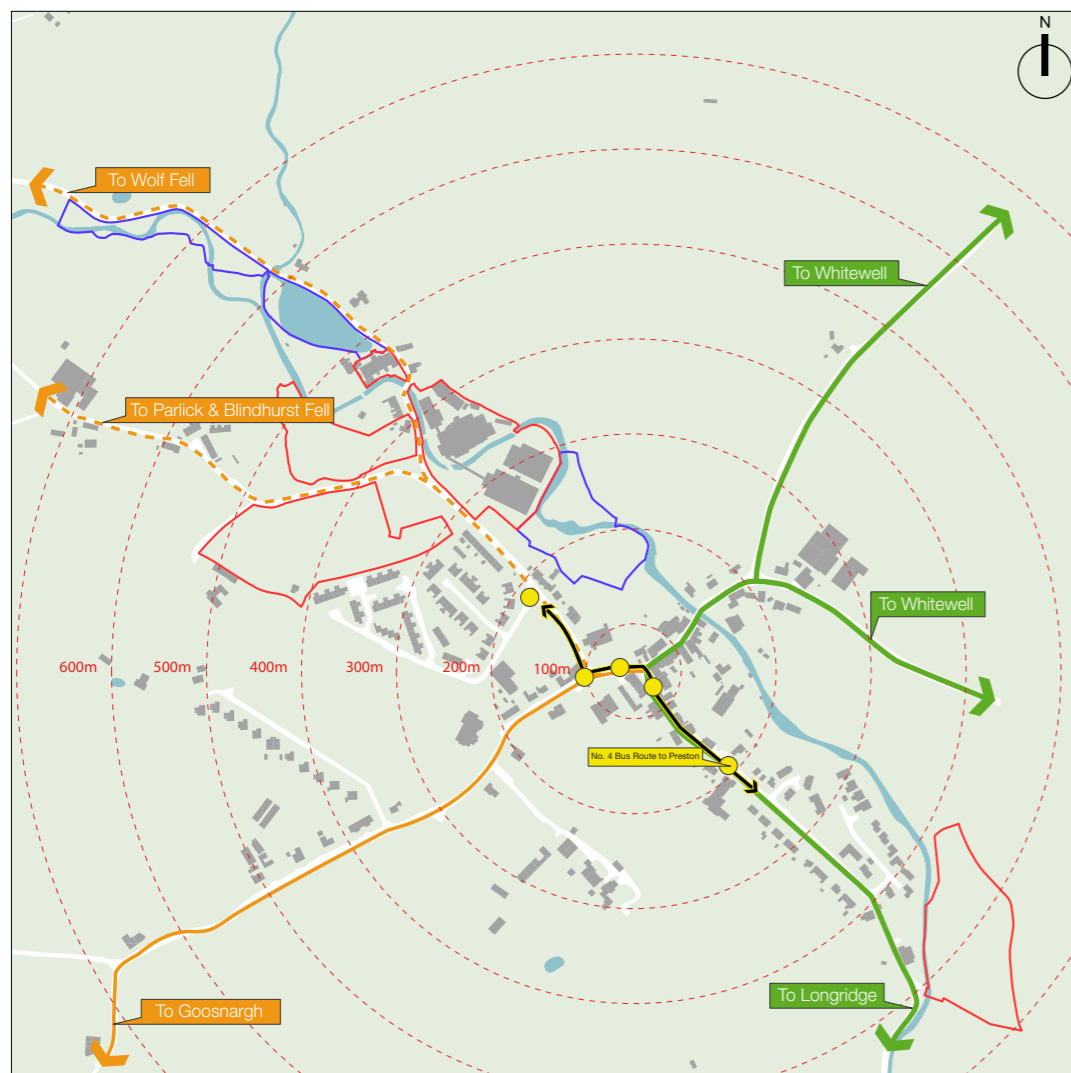
Formal Open Space and Connectivity

-> Bridleway Route
-> Cycle Route
-> Footpath
- Recreation



Microclimate and Topography

- Contours
- >>> Prevailing Wind
- Sun Path



Main Movement Routes

- Primary Route
- Secondary Route
- - - Tertiary Route
- No.4 Bus Route: Chipping
- Bus Stop



Gateways and Edges

- ⊙ Key Junction
- Edge

2.3 Surrounding Character Site Analysis





Images:

- A. Shops and facilities on Windy Street
- B. Looking West from the Church along Garstang Road
- C. View south along Garstang Road
- D. St Mary's Catholic Church
- E. The Parish Church of St Bartholomew, Chipping and the Cobbled Corner Cafe
- F. Windy Street looking North
- G. The community notice board
- H. Windy Street looking South
- I. The Recreation facilities
- J. Chipping Village Hall on Garstang Sroad
- K. Historic Sign for HJ Berry showroom

Character of the Village

The village has always been a thriving community, with a balance of industry, community and residential buildings. First references to the village are made in the Domesday book, and over the course of its development, Chipping thrived during the Industrial Revolution when there were seven mills located along Chipping Brook.

The Character of the village can be separated into a number of distinct typologies; historic dwellings, community buildings and more recent housing.

The prominent through routes of the village are lined with the historic dwellings. Mainly two storeys in height and stone faced, these buildings provide relatively narrow streets, with little parking opportunities, and represent the front facing character of the village. Some of these two storey properties also contain Village facilities, including a pub and local shop.

Distinct from these dwellings, there are also a number of larger buildings, including 2 churches, 2 primary schools, a community hall and a number of mill buildings. These purpose built facilities offer a wider range of support functions for the village. The village has taken pride in these facilities, and the general environment of the village; The village won the village section of the Royal Horticultural Society Britain in Bloom competition in 2009 picking up RHS Tourism and Gold achievement awards in the process.

More recently, in the Kirkfields and Kirklands areas, more modern 1960's housing has been developed, consisting mainly of two storey housing with pebbledash and render finishes.

2.4 Landscape Character Analysis



Lancashire County Council includes the village of Chipping and the surrounding area within the ‘Undulating Lowland Farmland’ in its ‘A Landscape Strategy of Lancashire - Landscape Character Assessment’.

The key landscape characteristics of this character area are:

- Generally below 150m, lying between the major valleys and the moorland fringes.
- Underlying geology is largely masked by heavy boulder clays.
- Hedgerows predominate over walls.
- Lowland landscape is traversed by deeply incised wooded cloughs and gorges.
- Many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape
- Some of the most picturesque stone villages of the county occur within this well settled landscape type.
- The area contains many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal.
- High density of farms and scattered cottages outside the clustered settlements linked by a network of minor roads.

This broad area is further subdivided with the site area falling within Local character area 5B, Lower Hodder and Loud Valley, with the following description:

“This area forms part of the undulating Lowland Farmland to the south of the Forest of Bowland and includes the deeply incised wooded course of the Hodder below Witewell and its tributary, the River Loud, as far as its confluence with the Ribble. The underlying bedrock is limestone which is overlain by good soils, providing lush green pastures and good tree growth. The course of the Hodder is particularly well wooded and the pattern of incised minor wooded tributaries is distinctive to this character area. The area is little affected by modern development and the picturesque limestone villages of Chipping and Waddington have retained their vernacular character.”

The development area displays a number of these characteristics, but is not completely representative of this Landscape Character Area, as it has experienced significant modern residential expansion of the village, artificially channelled river corridors and industrial development concentrated in the later half of the last century.

Landscape Context

Landform and Drainage

The topography of the area is predominantly rolling land, crossed by steep sided stream valleys. Land varies from around 100m AOD in the wide valley floor, rising to over 200m AOD as it rises towards Parlick and Fair Snape Fell 4Km (2.5 miles) to the north of the village of Chipping. The development area ranges from 100m to 140m AOD.

Chipping Brook forms the largest water course within the study area, set in a north west/south east orientation. To the north of the village it is contained within a narrow, steep sided valley. The point at which the main contributory (Dobson’s Brook) enters Chipping Brook, immediately north of the Kirk Mill pond, the valley form widens before it meets the main valley flood plain to the south of the village.

The landform has strongly influenced the historic settlement pattern of the area.

Land Cover and Land Use

Land use surrounding the village is predominantly pastoral agriculture supporting cattle and some sheep. The field size is small to medium and contained largely by well maintained dense hedgerows although hedgerow trees are limited to localised areas within the study area.

The steeply incised stream valley sides support native and planted stands of broadleaved woodland which together with the planned parkland landscape of the Leagram estate and small woodland copses leads to the impression of a well wooded landscape which is characteristic of the

Hodder and Loud Valley character area.

Small farmsteads occur evenly distributed across the well settled landscape. To the north of the village, the intact landscape and buildings associated with the Leagram estate form a locally distinctive landscape feature.

The village of Chipping is set within the mouth of the Chipping Brook valley as it emerges from its steeply incised watercourse to the north. More recent residential development has extended built form onto more elevated land to the north west of the historic village core. The villages long association with industry is still evident with the derelict buildings associated with the former chair manufactory concentrated on the low lying land between Kirk Mill and the Chipping Brook bridge.

The village sits at the heart of and contributes significantly to the Ribble valley food trail which promotes top quality, locally produced food and exceptional service.

As well as promoting the delights of local produce to residents and visitors, the trail also addresses some “meaty” issues, such as food miles, healthy living and rural economic sustainability.

2.4.1 Evolution of the Village



Chipping, a small village located to the north west of Clitheroe, is positioned within the Forest of Bowland ANOB. It lies within attractive, rural much visited countryside.

Evolution of the Village

The following extract, describing the evolution of the village, has been taken from the Chipping Local History web site: 'The name "Chipping" is derived from the Old English "ceping", which means "a market". The market developed near the bridge over Chipping Brook at the entrance to the vast Royal Forest of Bowland east of the village. This "Forest" was an area of ancient cattle farms, or "vaccaries", owned by the crown after the Norman Conquest and managed by State officials. Timber and the Royal deer were protected by "Forest Law", and in Leagram, adjacent to Chipping, a medieval deer park was created. The area passed into private ownership from the mid-16th century. To the west of Chipping outside Forest control, the land was divided into private manors, more populated and more diverse. The Chipping market was thus at a point of exchange between two different economies and a major outlet for the Bowland cattle farms.

There were two fairs (markets) each year, on the first Tuesday after Easter and on St. Bartholomew's day, August 24th. Cattle would be sold in the street. Farmers would take the opportunity of visiting the village shops, meeting tradesmen such as butchers and leather workers, and socialising in the alehouses. The last markets in Chipping were sheep sales, at the back of a local public house, the Talbot, in the 1950s.

By-trades were always important sources of extra income in the farming households, for example, cheese making, wood and leather working and especially textiles. Spinning and handloom weaving of wool and flax became increasingly important in the late 17th and 18th centuries. Some wool was available from local fell sheep, but dealers brought in supplies and sold on the finished thread or cloth. One of these cloth merchants, John Brabin, with his shop in the centre of the village, became the local benefactor founding

a school and charity by his will of 1683. Chipping flourished industrially when the waterpower of the district was fully developed. By the mid 19th century, there were seven water-powered mills on Chipping Brook.'

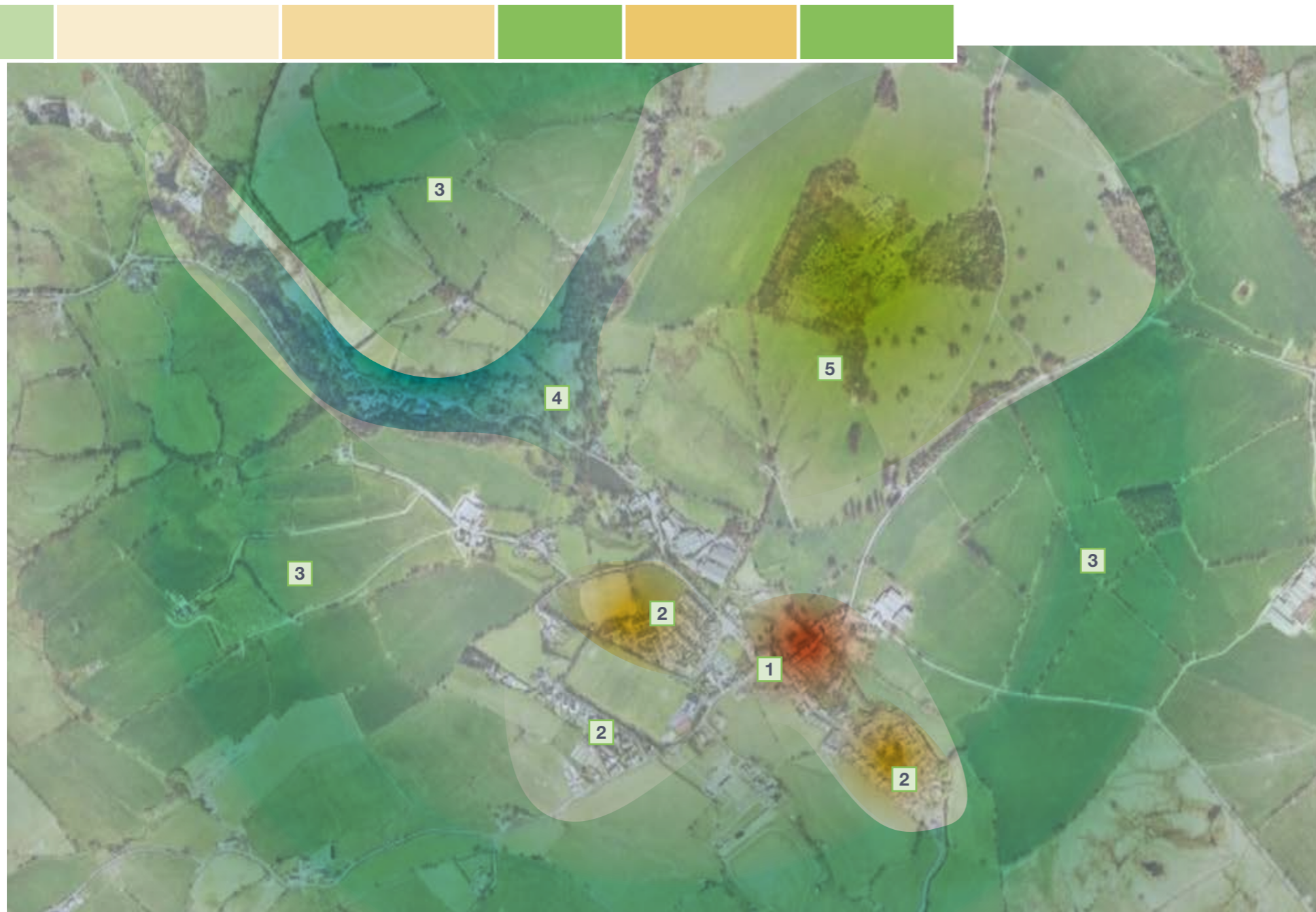
More recently the village has been dominated by the Berry Joinery and Chairmaking business which occupied the historic Kirk Mill and adjacent modern factory buildings and employed a significant number of people from the village.



Image:

Left: View along Talbot Street

2.4.2 Character Areas within the Immediate Vicinity of the Development Area



- Character Areas:
- 1. Historic core
 - 2. Twentieth century expansion
 - 3. Steep wooded cloughs
 - 4. Surrounding farmland
 - 5. Leagram Estate

A number of discrete local landscape character areas can be identified within the landscape surrounding the proposed development area. Elements within this area are typical of Lower Hodder and Loud landscape character area identified within the Landscape Character assessment of the area prepared by Lancaster County Council.

Chipping Village

Historic Core

The picturesque limestone village core of Chipping is noted as retaining its vernacular charm in the Lancashire County Council Landscape Character assessment. The historic core, concentrated on Talbot Street and Windy Street has changed little from the late nineteenth century and the narrow streets bound by a mixture of Limestone buildings attracts many visitors. Planting within the area is limited. Views focus on the main circulation corridors and to the church of St Bartholomew, positioned to the north east of the junction between Talbot Street and Church Raikie.

Twentieth century expansion

A significant village expansion, concentrated on higher ground to the north west of the village occurred in the mid twentieth century, comprising areas known as Kirklands, Kirkfield and Broad Meadow. Housing type and estate layout are much more uniform creating a bland, somewhat incongruous character with little attempt to positively integrate the area with the historic core. There is limited planting within the public realm which is dominated by roads, pavements and parking areas.

Surrounding Farmland

Small to medium sized fields enclosed by hedgerows and some standard trees occur to the north and west of the development area. A larger, more degraded field system associated with the wide valley floor landscape occurs to the south of the village. Farmsteads and small hamlets, such as Old Hive, are evenly distributed across the well settled landscape and are noted as a typical characteristic of the wider character area.

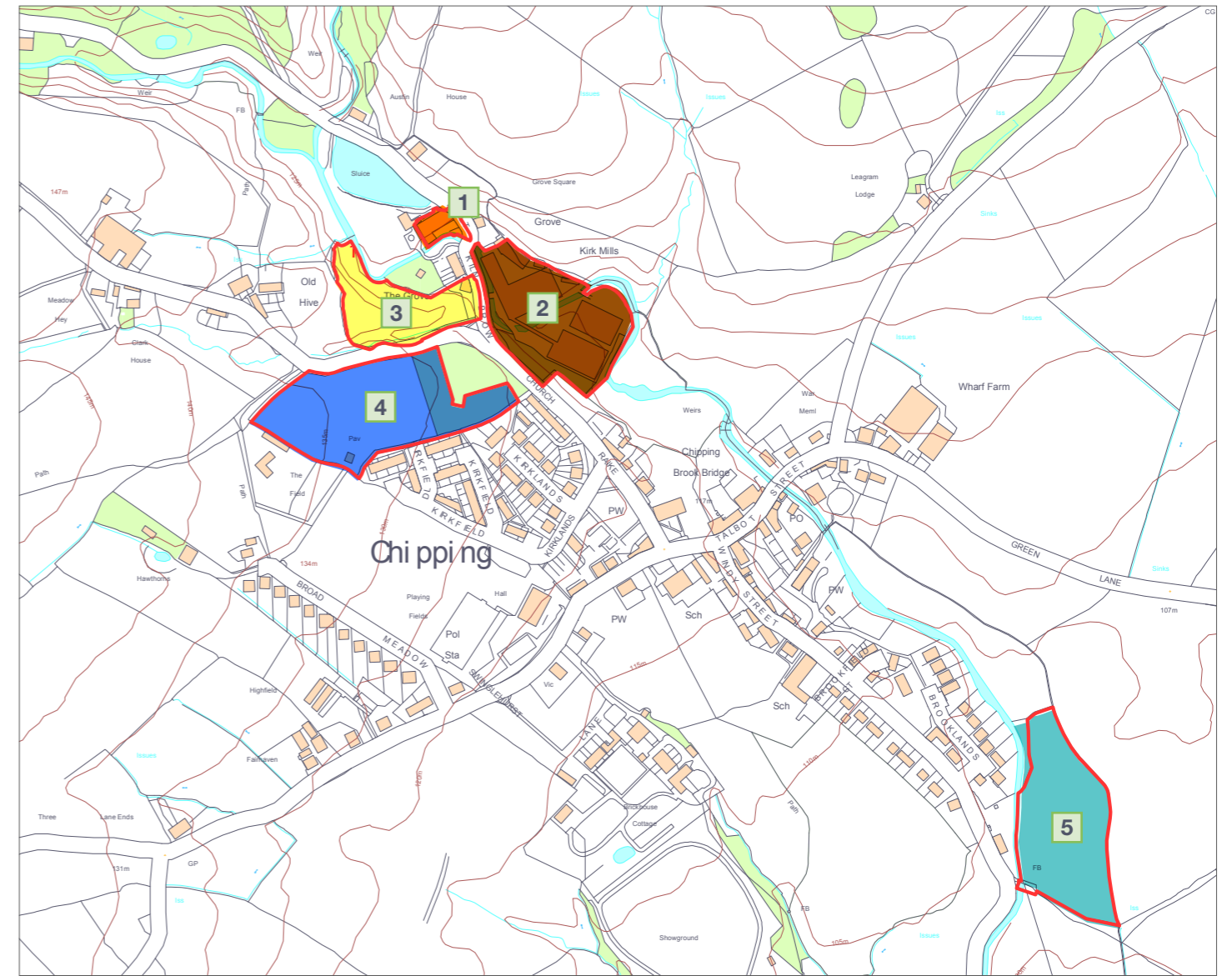
Steep Wooded Cloughs

A steep sided introspective wooded valley occupies land to the north west of the village and contains a narrow local access route. The interface with the road is formed predominantly by a thin hawthorn hedge that has been laid in the past. The bend in the road, which accommodates a bend in the brook corridor is retained by a stone wall with metal estate railings above. A number of small introspective commercial and residential developments, such as Tweddys Court, occur within this wooded landscape. A second, steep sided wooded clough, known as Nan King's Wood, containing the Dobson Brook water course runs north from the Kirk mill pond. This type of landscape is a typical feature of the undulating lowland farmland landscape character identified in A Landscape Strategy for Lancashire – Landscape Character Assessment.

Leagram Estate

The hall, estate buildings and remnant parkland/designed landscape occupies land to the north east of the village. Principle views orientate south westwards, away from the village and all buildings are heavily screened from the village and the Chipping Brook Clough by significant mature plantations. With the exception of Leagram Lodge and the adjacent estate entrance gates the boundary of the estate is not significantly marked by boundary walls or estate railing. An ornamental shelter belt occurs to the north of the local access road off Talbot Street/Green Lane.

2.4.3 Character Areas within the Development Area



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Images:
A. Kirk Mill Conservation Area
B. Modern factory site

The overall development area can be sub-divided into the following character areas, each offering differing opportunities and design cues to shape their development.

Kirk Mill Conservation Area

The rich history and architectural elements remaining within the Kirk Mill area have recently been recognised by the designation of the Kirk Mill Conservation Area. Kirk Mill, an early example of an Awkright type cotton mill, forms the centre piece of the area. The Kirk Mill footprint occupies a condensed section of land and due to the industrial activity that occurred within its curtilage, does not have any significant trees within its immediate vicinity. It is closely associated, both culturally and physically with the adjacent water course.

There are three significant, over mature horse chestnut trees and a mature yew tree that are positioned to the south of the river between the mill and the access track to The Grove and Kirk House. These trees contribute to the overall setting of the Mill, especially in views north along Malt Kiln Brow but lie outwith the development boundary.

Modern Factory Site

The biggest area of development occupies the site of the former Berry Chairmaking factory site. It is a low lying, visually introspective brown field site comprising a range of buildings from historic stone built barn associated with the Kirk Mill complex to large scale modern industrial buildings that pay little respect to the scale and sensitivity of their landscape setting. The northern aspect lies within the Kirk mill conservation area. There is currently no public access to this riverside location.

Within the developed area of this plot, trees are generally restricted to opportunistic self seeded locally indigenous species that have colonised sections of the river banks and steeply sloping boundary between the factory and the rural parkland of the Leagram estate to the north. Species are typically ash, oak, alder (river banks) and sycamore. These trees are not of great significance on an individual basis but do currently perform the beneficial role of screening the large scale industrial units from Malt Kiln Brow.

Built form within the external environment is industrial in nature and scale. The majority of the ground surface is covered in various sized slabs of in situ concrete. Much of the river corridor is contained within engineered channels, bound by substantial concrete walls. Overhead gantries and the large scale industrial buildings further compound the man made dominance over the potentially attractive natural elements of the site.

Character Areas:

-  1. Kirk Mill
-  2. Modern factory buildings
-  3. Malt Kiln House field
-  4. Former cricket ground
-  5. Chipping Brook south

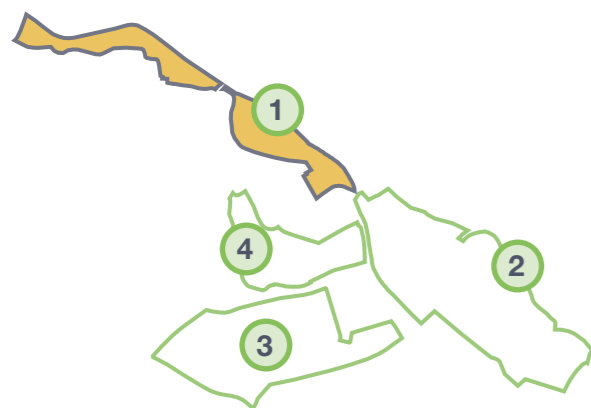
2.5 Landscape Site Analysis

2.5.1 Kirk Mill



Key

- 1. Kirk Mill
- 2. Main Mills Complex
- 3. The Hive (Land off Church Raike / Malt Kiln Brow)
- 4. Malt Kiln House and Surrounding Land
- 5. New Cricket Pitch Site



Kirk Mill is a traditional three storey stone mill with timber framed single glazed windows and a pitched timber roof. It contains a former waterwheel (or remnants of), associated wheelpit and associated water management system.

The exterior of the building has been subject to a number of later alterations including a brick built flat roofed extension at the front of the building and insertion of two modern roller shutter doors at ground floor level.

There is a small yard area to the front which overlooks the River (Chipping Brook) and includes a large derelict crane which was previously used to get materials into the Mill.

To the rear is the mill pond which contains the water which previously powered the Mill, the short mill leat that carried the water from the pond to the waterwheel, and the tailrace which removed the used water. These features along with Kirk Mill itself are Grade II Listed. Extracts from English Heritage's listing are contained in Section 2.71 of this chapter. Details of the reasons for the listing are set out in that section.

The mill pond is bounded by Malt Kiln Brow and Mill Pond House to the east. Extensive woodland borders it to the north and west. This woodland extends further north on both sides of Malt Kiln Brow and provides a number of public footpath links to the countryside beyond.

Access to Kirk Mill is taken directly from Malt Kiln Brow which runs north to south, adjacent to the mill to the east. The Mill fronts onto a small number of cottages known as 'Grove House' and 'Grove Cottages'. Adjacent to the east is 'Grove Square'. Whilst all of these properties sit outside of SCPi Bowland Ltd's ownership, they form part of the more recently designated Kirk Mill Conservation Area (details of which are set in Section 2.71 of this chapter).

Kirk House which sits adjacent to Kirk Mill immediately to the west also forms part of the Kirk Mill Conservation Area but again, sits outside of SCPi Bowland Ltd's ownership.

Images:

- A. View north along Malt Kiln Brow adjacent mill pond
- B. Dwellings facing mill pond
- C. The mill pond on Malt Kiln Brow
- D. The mill pond on Malt Kiln Brow
- E. The frontage of Kirk Mill
- F. View of Brook parallel to Malt Kiln Brow

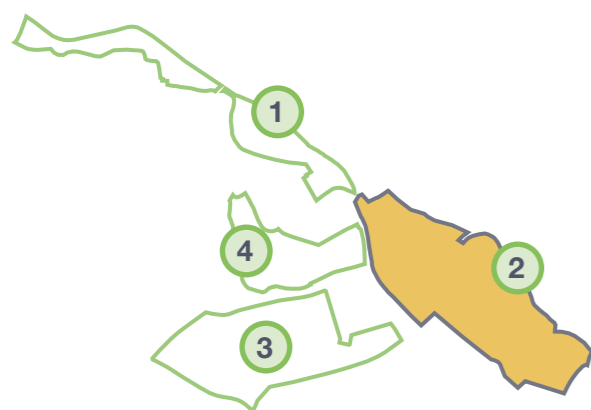


2.5.2 Main Mills Complex



Key

- 1. Kirk Mill
- 2. Main Mills Complex
- 3. The Hive (Land off Church Raike / Malt Kiln Brow)
- 4. Malt Kiln House and Surrounding Land
- 5. New Cricket Pitch Site



The main mills complex starts opposite the Grove Cottages and extends south towards the village.

It comprises four principle buildings:

- The Windsor building;
- Traditional stone barn;
- Main factory; and
- Storage warehouse.

It also comprises extensive areas of hardstanding including an open sided timber store, which have been formed around Chipping Brook which runs through the main mills complex.

The Windsor building comprises two floors and is of brick and blockwork construction with a pitched asbestos roof. It sits opposite a traditional stone barn which is largely single storey. The barn does contain a timber mezzanine floor but access is from a fixed metal ladder suggesting the mezzanine was used for temporary purposes only.

Both the Windsor building and stone barn overlook a small courtyard area which can be accessed either from the vehicular gate at the northern extremity of the site (opposite Grove House) or from the main vehicular access to the site from Malt Kiln Brow. These buildings sit within the Kirk Mill Conservation Area, please see section 2.71 of the document.

The main factory sits to the south and is mainly single storey. It has a two storey office building on its front elevation. There are also a number of ancillary buildings of brick construction to the rear. There is also a large tower section at the northern elevation, previously used to house machinery.

Adjacent to the factory on the southern side of the River (Chipping Brook) sits the former storage warehouse and open sided timber store. Both are of concrete frame construction under asbestos roofs but with limited external loading, turning facilities or access, this again being limited to the principle site access from Malt Kiln Brow.

Overall, the combined buildings extend to approximately 65,000 sq.ft (circa 6,000 sqm) with an additional hardstanding area of approximately 2.46 ha.

Further south there is a large area of woodland which was planted for furniture production and straddles Chipping Brook on both sides. SCPi Bowland Ltd's ownership extends to the rear of the Talbot Hotel in the village.

Images:

- A. Chipping Brook to the south of the mill complex
- B. Drying sheds within the complex
- C. Chipping Brook looking south-east
- D. The mill complex
- E. The mill complex
- F. Chipping Brook looking south-east



2.5.3 The Hive (Land off Church Raikie / Malt Kiln Brow)



Key

- 1. Kirk Mill
- 2. Main Mills Complex
- 3. The Hive (Land off Church Raike / Malt Kiln Brow)
- 4. Malt Kiln House and Surrounding Land
- 5. New Cricket Pitch Site



Images:

- A. Existing dwellings on Church Raike
- B. Boundary treatments on Church Raike
- C. Junction of Church Raike and Malt Kiln Brow
- D. Dwellings on Kirkfield adjacent the Hive site
- E. The Hive site
- F. The Hive site

This area is situated to the south west of Malt Kiln Cottage and the wider Kirk Mills complex. It extends to approximately 1.82 ha and comprises a largely open area of land which is currently used as a cricket ground with a small pavilion towards the southern boundary.

Former Cricket Ground

An area of land, immediately adjacent to the Kirk field and Kirkland housing areas comprising of a semi improved field which was recently utilised as the village cricket pitch as well as an area of recently planted deciduous woodland. The unmanaged grassland is bound by traditional native hedges and isolated mature standard ash trees to the north and east. An over grown hedge/mature trees occurs along the boundary to the upper section of the Kirkland estate and the private residential unit called The Field. The access track (Footpath No FP97) to The Field, to the north west and outwith the development area is partially bound by an avenue of locally distinctive mature poplar trees.

The area of land to the east of the field has been recently densely planted with a predominantly deciduous woodland mix. The dominant species appear to be birch and hazel. The ground flora retains remnant grassland species from its former use as pastureland. The original boundary hedge between this newly planted area and the Kirkland estate is maintained however there are signs of breaching in a number of locations.

The eastern boundary of the development area is not defined on the ground. There are no official rights of way across the land although informal use of the area of recently planted trees is apparent.

2.5.4 Malt Kiln House and Surrounding Land



Key

- 1. Kirk Mill
- 2. Main Mills Complex
- 3. The Hive (Land off Church Raike / Malt Kiln Brow)
- 4. Malt Kiln House and Surrounding Land
- 5. New Cricket Pitch Site



To the south of The Grove and Grove Cottages (1-4) is Malt Kiln House which sits on a corner plot accessed from Malt Kiln Brow.

This is a detached stone cottage which has a small garden area to the front.

Malt Kiln House overlooks the Main Mills Complex to the east. To the west, the land rises up to meet land to the rear of The Grove and extends to approximately 0.81 ha. This is greenfield and fronts onto and can be accessed from Church Raike.

Malt Kiln House Field

A parcel of land associated with Malt Kiln House encompasses a well defined topographic spur. A flat area of land more closely associated with the group of houses known as Old Hive drops away sharply to accommodate the two water courses (Chipping Brook to the north and small stream to the south of the field). This topographical feature creates a strong sense of enclosure around the cluster of buildings at the base of the hill within the Kirk Mill conservation area.

The grassland has not been intensively farmed. Tree planting is confined to the edges with the most significant occurring on the steep bank adjacent to the road. This supports a stand of mature deciduous, locally indigenous trees including sycamore, ash and oak typical of the wooded cloughs identified as a typical feature of the Hodder and Loud Valley Character area.

A stone retaining wall forms the boundary with the road corridor to the south west of the boundary of the field. This structure physically separates it from the elevated highway corridor. A small stream is located to the base of the wall and flows eastwards to join Chipping Brook in the vicinity of the existing factory entrance.

The remnant boundary hedge to the west is poorly defined, but contains three visually significant mature trees (lime, sycamore and ash). Large mature trees of ash and beech occur along the river boundary with The Grove and Kirk House. Informal private access to the field is currently gained via a short track off Malt Kiln Brow. There are no public rights of way across the land.

Images:

- A. Detail of kindling adjacent to Grove Cottages
- B. Land to rear of Grove Cottages
- C. Malt Kiln House from top of Malt Kiln Brow
- D. Land to rear of Malt Kiln House
- E. Malt Kiln House
- F. Grove Cottages



2.5.5 The Cricket Pitch Site



Key

- 1. Kirk Mill
- 2. Main Mills Complex
- 3. The Hive (Land off Church Raike / Malt Kiln Brow)
- 4. Malt Kiln House and Surrounding Land
- 5. New Cricket Pitch Site



The site for the new cricket pitch lies to the east of the southern gateway to the village.

The site is a greenfield and is approximately 1.39 ha in size. To the west of the site runs Chipping Brook with a stone bridge which currently offers access to the site from Longridge Road. Further west lies a small residential community off Brooklands. To the north, east and south of the site are greenfields and agricultural land.

Field to the south of village

A field adjoining Chipping Brook, to the south of the village has been identified to accommodate a new cricket ground for the village. It currently comprises semi-improved, low lying agricultural grassland. Chipping Brook and residential property boundaries bound the western edge of the field. Elsewhere boundaries are formed of remnant broken lengths of hedgerow and post and wire fencing. A small number of mature trees occur along the boundaries to the field and within the Chipping Brook corridor.

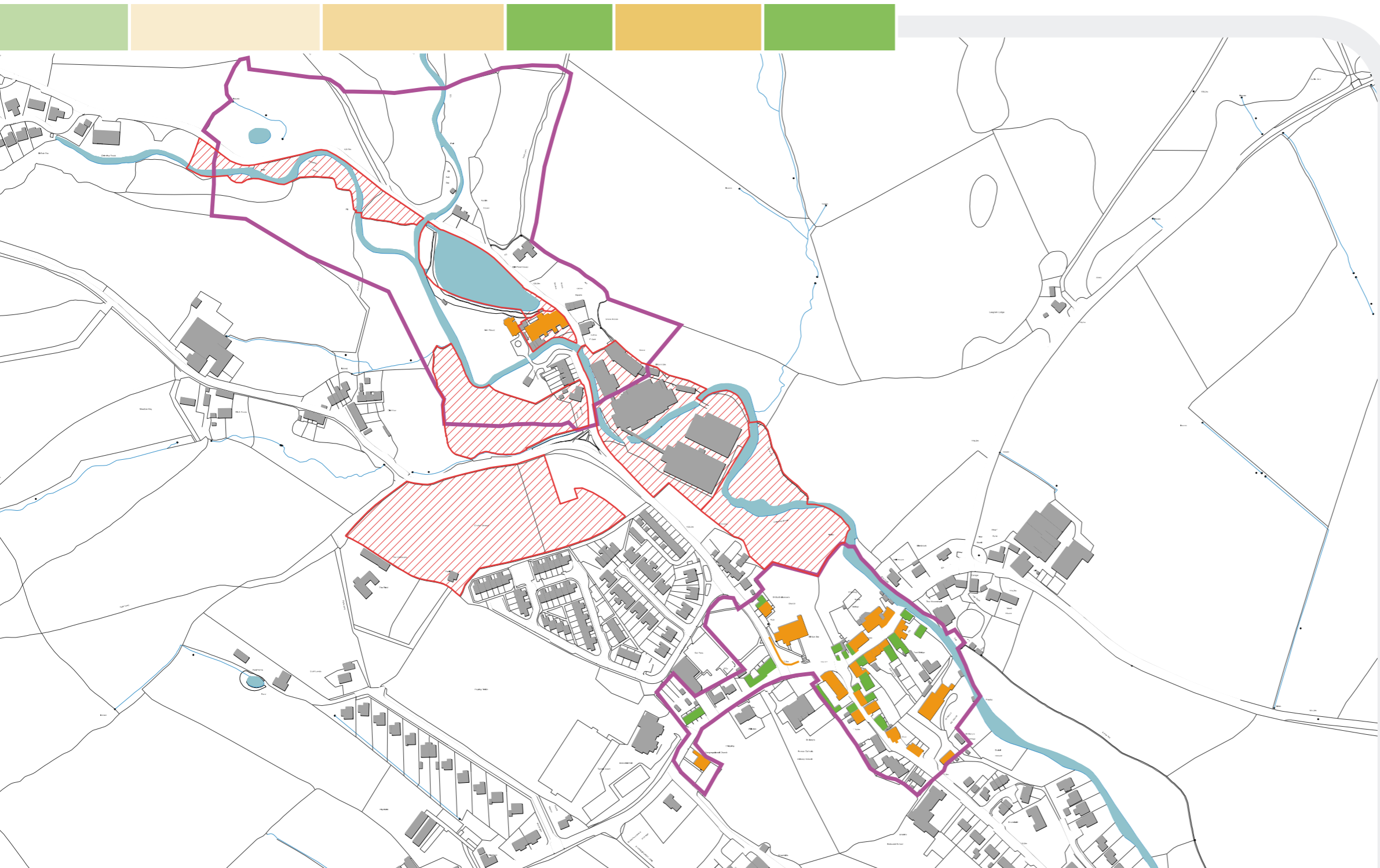
Access to the field is gained via a narrow stone bridge off Longridge Road to the south of Town End Barn. This bridge also forms the start point for a number of local footpaths (FP7, 8 & 30) that traverse this low lying landscape.

Images:





- A. Chipping Brook from the stone bridge
- B. Site from the stone bridge
- C. Site from south Longridge Road
- D. On Longridge Road looking into the site across the stone bridge
- E. Typical residential properties along Brooklands
- F. Site from north Longridge Road



2.6 Site Constraints & Opportunities



Key

-  Site Boundary
-  Listed Building
-  Building of Townscape Merit
-  Conservation Area

A significant body of technical work has been undertaken to establish existing site constraints and how these might be overcome, in addition, the opportunities the site presents to improve, in particular, linkages with the village.

2.6.1 Constraints

The key areas of consideration relate to flood risk and heritage assets. Technical reports and assessment have been undertaken to consider these issues, as well as other relevant considerations. These are:

- Flood risk assessment, including detailed modelling of Chipping Brook;
- Heritage assessment;
- Investigative highways work;
- Landscape and visual impact assessment, and aboriginal survey; and
- Ecological surveys.

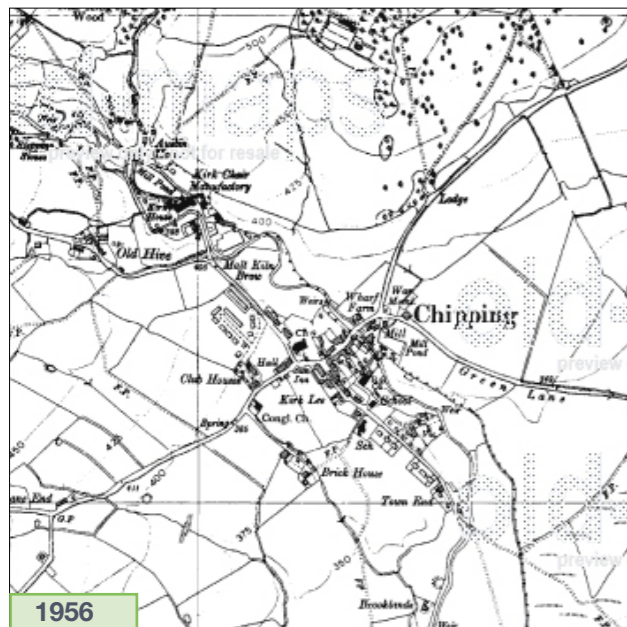
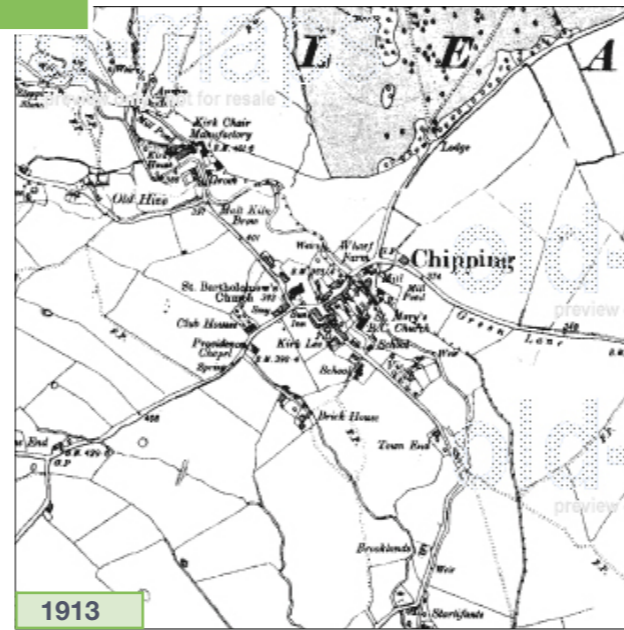
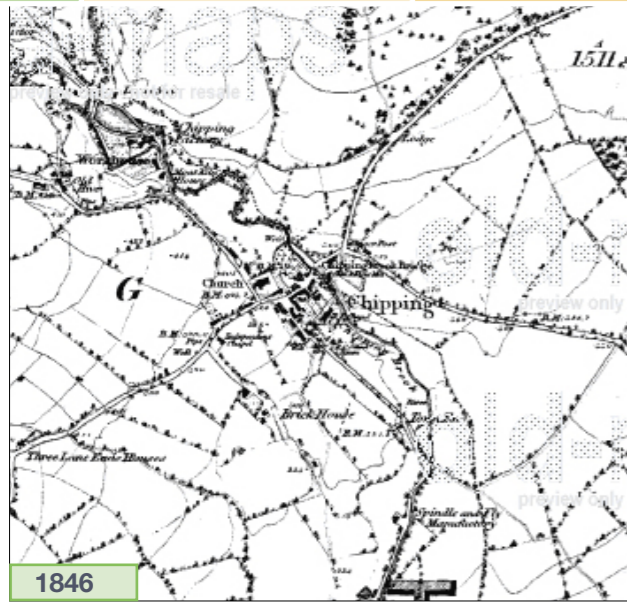
A summary of these assessments can be found in this chapter, The assessments have shown that there are no constraints which prevent the development of the site.

2.6.2 Opportunities

- Explore the potential to exploit potential therapeutic and/or culinary uses
- Explore the potential to draw on the villages' historic connections with local markets
- Develop appropriate uses for the development area and its immediate setting
- Ensure the scale of intervention is appropriate to its setting
- Encourage physical and visual integration through appropriate layout and proposed planting
- Utilise the nature of the localised topography to create bespoke responses
- Draw on existing vegetation cues
- Reference the local vernacular

2.7 Technical Assessment

2.7.1 Site History



“A significant body of technical work has been undertaken to establish existing site constraints and how these might be overcome, in addition, the opportunities the site presents to improve, in particular, linkages with the village.”

Site History

Historical Development

The Berry family commenced chair-making at Kirk Mill in 1840, and in 1890 moved to Kirk Mill which had been used for cotton spinning since its construction in 1785. The mill was bought by the Berry family in 1902 for £2,355! As business grew it expanded into surrounding sites to include space for production lines, offices, covered timber storage and warehousing with buildings being constructed in the 1940s and 1950s. Latterly small parcels of land were planted with trees that would in theory have been ready for cropping and furniture production in about 70 years' time.

The former HJ Berry & Sons site was the last surviving mill until it ceased operations in February 2010, at which point it was Britain's oldest chair manufacturer. A combination of mounting losses over a long period of time, restructuring of the import trade and the decline in the economy as a whole led to the firm's demise.

SCPi Bowland Ltd's (formally 53N) Involvement

In November 2010, following an extensive marketing period, SCPi Bowland Ltd was selected as preferred bidder for the majority of HJ Berry's landholdings and after an extensive exercise bringing together the many unregistered land titles, SCPi Bowland Ltd completed its purchase in March 2011. Following this, SCPi Bowland Ltd engaged with a representative village group to ascertain a clear understanding of local priorities and aspirations for the site, and instructed a professional team to appraise the site and consider development options.

Current Status of the Site

As set out in Section 2.6, an area of the former HJ Berry & Sons site is designated within the Kirk Mills Conservation Area. In addition, when the furniture business ceased operations in 2010 and fearful of what might happen to Kirk Mill and the wider site, Ribble Valley Borough Council (RVBC) sought listed building status from English Heritage in order to protect Kirk Mill from any harmful works. Grade II Listed Building status was confirmed for Kirk Mill in May 2011.

In parallel, the Council also extended the Kirk Mill Conservation Area designation to include the woodland to the north of the Mill Pond on either side of Malt Kiln Brow, and Mill Pond House.

Plans showing the extent of the designations are provided in Section 2.6.

However, these designations have not prevented the buildings from falling into further disrepair, primarily as a result of two harsh winters and a number of continued break-ins and thefts. Whilst SCPi Bowland Ltd has sought to protect the buildings by undertaking a series of repair works to at least make the buildings windproof, watertight and secure, Kirk Mill itself, in particular, has been subject to continued theft and vandalism and the buildings as a whole are continuing to deteriorate.

Images:

Opposite. Historic plans opposite from 1846 - 1987

A. Historic image of Chipping

B. Historic image of Chipping

C. Historic image of Chipping





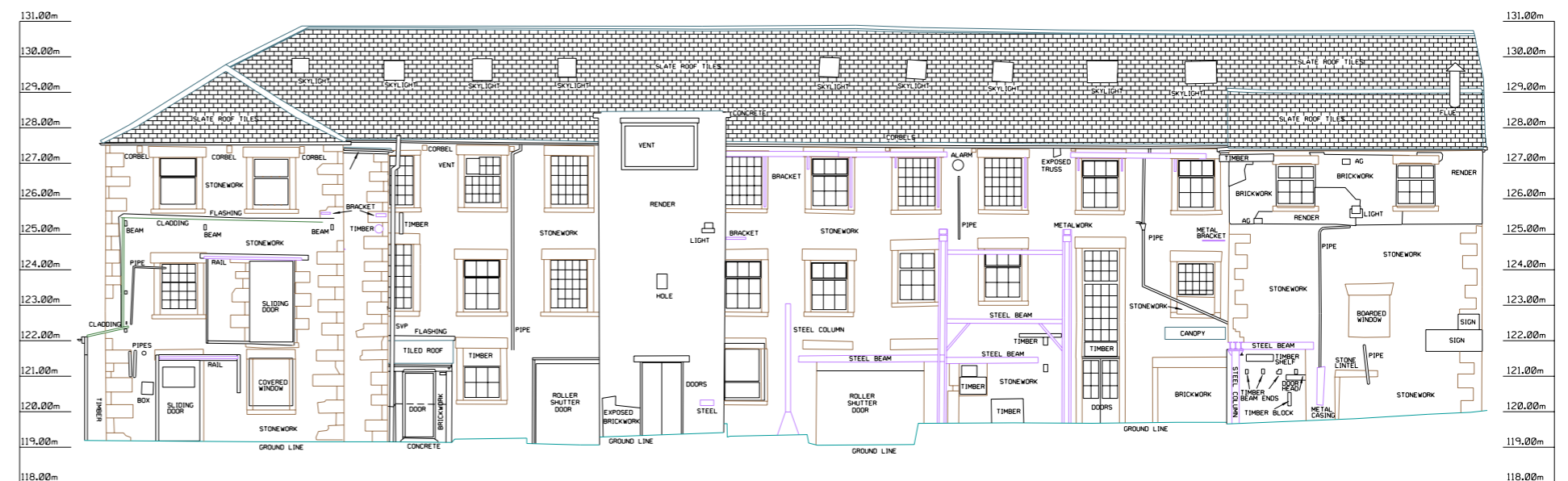
Summary of English Heritage Listing

Kirk Mill and its associated mill ponds retaining walls, outflow and stone-built leat: Grade II listing

Date listed: 13 May 2011

Reason for designation: Kirk Mill is a former cotton spinning mill of 1785. It is listed for the following reasons

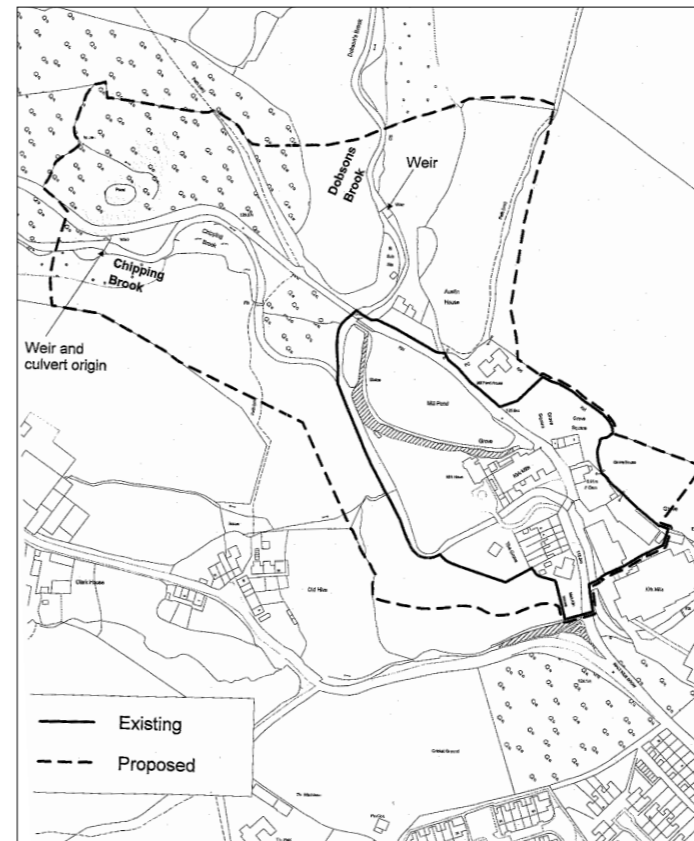
- Rarity: a rare surviving example of an Arkwright-type cotton spinning mill
- Intactness: retains contemporary water management system
- Survival of original and early features: retains many windows, doors, the wheelpit, waterwheel and driving gears
- Historical: one of the oldest surviving cotton spinning mills, representing one of the earliest examples of a textile factory
- Layout: the mill's development over its two hundred year history remains clearly legible.





Kirk Mill Conservation Area

- Conservation Area
- Village Boundary



Kirk Mill Conservation Area

The Kirk Mill Conservation Area (CA) was only recently designated (February 2010) in response to concerns regarding the potential redevelopment of the site by the then present owners. The boundary originally centred on Kirk Mill and adjacent buildings, however, in April 2011 the Council agreed to extend its boundary to include additional features remaining in the landscape to the north.

The appraisal map (adjacent) identifies the extent of the Kirk Mill CA including its recent extension.

In its committee report (April 2011), the Council confirms that the purpose of the Kirk Mill CA is to not only protect the immediate ‘hamlet’ of buildings around and including Kirk Mill, but that ‘a significant and positive element of the character and interest of Kirk Mill hamlet is its containment and relative isolation resulting from topography and location within a natural bowl’.

Whilst the purpose of a CA designation is not to protect individual buildings, the Council’s original appraisal provides significant detail regarding the interest in Kirk Mill itself and on which the original designation was founded.

This information alongside English Heritage’s listing of Kirk Mill and our own independent assessment of the heritage value of the former HJ Berry & Sons complex, provides a significant body of information which has informed the proposals in so far as those heritage assets which are of most value.

The main mill complex and drying barns lie in part outside of the Kirk Mill Conservation Area boundary.

Chipping Conservation Area

The Chipping Conservation Area (CA) was first designated in 1969. The CA appraisal undertaken at that time has since been updated by the Council and the latest document (prepared by the Conservation Studio on behalf of the Council) was published in 2005/06.

The Appraisal Maps (adjacent) identifies the extent of the Chipping CA which, as a result of the re-appraisal was extended to include the area west of St Bartholomew's Church. For the avoidance of doubt, the area identified as a 'proposed extension' has since been endorsed and officially forms part of the CA.

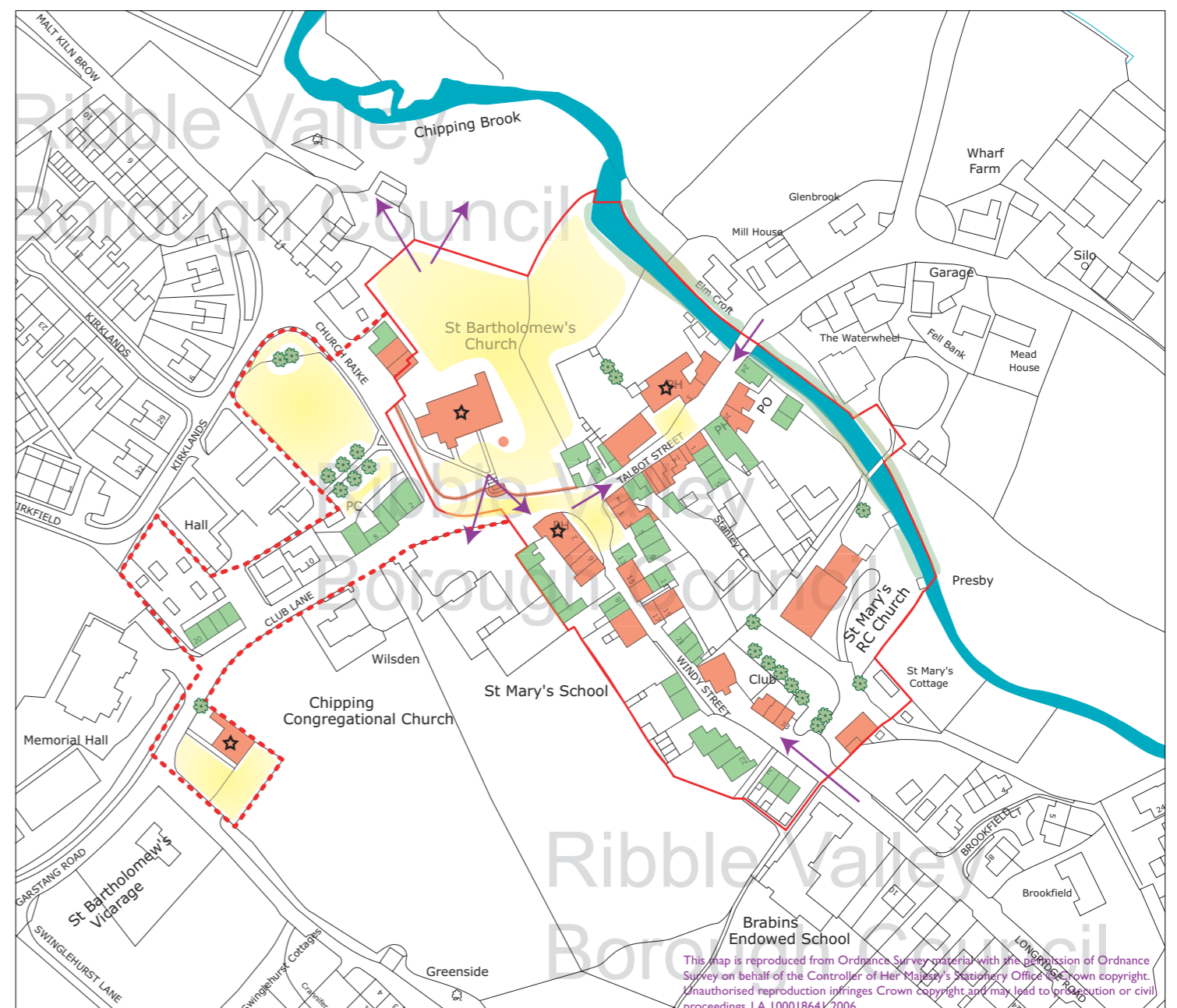
The special interest that justifies designation of the CA derives from a number of features, including:

- The historic layout and street pattern of Talbot Street and Windy Street;
- The rural setting of the village in lowland farmland and views of Pendle Hill and the distant fells to the north;
- St Bartholomew's and St Mary's Churches, Chipping Brook and trees beside and in the churchyards;
- The historical association of the village with John Brabin a former cloth merchant with a shop in the centre of the village who became a local benefactor founding a school and charity by his will of 1683;
- Architectural and historic interest of the conservation area's buildings, including presence of 24 listed buildings;
- Prevalent use of local stone as a building material and areas of historic stone floorscape; and
- Open areas in front of The Sun Inn and Talbot Hotel.

The CA, which contains only part of the village, is predominantly residential in use. However, it also contains both aforementioned churches, three pubs and the Talbot Hotel. There is a Post Office and Craft Centre, general store and a few speciality shops.

Details of the importance of the landscape setting, townscape and settlement pattern and other key features of the CA are outlined in the appraisal.

- Ribble Valley Borough Council
Chipping Conservation Area
Townscape Appraisal Map
- Conservation area boundary
 - - - Proposed extension to conservation area boundary
 - Listed Buildings
 - Buildings of Townscape Merit
 - Significant open spaces
 - Important tree groups
 - Important trees
 - Important views
 - ★ Focal buildings



2.7.2 Archaeology and Cultural Heritage



Introduction

The planning application concerns five separate land holdings on the fringe of the village of Chipping in Lancashire. One of these land holdings is Kirk Mill, a former water-powered mill that dates to the late eighteenth century, with its associated mill pond and water-management features. It was amongst the first wave of cotton mills to be built in Lancashire, and continued to produce cotton yarn until 1866. Thereafter, it was taken over by the Berry family, who manufactured high-quality chairs until 2010. The historical importance of the mill is reflected in its statutory designation as a Grade II listed building, and its location in the heart of the Kirk Mill Conservation Area.

Whilst it has since been lying empty, and has inevitably suffered from neglect and decay, the mill retains much of its significant historic character, and forms the focal point of the Kirk Mill Conservation Area. The detailed planning application allows for the repair and adaptation of this significant heritage asset for long-term use as a hotel and gastronomic pub. The design proposals have been tailored very carefully to retain the historic integrity of the building, whilst removing modern additions that obscure the historic fabric and are currently detrimental to the overall character of the mill and its setting in the Conservation Area.

The design proposals also concern a modern factory complex that lies a short distance to the south-east of Kirk Mill. The Windsor building and barn building which are part of the factory complex are located within the Conservation Area. Detailed design proposals allow for the demolition of these redundant industrial buildings (greater detail on the extent of the proposed demolition works can be found in Chapter 7.4 of this document), and the redevelopment of the site as a hotel complex. Additional accommodation will be provided in an altered nineteenth-century stone barn that currently lies on the northern edge of the factory complex, which is to be converted for use as hotel cottages. In addition, design proposals allow for the development of a new cricket pitch and associated facilities, whilst an outline planning application concerns two areas of proposed residential development.

Kirk Mill - Appearance and Heritage

Kirk Mill is a three-storey, 14-bay mill is of traditional stone construction, with projecting wings at both ends, and a stair tower against the northern wall. The original building was approximately 69ft (21.03m) long and 33ft (10.06m) wide, with a waterwheel that was powered by the Chipping Brook attached to the eastern elevation. The building had been widened by the early nineteenth century to enable larger machinery to be employed, and a new waterwheel was fitted. Whilst the waterwheel was the principal source of power in the mill, a steam engine was also installed to supplement the power requirements when there a low rate of flow in the brook. The mill was subject to various other alterations and additions during the nineteenth century, the evidence for which survives in the fabric of the building. This has been analysed as part of a detailed archaeological survey of the mill.

Further alterations were carried out during the building's long period of tenure as a chair works. These include the addition of a dust-extraction tower, the insertion of modern roller shutter doors on the ground floor, and the remodelling of a wing at the eastern end of the historic mill block. Some of these modern alterations currently detract from the important historic character of the building.

Overview of Significance

As a heritage asset, Kirk Mill is of value for varied types and levels of significance. The building retains considerable elements of historic fabric, cumulatively representing what is probably the best surviving example of an 'Arkwright-type' mill in Lancashire. It is of high significance for its external architecture and for its historical and evidential value. Elements of the original interior are also of high significance, although there are a few components that date to the twentieth century that are of low value, and detract from the historic character of the building.

The detailed design proposals for the repair and adaptation of Kirk Mill inevitably necessitate some change that will affect areas of significance within the building. These changes should be balanced against significant enhancements, which will remove some of the late additions to the site that currently detract from its historic character, and reverse the ongoing decay of the surviving historic fabric. Proposals for the redevelopment of the mill, and the construction of new building on the site of the modern factory, have been carefully considered to minimise potential conflict with the conservation of the listed building and its contribution to the Kirk Mill Conservation Area.

The group of derelict twentieth-century factory buildings situated adjacent to Kirk Mill, were erected to enable an expansion of the chair works. Notwithstanding their historical association with what was once an important local industry, the buildings are of little archaeological significance, and their replacement with modern buildings of an appropriate design and use of materials could potentially enhance the historic character of the adjacent Conservation Area.

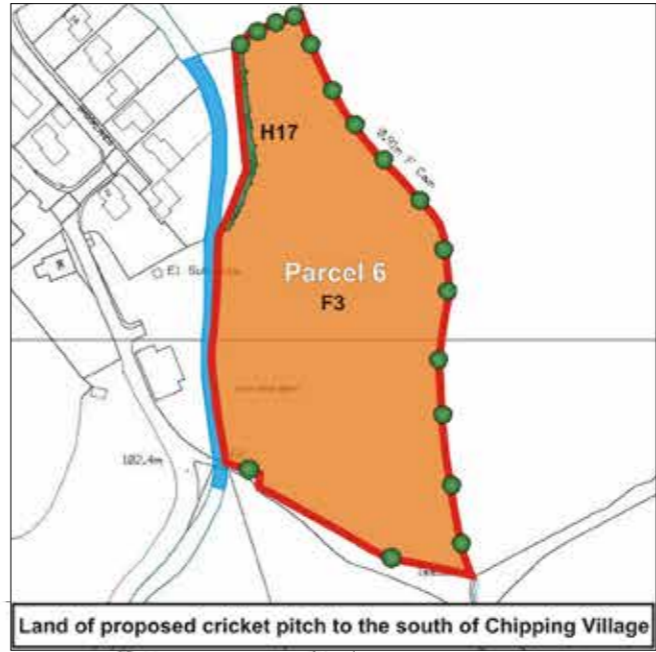
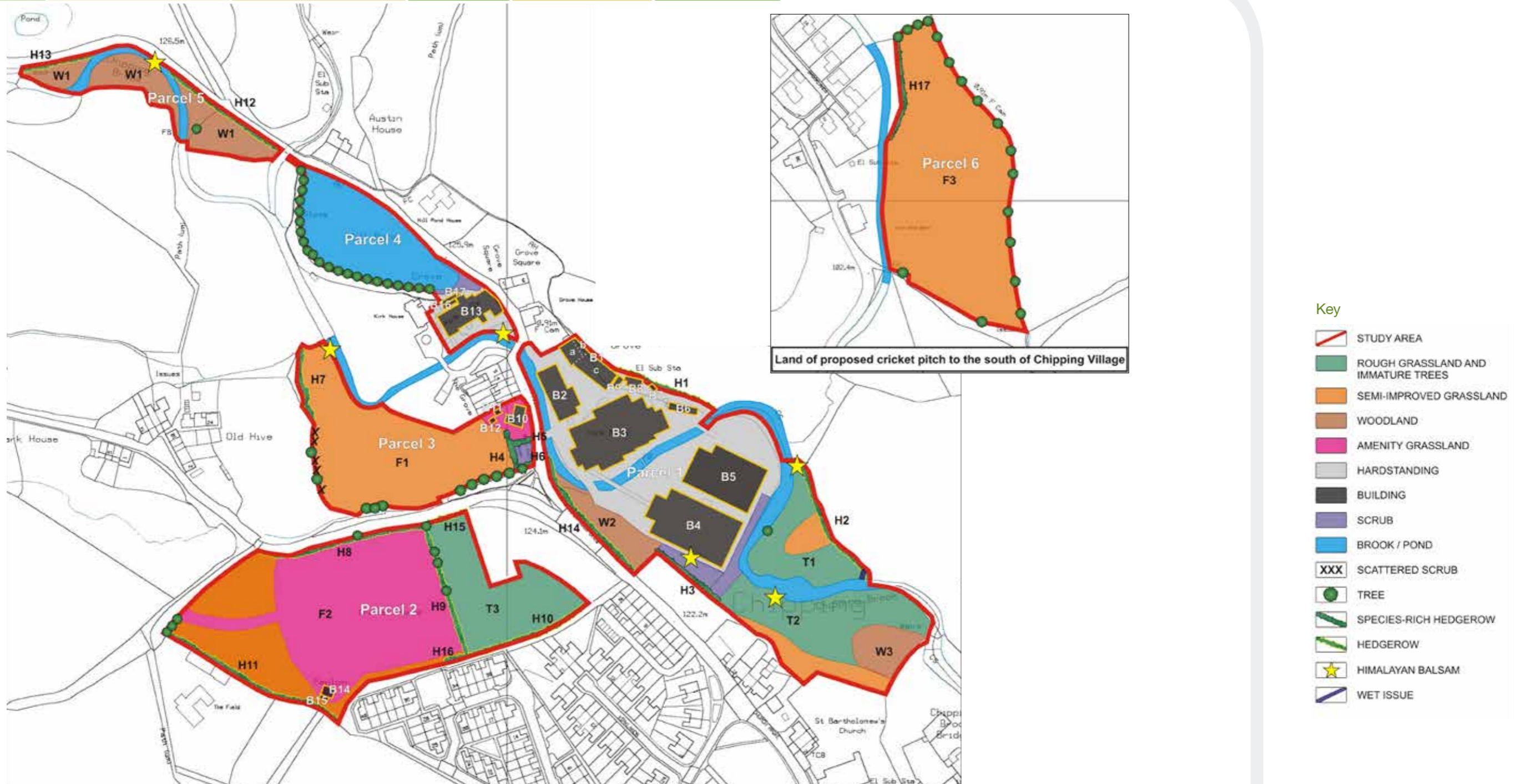
Archaeology

A rapid assessment of the below-ground archaeological resource has been made of application areas. Whilst buried remains of archaeological importance are likely to survive on the Kirk Mill complex, a review of the Lancashire Historic Environment Record, coupled historic map regression analysis, has concluded that none of the other areas contain known sites of archaeological interest, and the potential for buried remains of significance to survive in-situ is considered to be low.

Images:

- A. The south-facing elevation of Kirk Mill
- B. The remodelled south wing of Kirk Mill
- C. The east-facing elevation of Kirk Mill
- D. The mill pond, looking towards Kirk Mill
- E. View across the modern factory
- F. An area subject to the outline application

2.7.3 Ecology



Ecology

An Ecological Assessment of the application site and wider study area has been undertaken by Ecology Solutions Ltd. This has included reviewing a variety of existing data sources as well as a Phase 1 Habitat Surveys carried out between April and July 2011 together with update checks in June 2013. In addition specific surveys were undertaken in respect of bats, Badgers, Dormice, Otter and Water Vole. Assessment work has identified that there are no statutory nature conservation designations within or immediately adjacent to the site – the nearest being Bowland Fells Special Scientific Interest (SSSI), which lies approximately 1.7km northwest of the site. This SSSI is also designated as a Special Protection Area (SPA) on account of presence of Annex 1 bird species. This SSSI/SPA is separated from the site by minor roads, existing residential development, agricultural land and open countryside and given the existing habitats and the nature of the proposals it is not considered that any development proposed on Land at Chipping will have an adverse effect on this statutorily designated site.

The nearest non-statutory designated site is Clark House Farm Pasture Biological Heritage Site (BHS; designated for its diverse grassland communities which represent a species rich pasture, as well as areas of scattered copse) which lies adjacent to some of the application site land parcels. Given the nature of the proposals within the sections of the application site directly adjoining the BHS it is not considered that development would adversely affect this non-statutory site such to the implementation of standard construction safeguards.

The Phase 1 Habitat Survey reveals that within the application site and wider study area habitats that have relatively higher ecological value (in the context of the local area) are the existing woodland, trees, Chipping Brook and the hedgerows albeit value is often tempered by the widespread presence of the invasive Himalayan Balsam. There are also areas of higher ecological quality rough grassland beneath immature trees that are located within the wider study area but which are not within the development footprint. Retention and enhancement of these features is able to be accommodated as part of the masterplan with the control of Himalayan Balsam a significant benefit of the scheme. The majority of semi-improved grassland, amenity grassland and areas of hardstanding identified have limited ecological value in terms of species content, and losses are of negligible ecological significance.

No evidence of Badgers, Dormice, Otter or Water Vole was recorded within the site.

Two buildings present on site (the existing Mill and Barn) have been identified as minor/small daytime roosts for Pipistrelle and Myotis bats. These buildings are to be retained and renovated as part of the development proposals. The majority of bat activity recorded within the site was from Common Pipistrelle bats, with low to moderate activity recorded from Soprano Pipistrelle and Myotis bats. Bat activity was largely localised to areas of water (Mill Pond and Chipping Brook), hedgerows and around buildings identified as current bat roosts.

Based on the results of the Ecological Assessment undertaken, the retention of features of ecological value as part of the detailed design process and the incorporation of further mitigation/enhancement measures (such as additional landscape planting) mean that ecology will not preclude the development of this site.

The retention of loft voids within the renovated Mill and Barn, and the enhancement of these will allow improved access and roosting opportunities for bats. A sensitive lighting regime will ensure dark corridors are retained for bats, whilst the inclusion of bat boxes within the site will provide further roosting opportunities. The majority of hedgerows, rough grassland and woodland habitats on site are to be retained and enhanced and these will provide continued foraging and commuting opportunities for bats. The planting of new native hedgerows and trees/woodland will provide enhanced opportunities for birds, while the erection of bird boxes within the site will also provide new nesting opportunities for birds.

Should a hydropower scheme be finalised, mitigation measures should ensure that upstream and downstream habitats are protected accordingly. Measures to allow continued migration of aquatic species in the Chipping Brook would also be necessary and mitigation would need to include the provision of Eel ladders and fish passes. In conclusion, through the implementation of the safeguards and recommendations set out within the Ecological Assessment report it is considered that the proposals accord with planning policy with regard to nature conservation at all administrative levels.

2.7.4 Flood & Drainage

Flood Risk

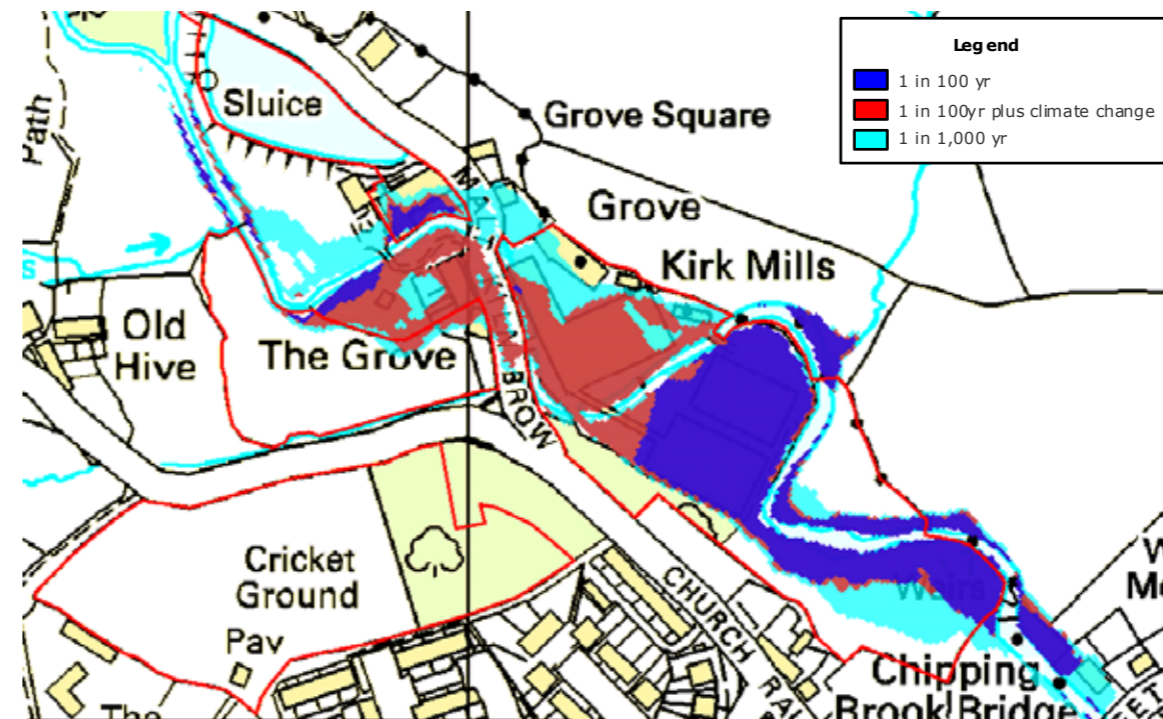
Weetwood has undertaken an extensive modelling study of Chipping Brook and Dobsons Brook in order to assess the existing fluvial flood risk to the site and to identify measures to mitigate this risk such that the site can be developed safely and without increasing flood risk elsewhere.

A baseline river model has been developed using industry standard hydraulic modelling software. The channel and site topography were defined using survey and LiDAR data.

Research indicates that the majority of the site is at low susceptibility to groundwater flooding, although part of the Kirk Mills complex may have a higher susceptibility. The extent of flooding is exacerbated by impermeable surfaces causing water to flow into other areas of the site rather than discharging back into the channel.

The model outputs indicated that the proposed mitigation measures are effective in significantly reducing the extent of flooding and does not increase flood risk elsewhere. On the basis of the model outputs, a large proportion of the development site would be located within Flood Zone 1 and 2.

Modelled Flood Outlines - Baseline Scenario



2.7.5 Transport

Access & Transport

The proposed access strategy for the Chipping site has been adopted in accordance with current local and national transport policy.

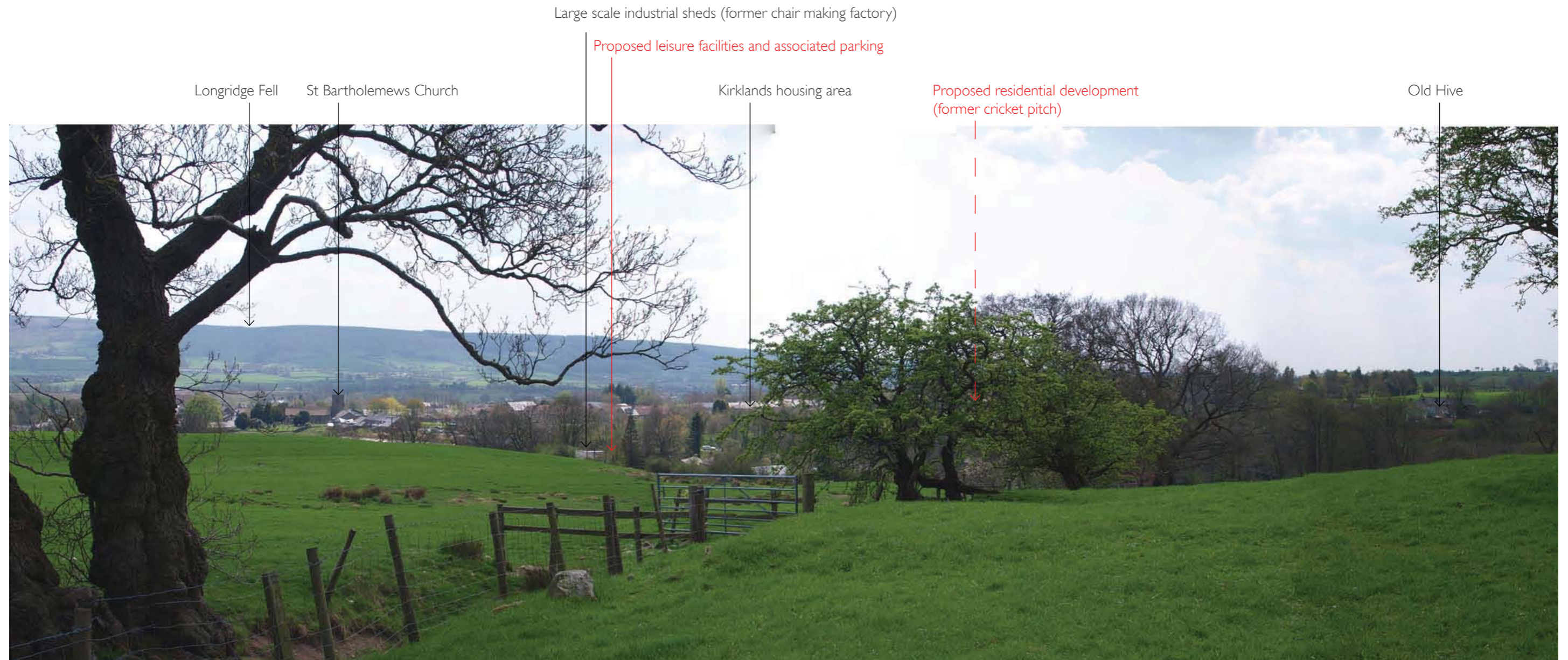
As specified in NPPF the access proposals have been developed to accommodate the efficient delivery of goods and supplies by creating routes to commercial/leisure areas away from residential properties, create safe layouts for pedestrians and cyclists through permeable internal layout design which offers priority over motorised vehicles and provide linkages to local public transport services currently operating within the village.

Lancashire County Council and local residents have been consulted throughout the development of the site access strategy.

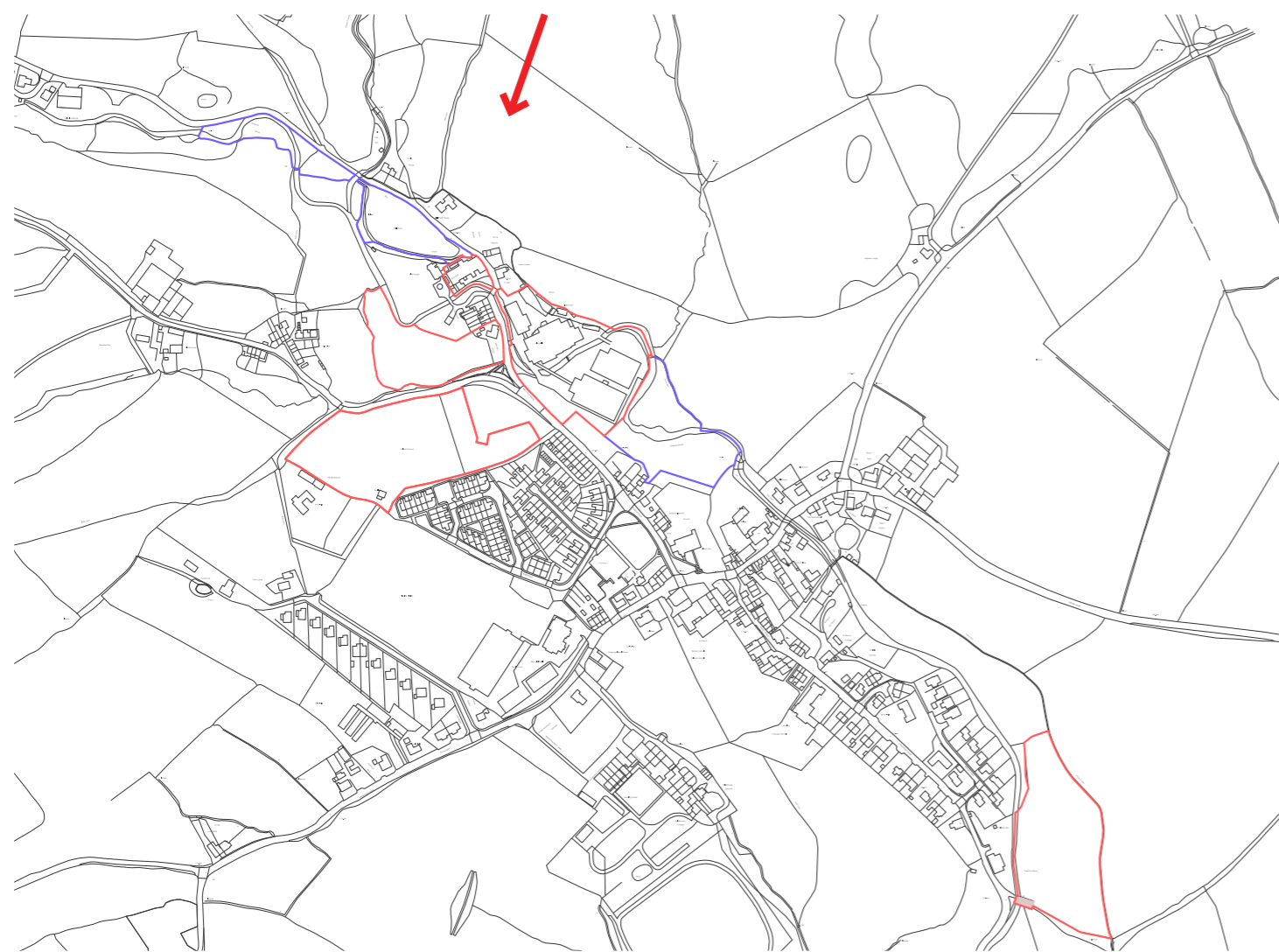
The traffic impact of the proposed development has been assessed based on an agreed scope of works with highway officers at Lancashire County Council.

The proposed development provides multiple access points off the local highway network to the various land uses proposed. This access strategy has been developed to disperse the proposed development traffic across a wider area rather than concentrate traffic demand at a single point of access. This approach has been discussed in detail with Lancashire County Council and is considered acceptable.

2.7.6 Landscape and Visual Analysis



(Left) View south from hill top.
 (Below) Location from which photo was taken.



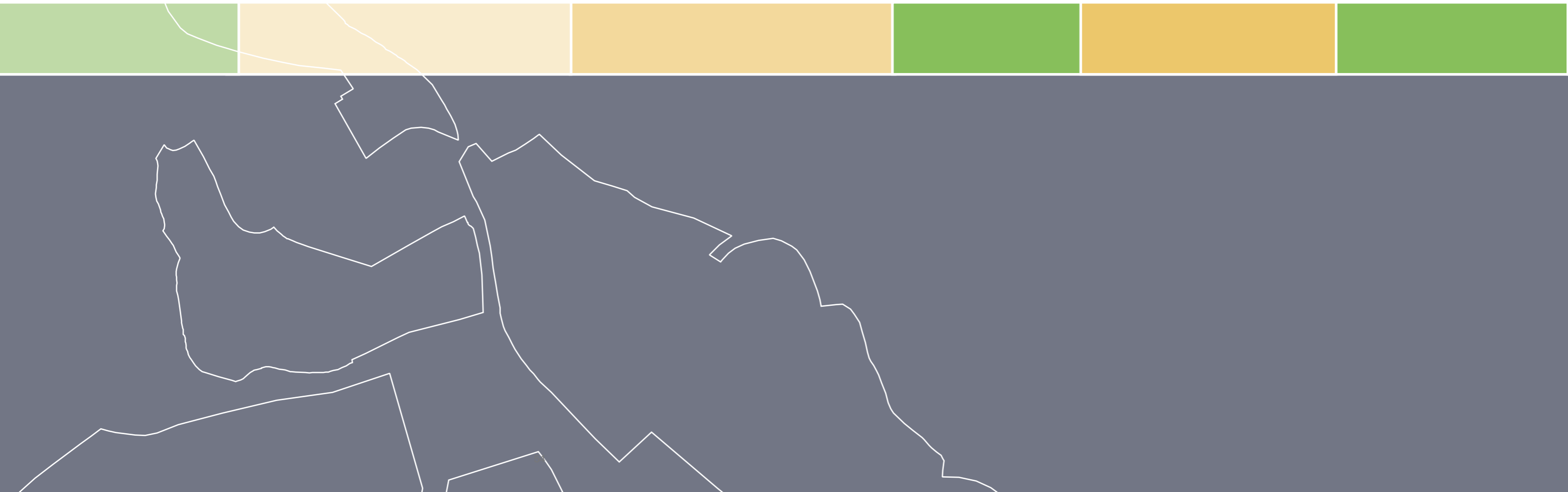
Topography forms a significant element in shaping the current extent of development within the area and the visibility of the proposed development areas.

The historic core of the village of Chipping is set within the mouth of the Chipping Brook valley as it emerges from its steeply incised watercourse to the north. More recent residential development has extended built form onto more elevated land to the north west of the historic village core.

The zone of visual influence for areas of development associated with the low lying Listed Mill and former Chair making factory is limited by surrounding topography and the limited public access to surrounding areas.

The area of land identified for the provision of a new village cricket ground is potentially visible across a wide area due to its position within a low lying predominantly featureless landscape with a limited number of elements, such as hedgerows and built form, that may restrict views of the area.

There are more distant, elevated views from the surrounding fells such as Longridge (3 - 4Km to the south). The village of Chipping is visible however specific elements within settlement are not definable.

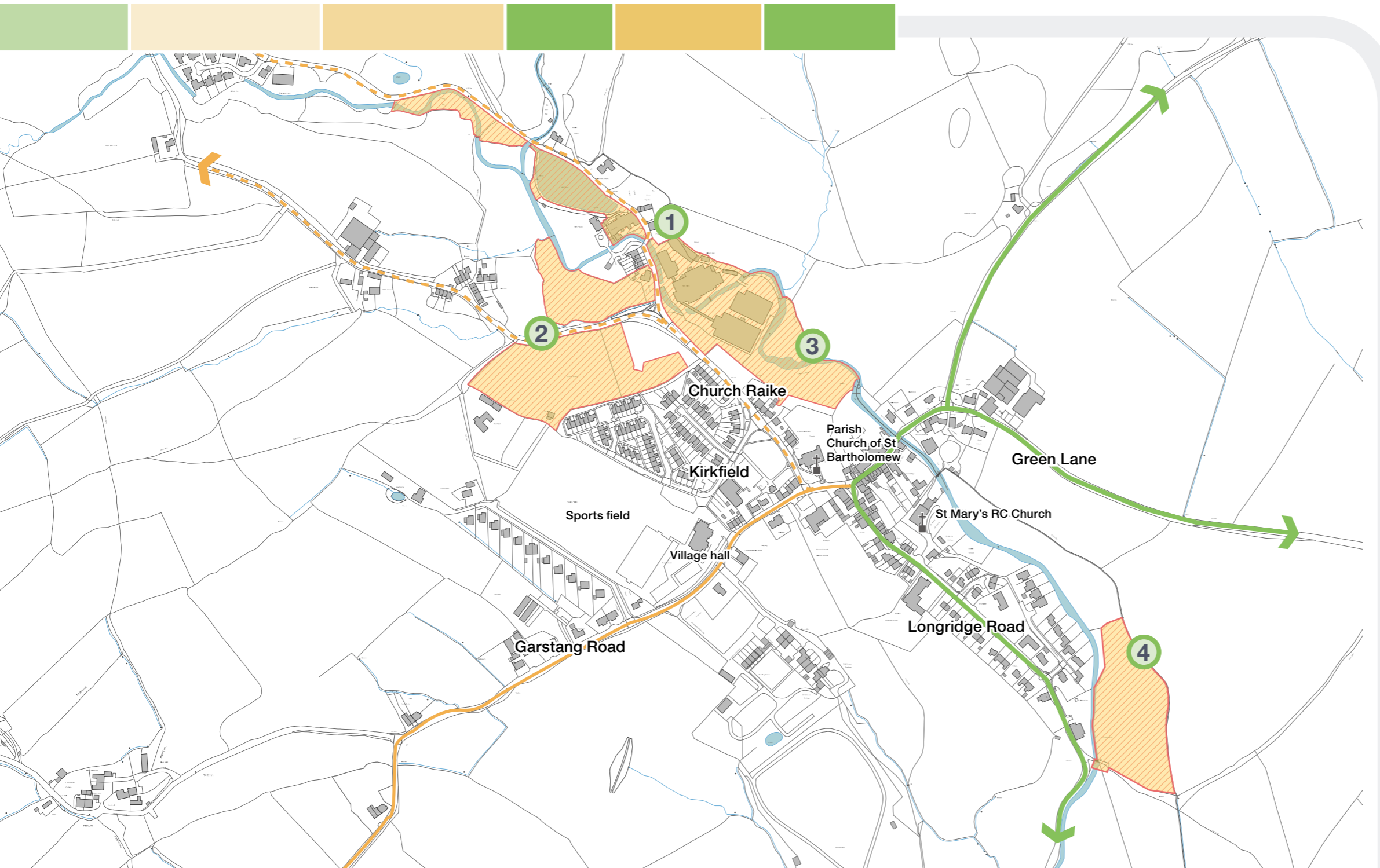


3.0 Planning Policy Context







The design principles set out within this Design and Access Statement have been prepared to respond to the policy framework provided at both national and local levels.

3.1 Strategic Site



- 1. Main Mills Complex
- 2. The Hive
- 3. Car Parking
- 4. Cricket Pitch Site

-  Site Ownership Boundary
-  Primary Road
-  Secondary Road
-  Tertiary Road

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the application be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

The Development Plan

Ribble Valley District Wide Local Plan (1998)

The Ribble Valley District Wide Local Plan (DWLP) was adopted in 1998. The vast majority of the Local Plan policies are “saved” which means that they continue to form part of the Development Plan whilst the Council’s Emerging Core Strategy is prepared. The weight to be afforded to these saved policies must be weighed against their compliance with the National Planning Policy Framework (NPPF).

Despite the fact that a significant element of the site is previously developed, the site in its entirety lies outside the settlement boundary of Chipping. The application must therefore be considered in the context of Policy ENV1 (Area of Outstanding Natural Beauty) and Policy G5 (Areas outside the Main Settlement/Village Boundary).

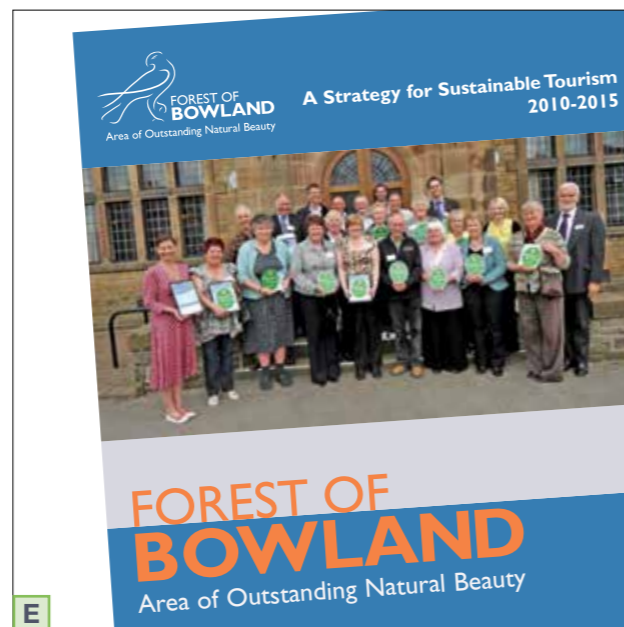
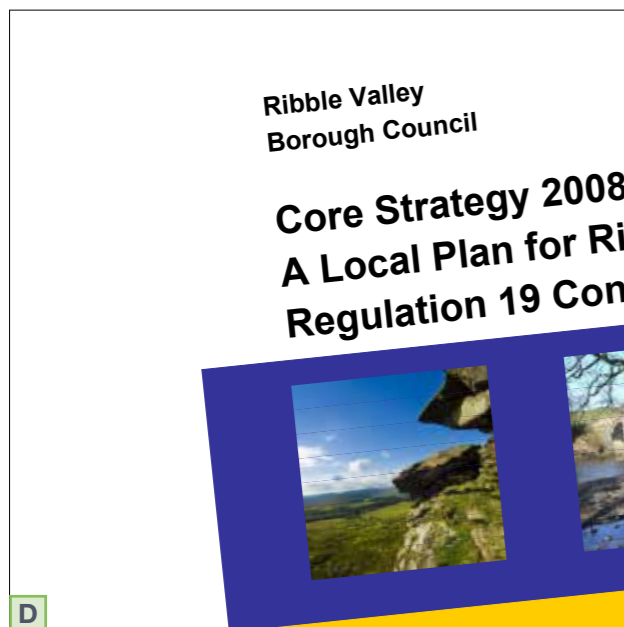
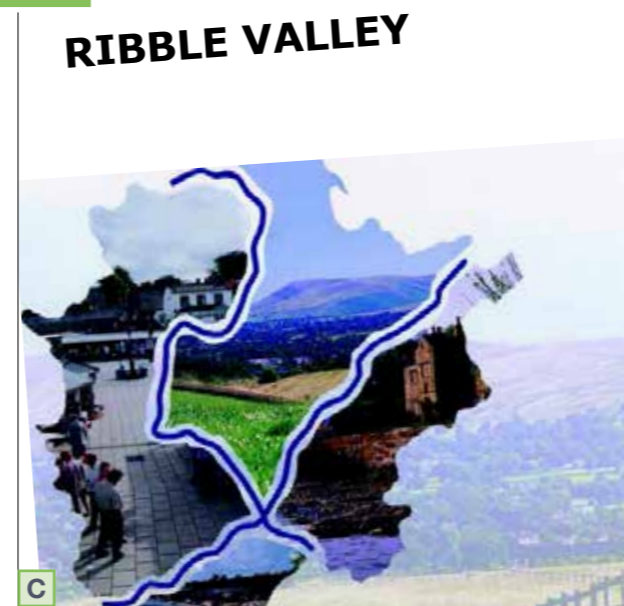
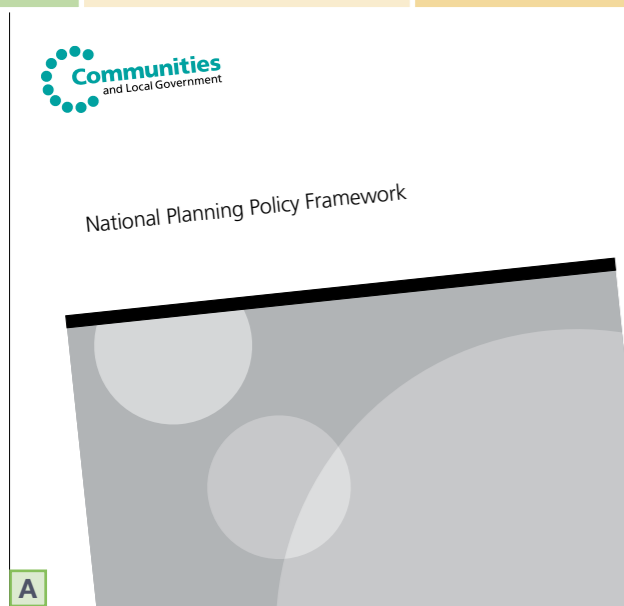
As highlighted above however, a significant part of the site is previously developed, having been previously used in the manufacture of furniture. These parts of the proposal must be assessed against Policy EMP11 of the DWLP which explains that evidence must be provided in the event that premises currently or last in employment uses are to be redeveloped for alternative uses. H J Berry and Sons and the premises have remained derelict since this time. This is despite marketing having been undertaken and it is apparent that the bespoke nature of many of the buildings makes them unsuitable for replacement employment use in the traditional B1, B2 or B8 sense.

The proposed redevelopment of the former employment site for a leisure scheme will provide excellent employment opportunities and will attract tourism to the area. As a result of this the proposal is entirely capable of complying with Policy EMP11 and indeed also Policies RT1 and RT3 of the DWLP which sets out that proposals related to recreation and tourism will generally be supported subject to meeting a range of criteria which the scheme is capable of satisfying.

In addition to the main body of the former employment site Kirk Mill, which is a listed building is also included within the development proposals. This premises which is identified as being of Grade II listed status is in a poor state of repair and in need of significant restoration to improve it. The proposals will maintain the integrity of this building in the long-term and greatly enhance its appearance by sensitively repairing and reutilising the building for use as a hotel and restaurant. The proposal is fully compliant with Policy ENV18 of the DWLP.

The remainder of the development is proposed on land which is not currently developed, but like the former factory, is extremely well located to the existing settlement boundary of Chipping. The development of this land for residential development will help to facilitate the delivery of the former employment premises but more importantly the restoration of the listed mill. This part of the proposal also finds clear support in the need to deliver sustainable development to meet an identified need. The final part of the proposal sees the delivery of a Trail Head Centre and a cricket pitch with pavilion, both of which are entirely suitable uses immediately adjacent to the settlement boundary.

3.2 Policy Context



Images:

- A. National Planning Policy Framework
- B. Regional Spatial Strategy
- C. Ribble Valley Districtwide Local Plan
- D. Emerging Core Strategy
- E. Forest of Bowland - Area of Outstanding Natural Beauty - Strategy for Sustainable Tourism (2010-2015)
- F. Draft Chipping Village Plan (2011)

Emerging Policy

The Ribble Valley Core Strategy was submitted to the Secretary of State for Examination in September 2012. Following the document's submission, the Planning Inspector suspended the Examination pending clarifications of parts of its evidence base. Consultation on the proposed main changes to the Core Strategy and Local Development Framework Evidence Base was undertaken during August and September 2013. As a result of this the Council has upped its annual housing requirements to take account of previous shortfalls and to target increased growth. In this respect Chipping finds itself within a settlement tier which is identified as being capable of accommodating residential growth over the new Local Plan period.

It is clearly accepted therefore that Chipping is a sustainable location for future development and this is an important consideration in the overall planning balance.

National Planning Policy Framework (NPPF)

The overall emphasis of the NPPF is to reiterate the Government's key objective of facilitating economic growth and securing sustainable development. These overarching policies seek to integrate the needs of planning and transport whilst focusing development in the most appropriate locations, thereby protecting and enhancing the environment.

Central to the NPPF is a presumption in favour of sustainable development and the need for the planning system to support economic growth. Paragraph 196 of the NPPF confirms that in assessing and determining development proposals, Local Planning Authorities should apply the presumption in favour of sustainable development.

The NPPF lists 12 core planning principles which should underpin the approach Councils adopt towards both plan making and decision taking. These include the following which are of particular importance to the application proposals:

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many function (such as for wildlife, recreation, flood risk mitigation, carpet storage, or food production); and
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Housing Land Supply

The Council cannot currently demonstrate a deliverable 5 year supply of housing as required by the NPPF and as such housing supply policies must be considered out of date. The presumption in favour of sustainable development is therefore fully engaged and this is a very weight material consideration in the determination of the application.

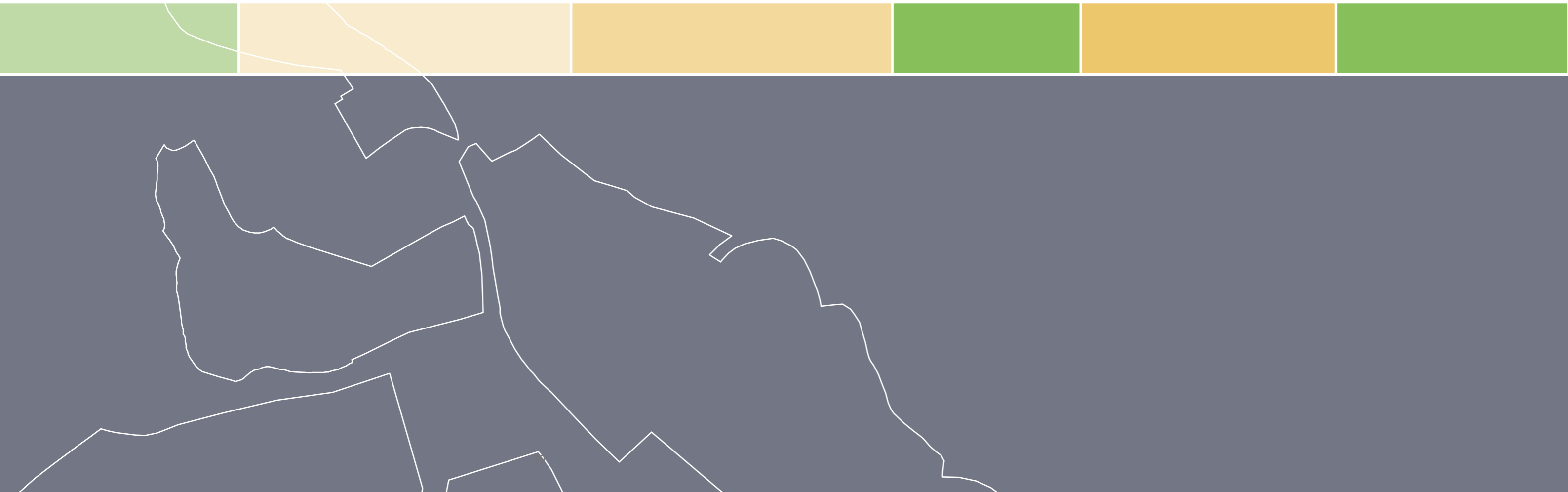
Summary

The application must be assessed in the context of it being a leisure-led mixed use proposal which will deliver a significant regeneration benefits to the village of Chipping, whilst at the same time providing sustainable development which is in accordance with the NPPF. There are a series of weighty material considerations that should be afforded great planning weight. These include the following:

1. Presumption in favour of sustainable development: the application proposals fully accord with the NPPF's policies in promoting the presumption in favour of sustainable development. The development would not result in any adverse impact which would significantly and demonstrably outweigh the benefits of the development and the proposals accord with the specific policies of the NPPF. Furthermore, the specific policies of the NPPF do not indicate that the development should be either restricted or refuse;
2. A sustainable development: the development would result in a series of social, economic and environmental benefits in accordance with the three dimensions of sustainable development as identified within the NPPF;

3. A deliverable housing site: the site is suitable, available, achievable and viable for housing development; and
4. Supporting a prosperous rural economy: the development would be an example of a sustainable rural tourism and leisure development, benefiting businesses in rural areas, communities and visitors, and respecting the character of the countryside.

In summary, there are a number of weighty material considerations which offset any conflicts with the adopted Development Plan and accordingly, the application is acceptable in planning terms. Further information in relation to planning matters can be found in the Supporting Planning Statement which has been prepared by HOW Planning and submitted in conjunction with this report as part of this application.



4.0 Statement of Community Involvement



The Illustrative Masterplan was subject to comprehensive community consultation.

The consultation took place on the 25th and 27th April 2013.

The consultation was well attended with approximately 218 people viewing the proposals.

32% of attendees provided feedback, 63% of the responses were in favour of the plans.

This section details the amendments made in light of the comments received.

4.1 Consultation Overview

Sample dissertations as a result of engagement with Lancaster University



Consultation Poster



Consultation Boards



Kirk Mill Website



Public Consultation



Public Consultation

The process of engagement immediately followed the purchase of the site from the administrators. Key community stakeholders were contacted within a day of the completion of the sale and within one week a presentation had been made to the parish council to open up dialogue and listen to the village's ideas.

The SCI calls for local communities to have a role in shaping a plan brought before council and the scheme at Chipping shows how the community has shaped the scheme from inception with very early involvement and many months of ongoing engagement.

A website was launched in March 2011 to communicate with the local community and interested parties outside the village. The website was originally used to communicate updates on the remedial works being conducted in the barn to protect it from further rain damage.

Details of the emerging plans were published on the website and it was updated with a feedback page to allow visitors to leave comments. Going forward, it will continue to be updated with news, including the updated plans, build programme and job opportunities and will act as a portal for local people to access information and apply for job opportunities.

A key element of the consultation process was the engagement in January 2012 with Lancaster University masters students to explore potential uses of the site for rural and tourism businesses. This involved various workshops and site visits with work continuing for much of the early part of 2012 culminating in a mock consultation in June 2012.

This event was very well attended with attendees including Muriel Lord from the Chipping Local History Society, Ian Miller from Oxford Archaeological North, Gerry Lowe, owner of the adjoining plot of land and The Talbot Hotel, and Colin Hirst and Melissa Watts, both representing Ribble Valley Borough Council.

This mock exercise helped to shape the draft scheme which was discussed with officers at a meeting in August 2012 as part of the ongoing liaison with officers in the regeneration and housing department of the council. Consultation with key figures in the local community, including the Babins Trust and ward councillor Simon Hoare, has also been constant since the purchase of the site through to the months preceding the application.

This final stage of consultation was a public consultation held at the former HJ Berry site on 25th and 27th April 2013.

All the public events were timed for maximum inclusivity, with the first covering from 3.30 to 7pm, the post school time running into early evening, to allow people the opportunity to drop in after work. A second session was held on Saturday from 10am to 2pm for those unable to attend the previous session.

The exhibition was left on display in the barn building for further use and to give those unable to attend the events another chance to view the plans.

4.2 Summary of Key Changes

View 01 - Kirk Mill



- 1** Addition of traditional features including orangery lantern roof.
- 2** Timber clad entrance replaced with transparent glazing to allow the rhythm of the existing facade to be expressed.
- 3** Demolition and reconstruction of existing extension to the mill. New facade to match the existing mill facade.
- 4** Third floor hotel rooms omitted from the scheme, therefore roof structure and profile will remain as existing.

View 02 - The Barn and Hotel/Spa



- 1** Addition of traditional features including windows with muntins.
- 2** Metal clad first floor detail to be replaced with traditional stone facade and slate roof in keeping with the village vernacular.
- 3** Addition of traditional features including windows with muntins.

View 03 - Aerial View



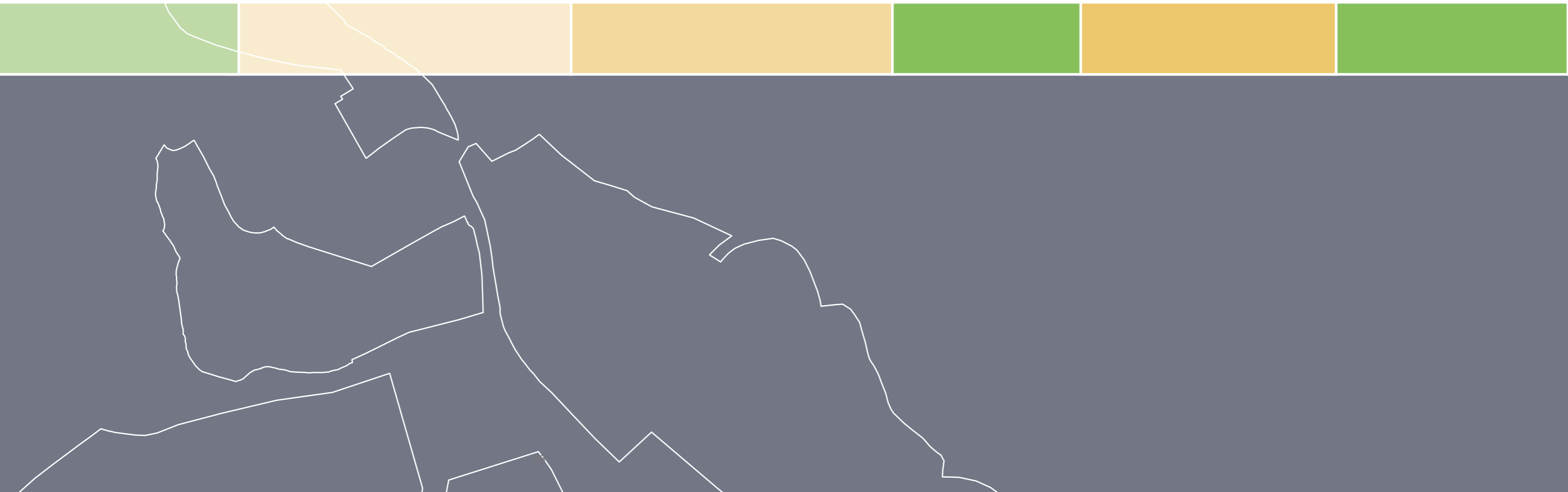
- 1 Changes outlined in View 01
- 2 Changes outlined in View 02
- 3 Addition of a Kid's Club
- 4 Addition of a Wedding Venue
- 5 Changes outlined in View 02
- 6 Addition of Malt Kiln House

Illustrative Masterplan - Site Wide Changes



- 1 Relocation of the trailhead centre* to the main car park site, due to issues of proximity to river. This also results in there being no development or impact to the site south of the main car park site.
- 2 Number of self plot residential units reduced from 5 to 4.
- 3 Addition of a Kid's Club and Wedding Venue.
- 4 Addition of Malt Kiln House

*The trailhead centre has since been omitted from the scheme

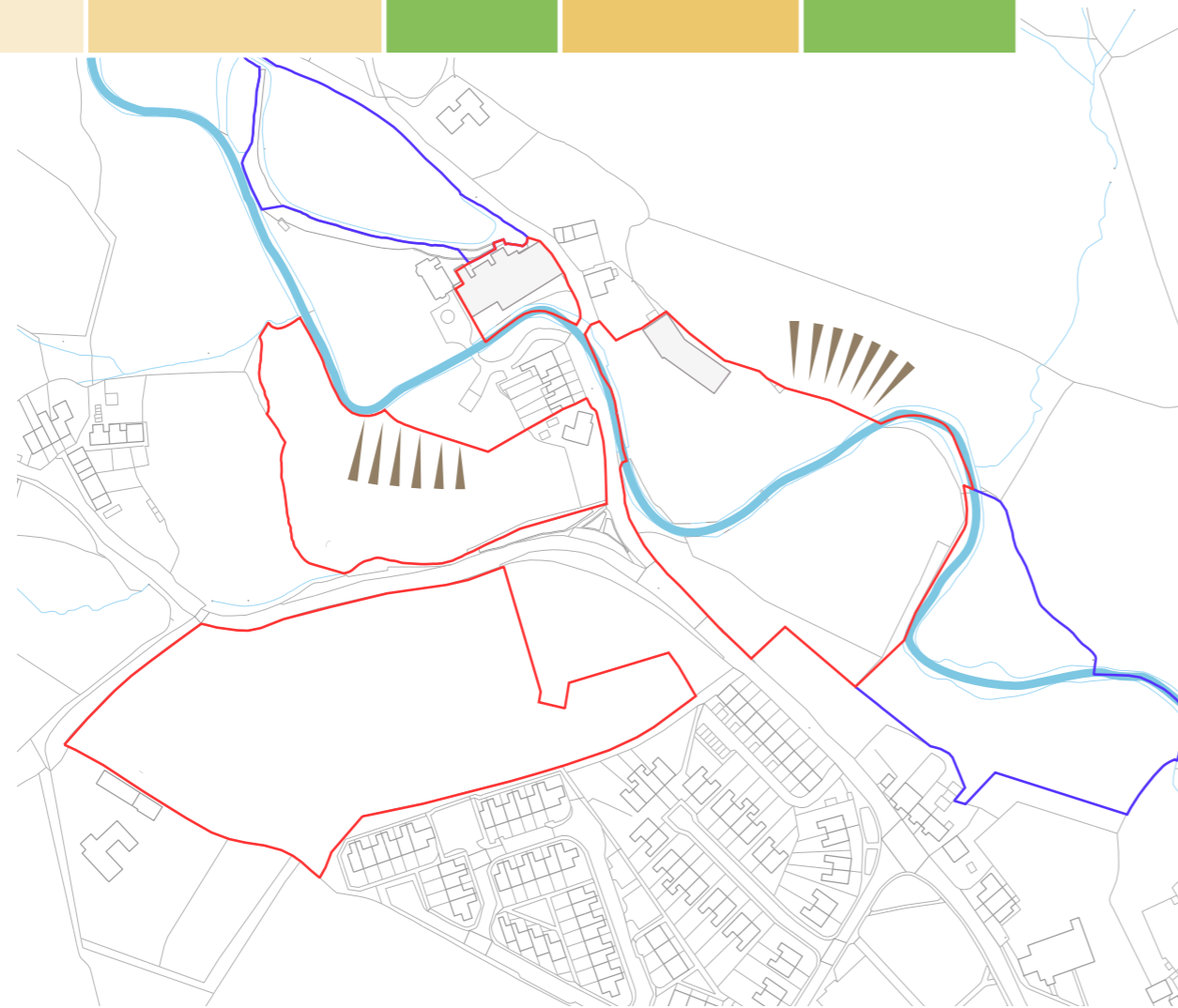


5.0 Masterplanning Principles



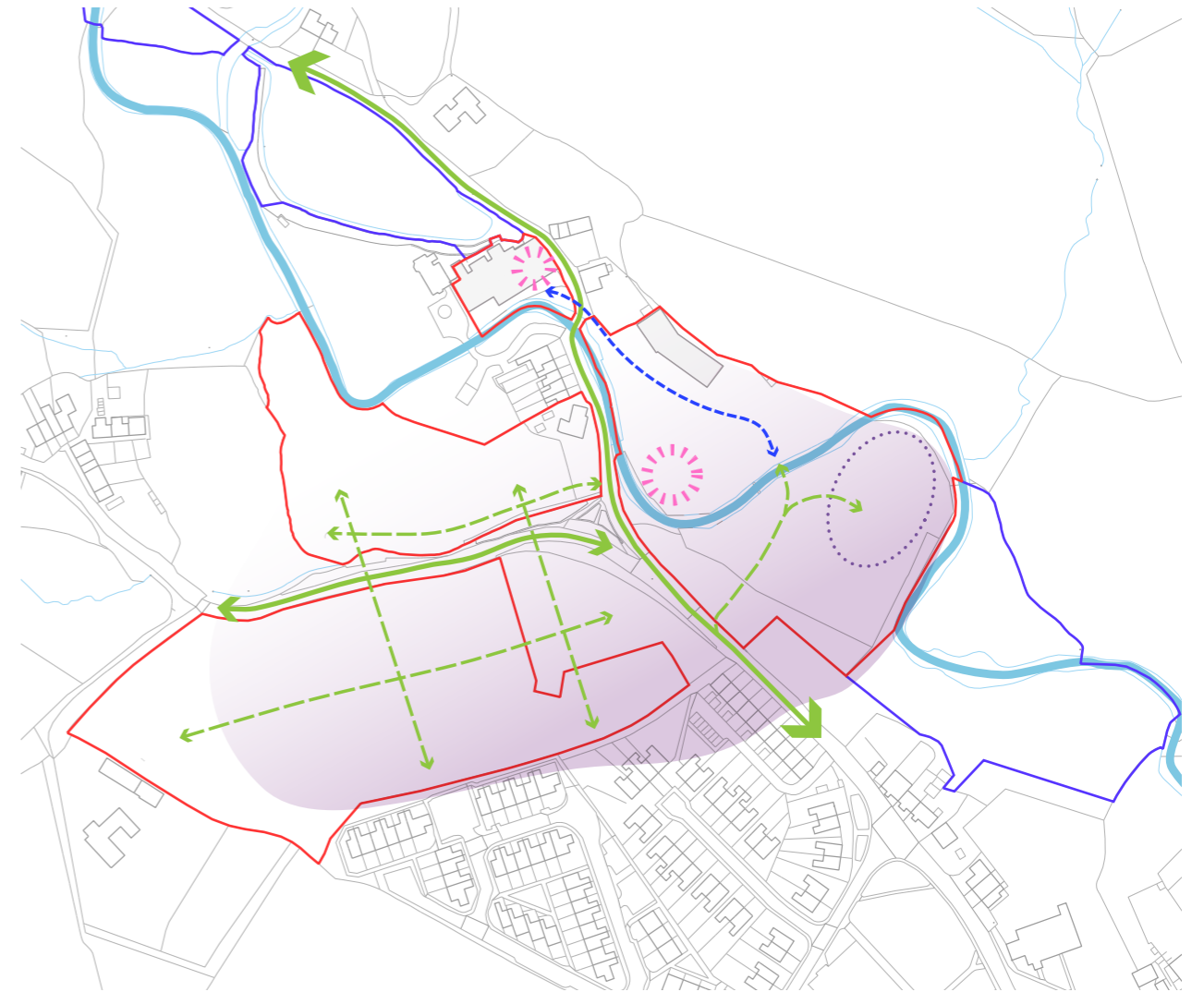
The design response takes the key constraints defined in the site analysis and starts to develop development principles which reflect the unique context of the site.

5.0 Masterplanning Principles



Site

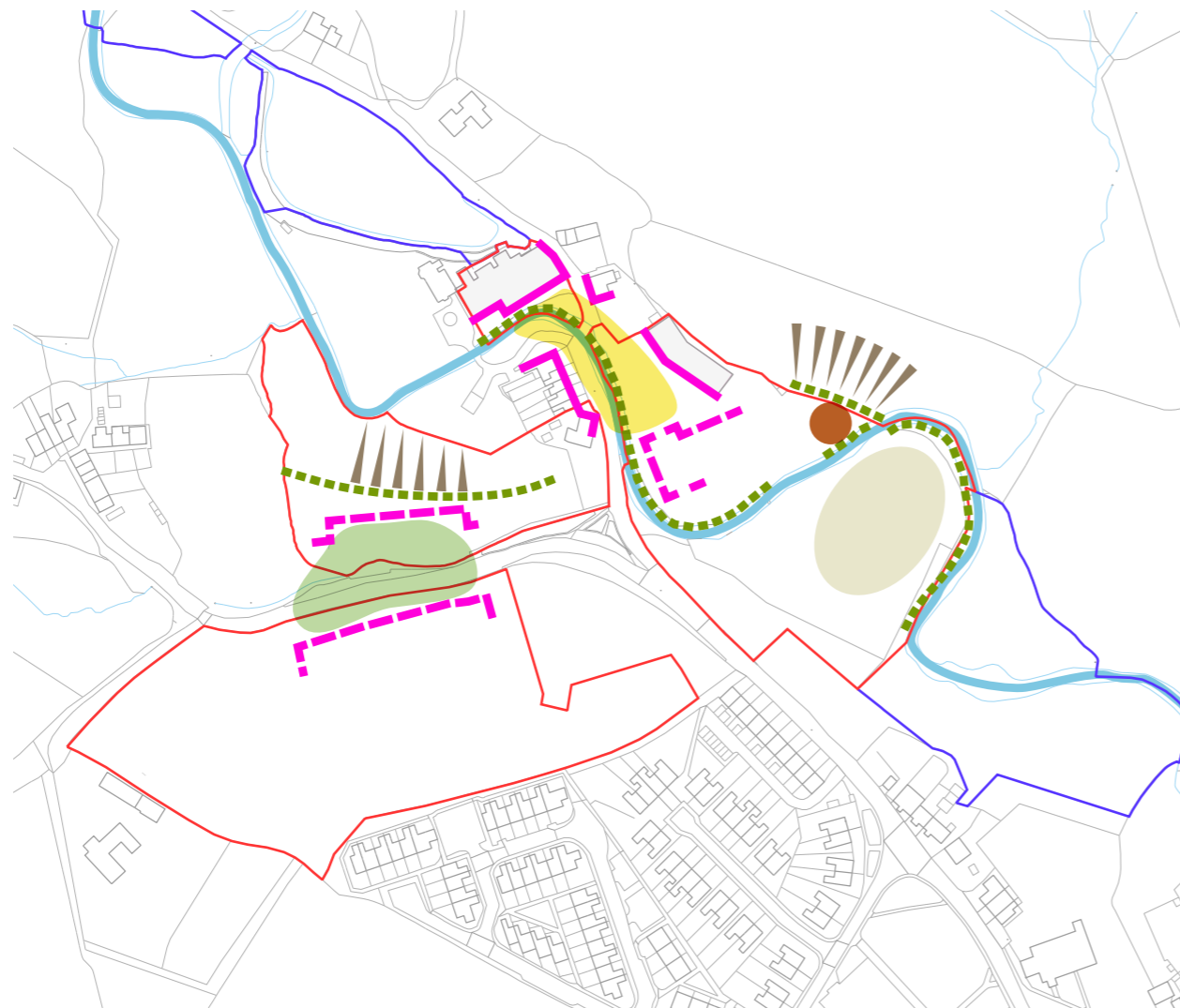
- Application Site
- Other Land Under Ownership
- Area Of Significant Level Change
- River



Movement

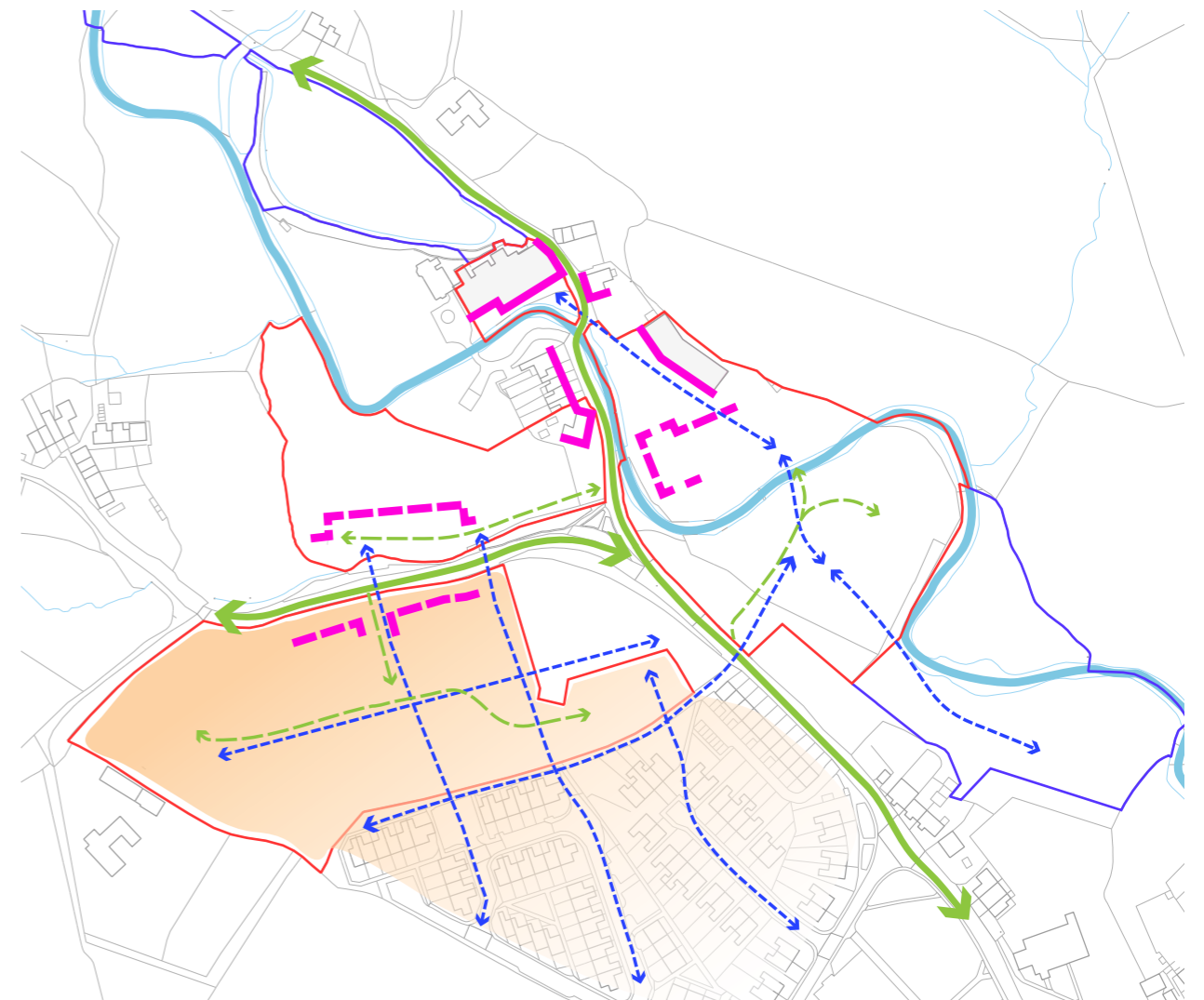
- Primary Vehicular Access
- Secondary Vehicular Access
- Pedestrian Access
- Parking
- Key Focal Point
- River





Key Edges and Character Spaces

- Key Existing Building Edge
- Key Proposed Building Edge
- Natural Edge
- Area Of Significant Level Change
- Character Area: Leisure
- Character Area: Wedding Venue
- Character Area: Recreational
- Character Area: Residential
- River











Extension of Existing Residential Area and Connectivity

- Residential Expansion
- Vehicular Connectivity
- Pedestrian Connectivity
- Key Existing Building Edge
- Proposed Building Edge
- River










Development Blocks

-  Residential Expansion
-  Vehicular Connectivity
-  Pedestrian Connectivity
-  Character Area: Leisure
-  Character Area: Wedding Venue
-  Character Area: Recreational
-  Character Area: Residential
-  River



Cricket Pitch

-  Vehicular Access
-  Parking
-  Proposed Building Edge
-  Views
-  River

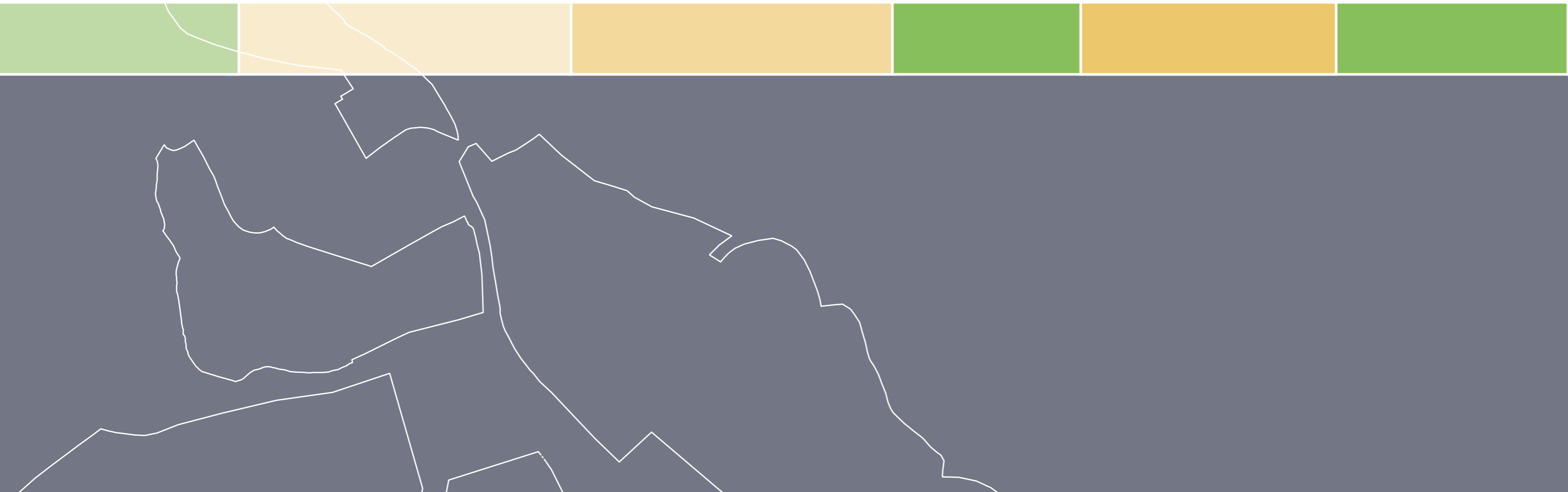


5.1 The Masterplan


The Hotel Complex and Residential Area

Cricket Facilities Site





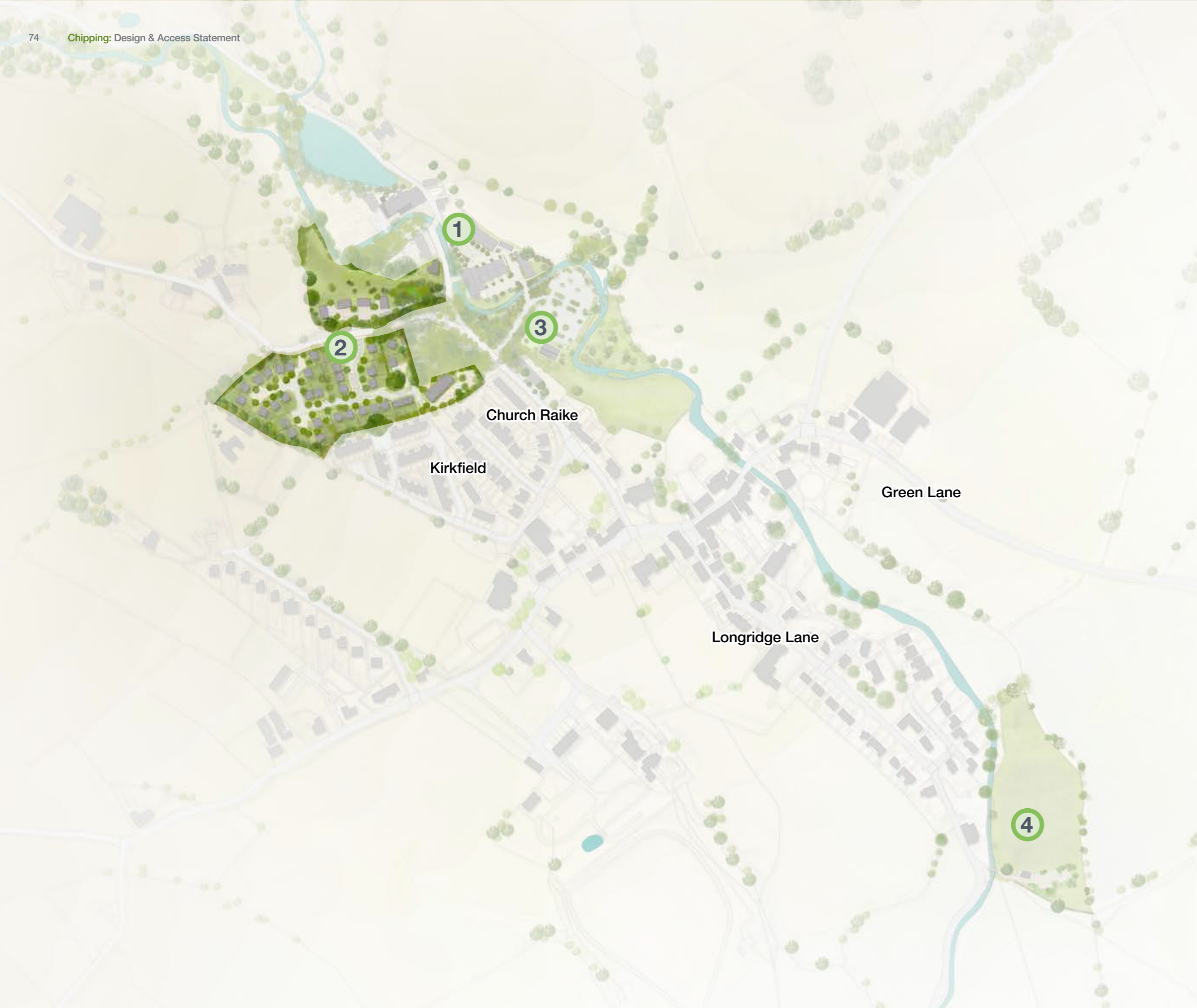
6.0 The Outline Application



The remainder of the chapter will focus on what elements of the scheme are sought under outline planning.

The elements include:

- Church Raiké Housing - The Hive
- Malt Kiln Brow Housing



- Key
- 1. Hotel Complex
 - 2. The Hive
 - 3. Car Parking
 - 4. Cricket Facilities



6.1 Residential Illustrative Masterplan



Illustrative layout of Church Raike and Malt Kin Brow housing

6.1.1 Landscape Vision

Church Raike Housing - The Hive

Outline Planning Application

Up to 56 dwellings are proposed on the former cricket pitch and juvenile woodland to the immediate north of the Kirkland and Kirkfield residential areas. Houses are anticipated to be restricted to two storeys, ensuring their compatibility with neighbouring residential areas and comprise a range of house types from individual dwellings to short lengths of terraced housing. The following landscape related design parameters should be referred to in the development of detailed proposals for this area.

- Ensure proposed housing is positively integrated with the adjacent residential areas through layout of plots and consideration of pedestrian movement through the site/surrounding areas.
- Consider the use of shared surfaces to reduce the dominance of vehicles and to maximise the potential for green space within the residential area.
- Determine whether pavements are necessary at the entrance to the area from the existing road corridor which does not contain pavements.
- Consider the use of flush/low kerbs and edges (in matching materials) and careful positioning of street trees to emphasise pedestrian and cycle priority and reduce vehicle speeds.
- Minimise illumination of the overall area to minimise nocturnal light pollution and erosion of its rural setting. Ensure lanterns used provide effective upward shading of light, minimising upward light pollution of the night sky. Assess whether lights could be switched off when not in use or sensory activated on key routes.
- Minimise ancillary clutter such as sub stations and bin stores by considering assimilation within the overall proposed built form.
- Use good quality hard landscape materials within the external environment. A combination of natural and manmade surface materials may be used to develop discrete character areas within the overall area of housing.
- Garden boundaries should reflect local field boundary types within the area. Back gardens would be most appropriately defined by traditional hedgerows and intermittent standard tree planting. Front garden boundary definition may be more appropriately defined by walls or metal railings. Reference to the residential boundary types within the area should be made.
- Retain existing mature trees and boundary hedgerows.
- Explore the opportunity to extend the influence of surrounding wooded areas into the residential environment to create a well treed residential area.
- Consider the provision of productive landscape elements such as fruit, nut and berrying trees and hedges, wild foraging areas and community garden spaces.

Malt Kiln Brow Housing

Outline Planning Application

Four dwellings are proposed in the field accessed from Malt Kiln Brow. The following landscape related design parameters should be referred to in the development of detailed proposals for this area. This is to ensure that the residential area is sympathetically accommodated within the landscape, minimising potential visual impacts on the adjacent conservation area.

- Consider the position, orientation and scale of individual architectural elements in relation to the setting of Kirk Mill and its associated conservation area. Exploration of bespoke responses utilising the existing distinct land form to absorb building mass should be explored.
- Consider the overall massing and inter-relationship between the dwellings within this development area. Consider the resolution of this design response in relationship to the residential development to the south of the existing access lane. Although not physically connected, visual links through the careful placement of buildings and associated green infrastructure/public open space will aid the overall integrity of the settlement extension.
- Height of buildings should be compatible with residential dwellings in the vicinity such as Old Hive, where buildings comprise two levels and a pitched roof above existing ground levels.
- Minimise width of proposed vehicular access and use materials compatible with its rural setting to create a narrow, shared access route.

- Minimise illumination of the highway to minimise nocturnal light pollution and erosion of the rural setting. Consider the use of sensory activated lights enabling lights to be switched on when the route is in use.
- Minimise ancillary clutter such as sub stations and bin stores by considering subterranean elements or assimilation within the built form of the individual buildings.
- Use high quality hard landscape materials- combination of natural (local sandstones) and manmade surface materials. Colour palette in tones compatible with the natural stone of the locality.
- Retain existing mature trees.
- Enhance existing wooded clough through additional tree planting on the steep banks to filter views towards the development and reinstate key characteristic element (wooded clough) associated with the landscape character of the area.
- Garden boundaries should reflect local field boundary types within the area. Back gardens would be most appropriately defined by traditional hedgerows and intermittent standard tree planting. Dry stone walls or utilise country/estate railings may be more appropriate to the front of the properties. Innovative ground remodelling may enable discrete boundaries, such as haha's or ditches to be used to define the boundary whilst maintaining the open landscape character to the front of the property.

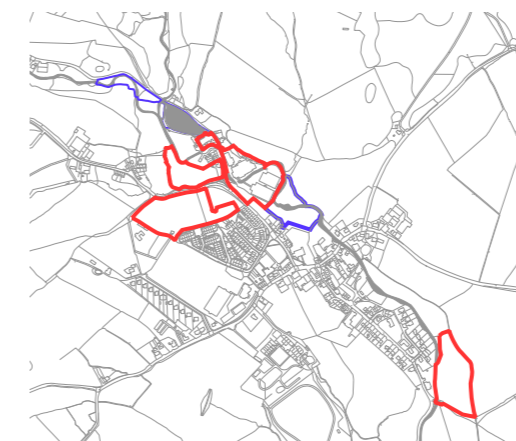
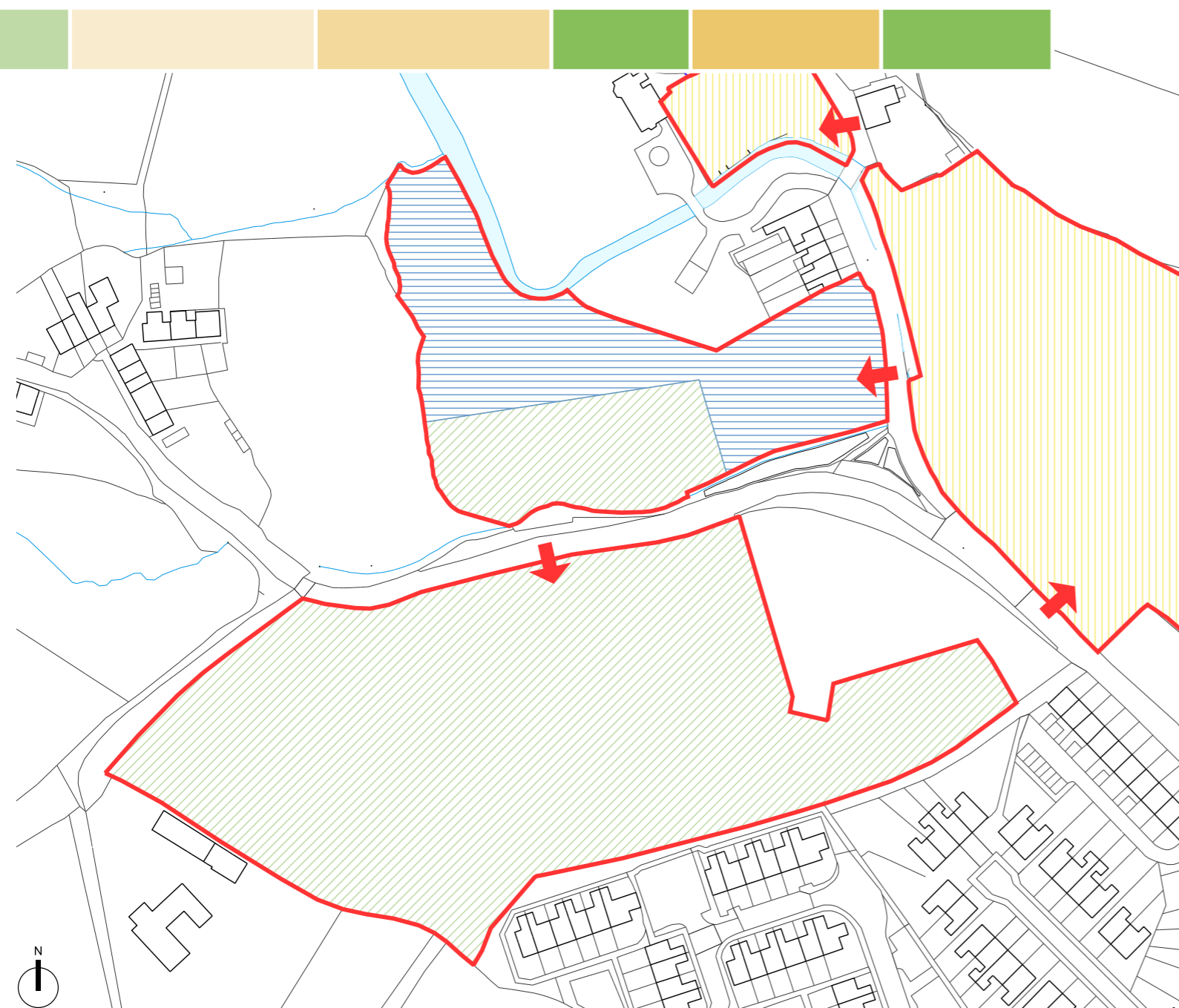
Heritage

Outline consent is being sought for four residential units on a field situated a short distance to the south-west of Kirk Mill. The significance of this area lies largely in its contribution to the local rural landscape, as it retains remnant boundary hedges, mature trees, and a steep-sided clough that falls to the Chipping Brook and Kirk Mill.

Whilst this site lies beyond the boundary of the Kirk Mill Conservation Area, careful consideration will need to be afforded to the detailed design proposals, particularly in terms of the materials, scale and massing employed, to minimise any impact on the setting of the designated area and the listed building. This should enable any detrimental impacts on the setting of the Conservation Area and Kirk Mill to be minimised. Visual impact of residential development in this area will be further reduced by the proposed tree planting, particularly along existing boundaries and the steep-sided clough, which will shield the view of new development from the designated heritage assets.

6.2 Amount & Scale

6.2.1 Parameters Plan



- Application Site Boundary
- Additional Land In Ownership of Applicant
- A3, A4, C1, D1, D2
Max. height: 3 storeys, 12metres
- C3 Dwelling Houses
Max. height: 2.5 storeys, 9metres
- Area to be retained from built form
(This area falls largely within the Kirk Mill Conservation Area)
- ← Proposed Access Point
- - - Indicative location of access route into site.
Access levels to fall 1:15 from highest point shown. Levels to fall 1:20 into site from road as indicated.

Note: All building heights indicated are from finished floor level to roof ridge.

6.2.2 Use & Amount

The planning application seeks:

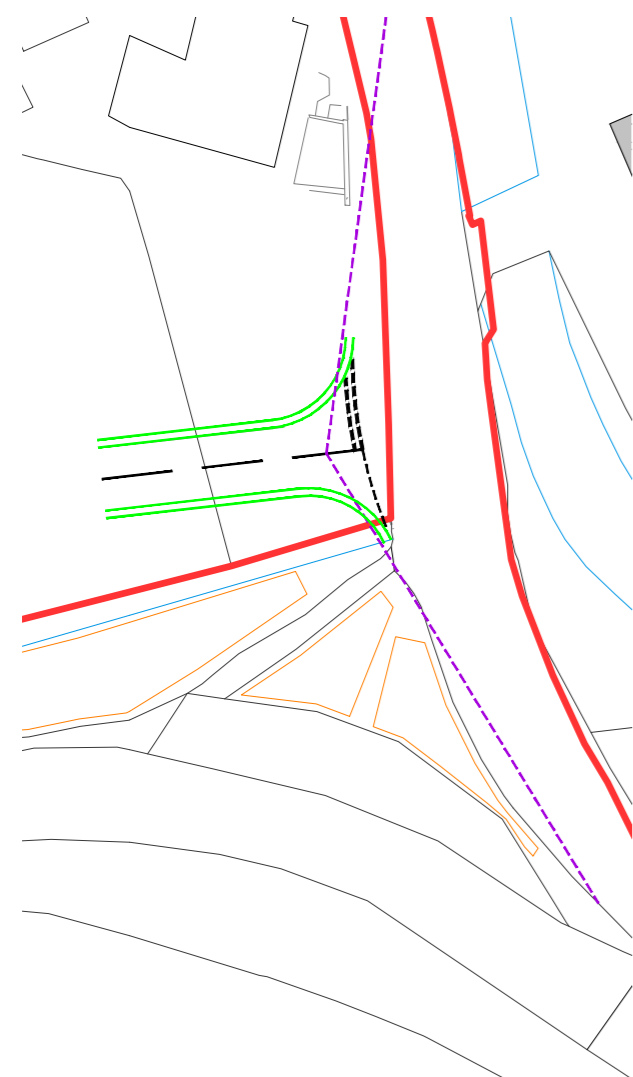
Outline Planning Permission for:

- Up to 46 Residential Units (Use Class C3). This will be split over two areas of the site with upto 42 residential units proposed on the current cricket pitch site. The remaining 4 units will be promoted as self-build plots and will be located to the smaller site north of the current cricket pitch.

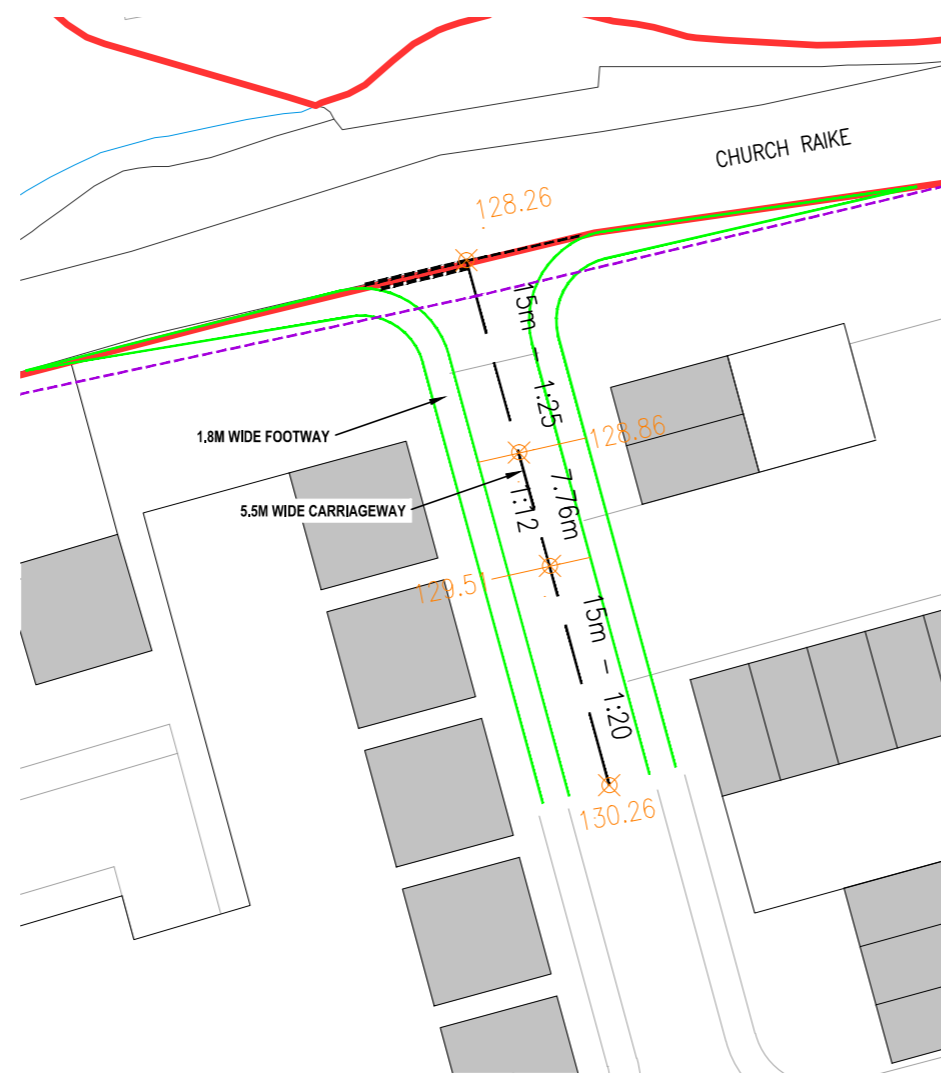
Residential

- Up to 46 residential units (including up to 4 self build plots).
- The residential units have been limited in height to 9 metres (2.5 storeys) from ground level to the ridge of the roof.

6.2.3 Highways



Access to Malt Kiln Brow Housing



Access to Church Raiké Housing

Residential Access

A new access road will be delivered on Malt Kiln Brow approximately 50m to the north of the junction with Church Raiké to provide access to the small residential site to the north of Church Raiké. As the new junction would provide access to the proposed four no. self-build residential plots it was agreed during scoping discussions with the Local Highway Authority that a 4.2m access road would be provided with a 0.5m service strip along both sides of the carriageway.

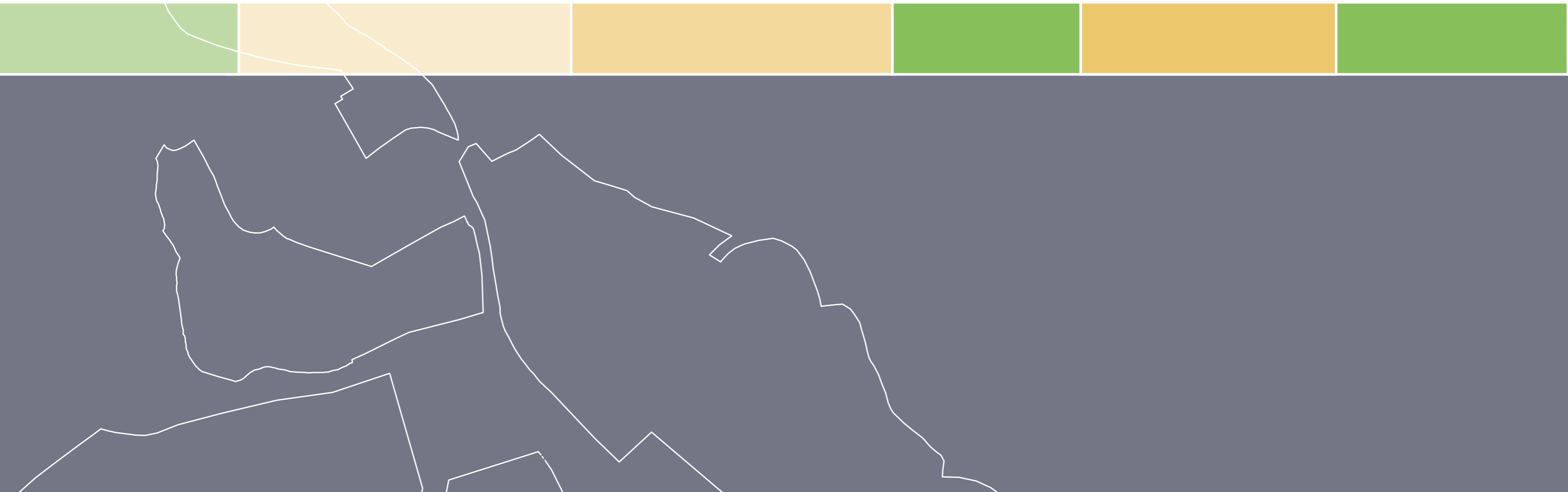
Visibility splays of 2.4m x 43m are achievable from the proposed junction in both directions along Malt Kiln Brow. Curtins commissioned an independent traffic survey company to undertake a speed survey on Malt Kiln Brow in the vicinity of the proposed site access location. The survey was undertaken for a 24 hour period with speeds measured for north and southbound movements. The results of the speed survey confirm an unadjusted 85th percentile speed of 25.3 mph in the northbound direction and 25.5 mph in the southbound direction.

The visibility splays of 2.4m x 43m relates to vehicle speeds of 30mph. Given the lower vehicle speeds on Malt Kiln Brow and the low level of traffic flow along the road it was agreed with the Local Highway Authority that the visibility splay to the left of the proposed junction would be taken to the opposite side of the carriageway. Based on the volume of traffic and the nature of the route it is considered that there would be little or no opportunity for vehicle to overtake one another and as a result the visibility splays provided are considered appropriate.


The proposed access road and junction for the larger residential site to the south of Church Raiké will be positioned approximately 125m to the west of the Church Raiké/Malt Kiln Brow junction.

The access road would be 5.5m wide with a 1.8m footway provided along both sides. It was agreed with the Local Highway Authority that the footways would taper along Church Raiké and tie into the line of the 2.4m x 43m visibility splays in each direction.

In terms of carriageway gradient it has been agreed with the Local Highway Authority that over a distance of 15m from the Church Raiké carriageway the gradient would be no more than 1 in 25. It would also be permissible to have a short length of carriageway at 1 in 12 before reducing to 1 in 20 as it forms an internal junction within the site. The full details of the internal site would be agreed at reserved matters.



7.0 The Detailed Application



The hybrid planning application seeks:

Full Planning Permission for:

Hotel Campus

Works and change of use to the Grade II listed Kirk Mill to create a hotel (18 bed) and bar restaurant

Works to the barn building to create 7 holiday cottages (3 bed)

Hotel and Spa (20 bed)

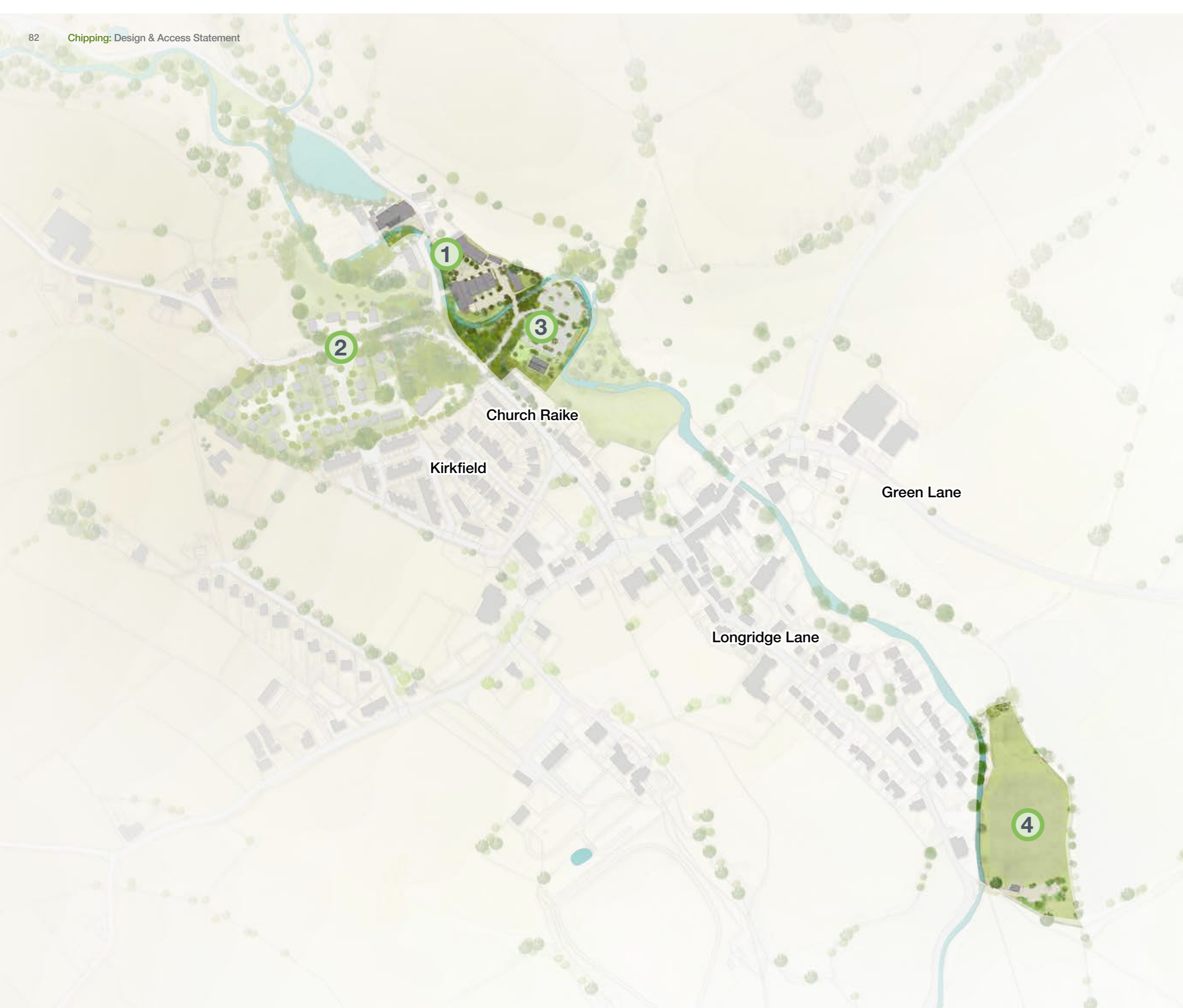
Wedding Venue

Kid's Club

Change of use to Malt Kiln House

Car Parking and Mechanical Plant Building

Cricket Facility and associated pavilion

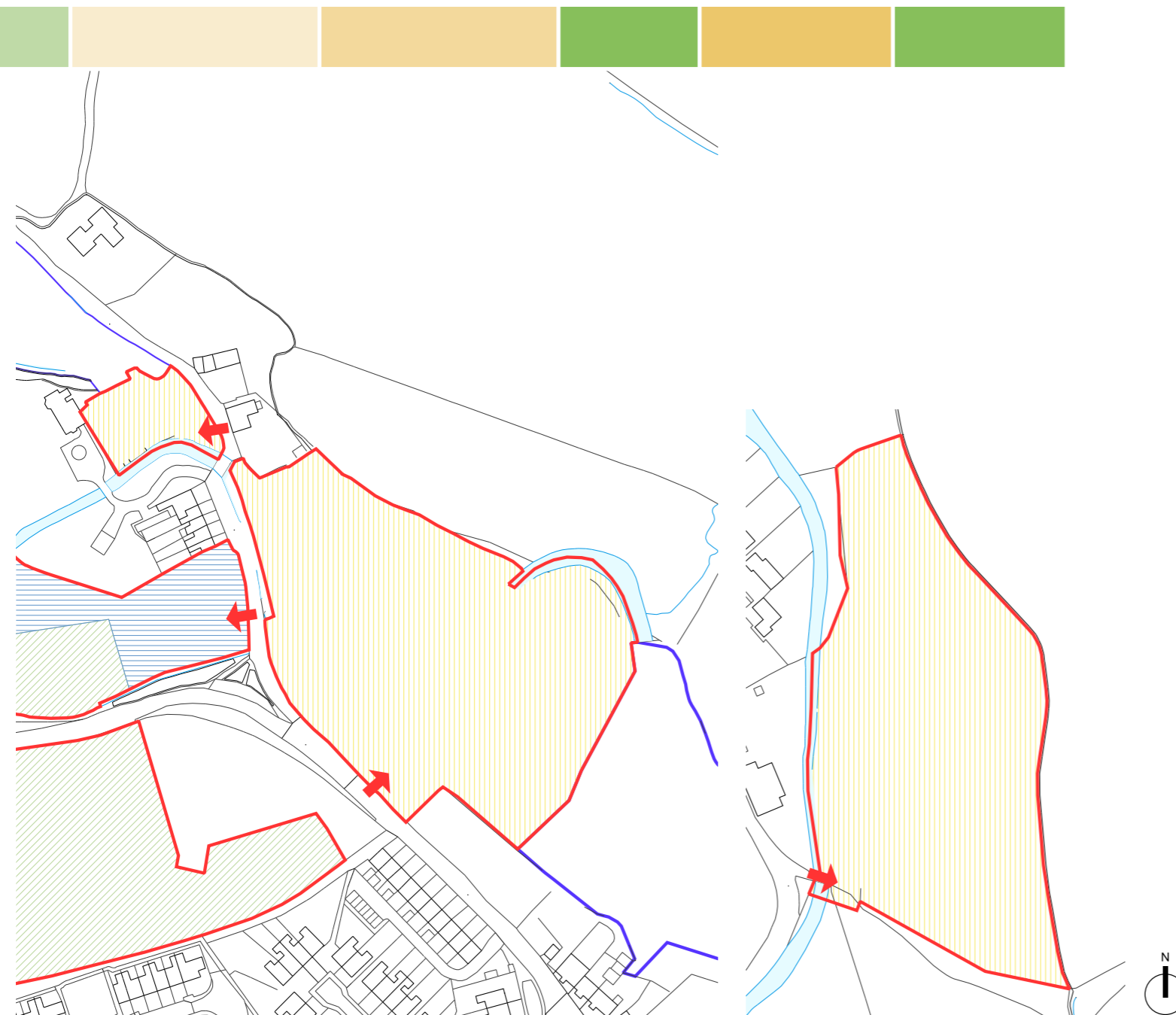


- Key
- 1. Hotel Complex
 - 2. The Hive
 - 3. Car Parking
 - 4. Cricket Facilities



7.1 Amount & Scale

7.1.1 Parameters Plan



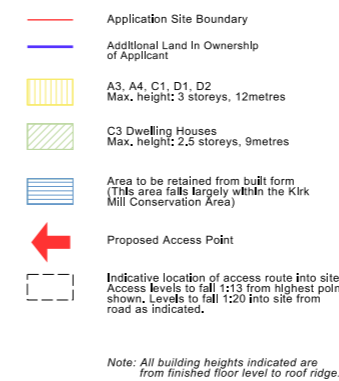
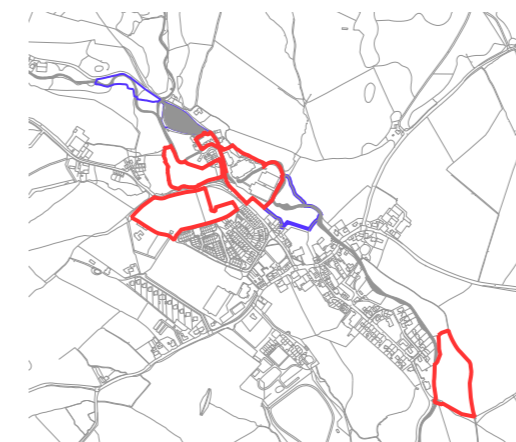
7.1.2 Use & Amount

The planning application seeks:

Full Planning Permission for:

- Works and a change of use to the Grade II listed Kirk Mill to create a hotel (18 bed) and bar restaurant.
- Works to the Barn building to create 7 x 3 bed suites.
- Construction of a Hotel and Spa (20 bed).
- Construction of a Wedding Venue.
- Construction of a Kid's Club.
- Construction of a Cricket Pavilion.
- Change of use to Malt Kiln house from residential to C1 use.

Restaurant (A3), Drinking Establishments (A4), Hotel (C1), Non-Residential Institutions (D1), Assembly and Leisure (D2)



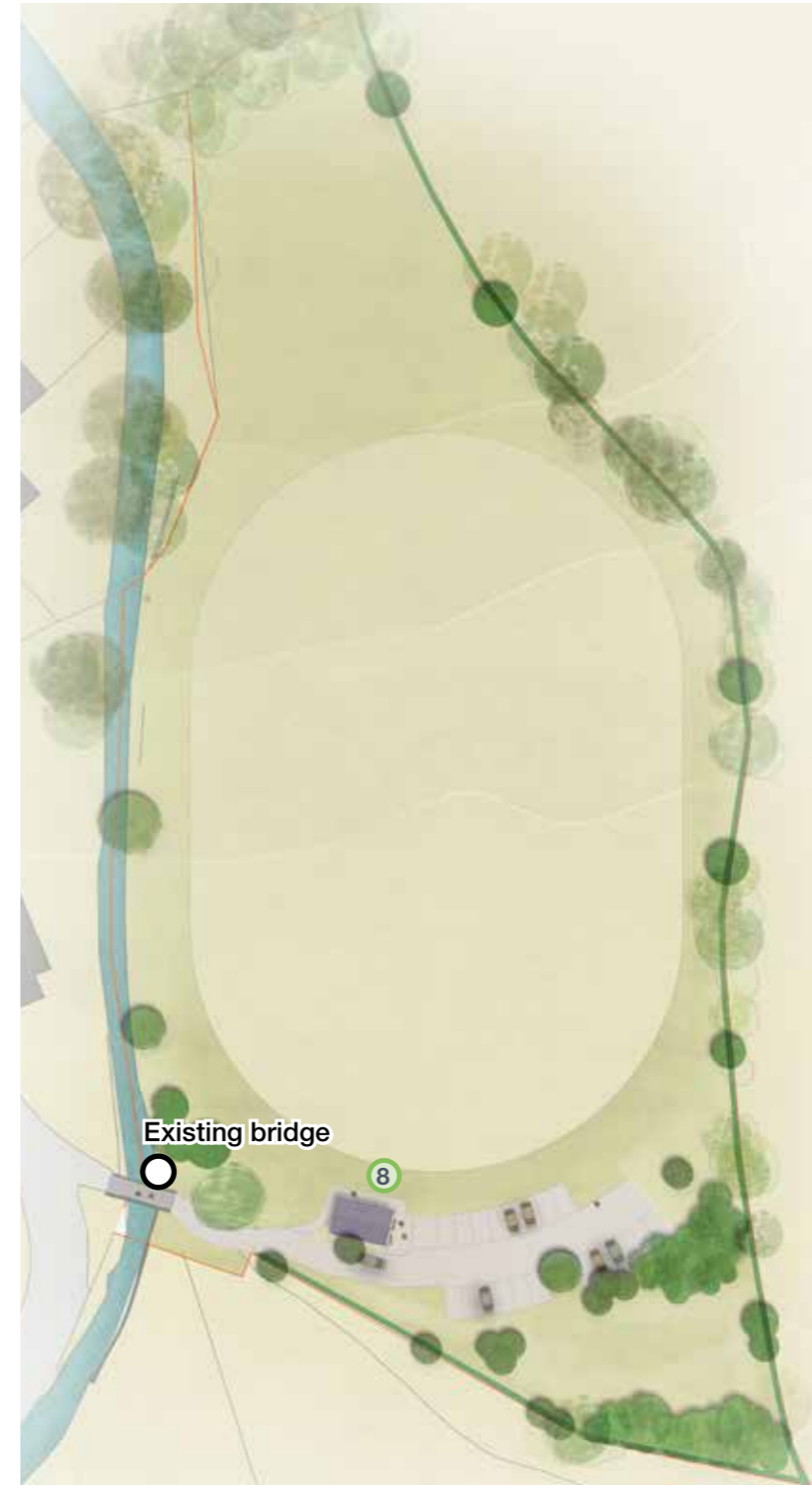
- Up to 3,777 sqm (GEA New build element).
- The heights of the buildings have been set at a maximum of 12m from ground level to roof ridge level. The different height zone pots have been designed according to location and topography of the site. For example the zone with the most height has been positioned on the factory site which currently sites buildings of a similar height. Zones with the least height have been positioned in areas which have little neighbouring development.

7.2 Layout

1. Hotel Complex



4. Cricket Facilities



For further details refer to drawing: 05024_MP_00_104 (Rev C)

- Key**
- 01. Hotel
 - 02. Barn Building
 - 03. Hotel/Spa
 - 04. Kid's Club
 - 05. Wedding Venue
 - 06. Plant Building
 - 07. Malt Kiln House
 - 08. Cricket Facilities

The aim of the overall approach to the external environment is to develop a robust external environment that reflects and enhances the key landscape characteristics of the local area whilst accommodating the new uses and their associated user requirements.

Attention to the appropriate position of uses in and around the village environment together with addressing the interfaces with the surrounding land uses ensures positive connectivity with the existing village fabric.

In this way a meaningful landscape will be created that integrates positively with the village of Chipping. Key landscape principles adopted in developing the overall landscape matrix are identified below.

Key Landscape Principles; 'A Rich And Robust Landscape'

- Considered design and selection of materials to ensure sensitive integration into existing landscape and built form of the village.
- Incorporation of a strong and legible sustainable movement network throughout the site, linking with existing public rights of way and roads within the village.
- Build on existing positive character elements identified within the site to create a series of distinct places. The intimate scale and introspective nature of the landscape may provide important design cues for its sensitive development and to aid integration with the wider rural landscape.
- Creation of external spaces that may accommodate facilities associated with the uses within adjacent buildings, such as therapeutic gardens and external exercise/relaxation areas associated with the spa facilities; secure external play areas associated with the Kids Club and an ornamental picturesque garden associated with the wedding facility.
- Create a new public space for the village where local markets can be re-established.
- Realise the opportunity to heal degraded and fragmented areas within the village.

- Selection of resilient materials, techniques and plant a diversity of species that tolerate climatic extremes.
- Creation of an edible landscape supporting the local food production ethos of the locality.
- Promote the potential of therapeutic landscapes in connection with the spa facilities.
- Tree selection to follow 'Santamour' rules, which promotes specification of a broad diversity of species to guard against possibility of large-scale devastation by insect/disease pests.
- The retention of significant mature trees and historic elements such as the well maintained hedgerows with mature standard trees should be incorporated positively into the future development infrastructure to aid integration with the surrounding landscape setting.
- More recently planted woodland blocks which are approximately 10 years old, would benefit from an active management regime with a clear understanding of the end use of the trees (amenity or lumber uses).
- Reference to the locally indigenous tree species should be made in areas of new tree planting.

Within the overall development a series of discrete landscape character areas can be identified, reflecting their specific location and relationship with the surrounding landscape and the future use envisaged.



7.2.1 The Hotel Complex

The Mill

The proposed development seeks approval for the refurbishment of the existing Kirk Mill to create a hotel and restaurant bar (Use Class C1 & A3).

Gross External Area = 810 sqm (8,719 sqft)

Total Nett Internal Area = 1,494 sqm (16,081 sqft)



The Barn

The proposed development seeks approval for the refurbishment of the existing barn and the erection of a 2 storey new build element to create 7 holiday cottages (Use Class C1).

Gross External Area = 461 sqm
(4,962 sqft)

Total Nett Internal Area = 729 sqm
(7,847 sqft)



Hotel/Spa

The proposed development seeks approval for the erection of a Hotel & Spa (Use Class C1).

Gross External Area = 877 sqm
(9,440 sqft)

Total Nett Internal Area = 1,418 sqm
(15,263 sqft)



Wedding Venue

The proposed development seeks approval for the erection of a Wedding Venue (Use Class: D1).

Gross External Area = 215 sqm
(2,314 sqft)

Total Nett Internal Area = 236 sqm
(2,540 sqft)



Kid's Club

The proposed development seeks approval for the erection of a Kid's Club / Creche (Use Class D1 Non-residential institutions).

Gross External Area = 70 sqm
(753 sqft)

Total Nett Internal Area = 55 sqm
(592 sqft)

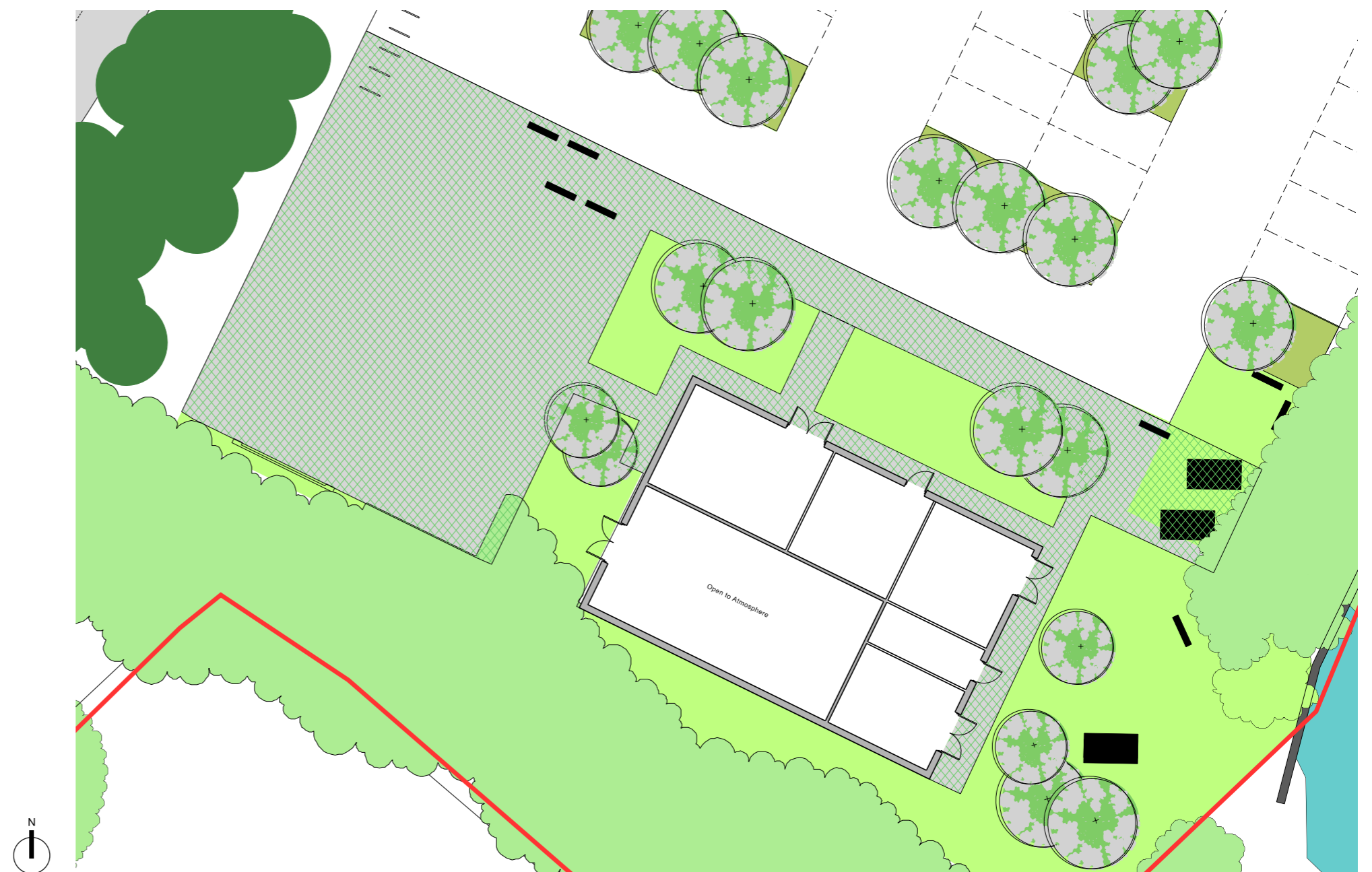


7.2.2 Plant Building

The proposed development seeks approval for the erection of a Plant Building to service the site.

Gross External Area = 210 sqm

Total Nett Internal Area = 188 sqm



7.2.3 Cricket Facilities

The proposed development seeks approval for the erection of a Cricket Pavilion (Use Class: Sui Generis).

Gross External Area = 46 sqm
(495 sqft)

Total Nett Internal Area = 43 sqm
(463 sqft)



7.3 Scale

7.3.1 The Hotel Complex

The Mill

The proposed development seeks approval for the refurbishment of the existing Kirk Mill to create a hotel and restaurant bar (Use Class C1 & A3).

Height of Main Mill Building:
Approx. 11.8 m

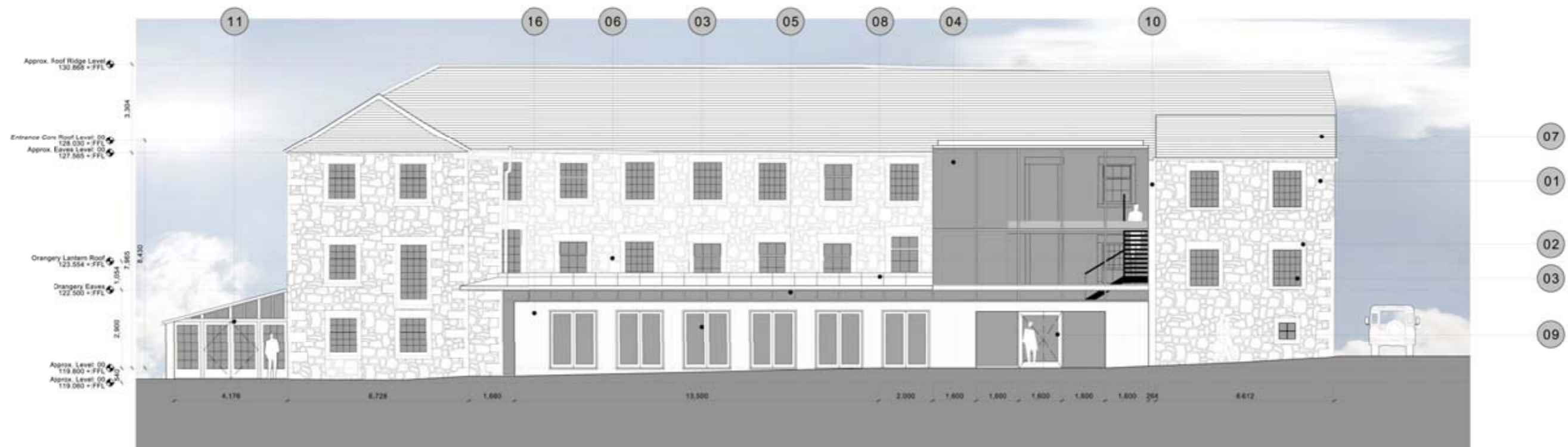
Height of proposed orangery:
Approx. 4.5 m

Height of entrance core:
Approx. 9 m

Number of hotel rooms: 18



Building section



Front Elevation - South facing

Key:

- | | |
|--|---|
| 01 Sandstone to match existing | 09 Timber pivot door set within SSG system |
| 02 Dressed sandstone surround/lintel | 10 Recessed lead panel |
| 03 Timber framed glazed unit | 11 Glazed lean-to roof and associated elevation. |
| 04 Aluminium SSG curtain walling system | 12 Proposed stepped access & balustrade to cellar and kitchen |
| 05 Clerestory glazing to match adjacent glazed curtain walling | 13 Proposed escape door |
| 06 Glazed rooflight | 14 Sedum roof |
| 07 Slate to match existing | 15 Render |
| 08 Lead clad roof edge | 16 Timber cladding |

The Barn

The proposed development seeks approval for the refurbishment of the existing barn and the erection of a 2 storey new build element to create 7 holiday cottages (Use Class C1).

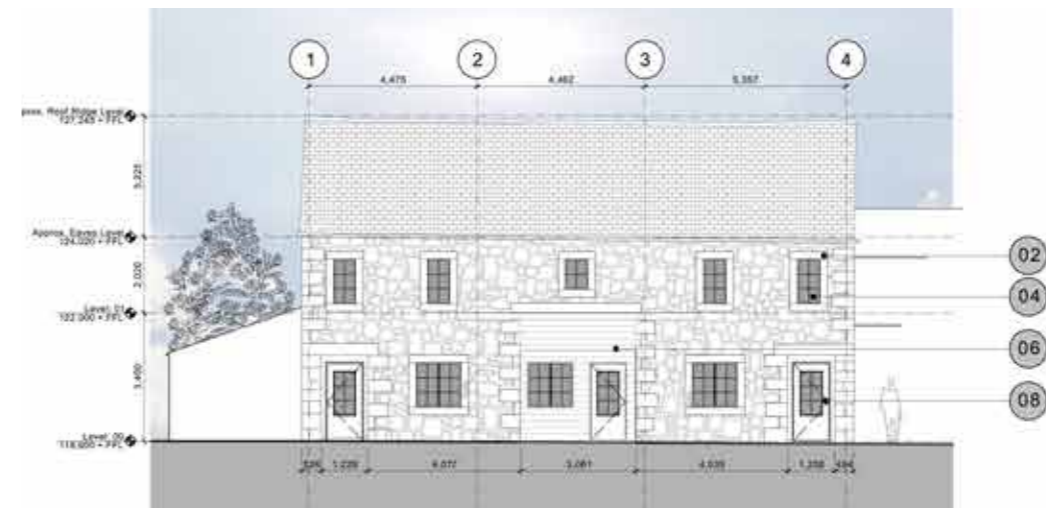
Height of existing barn building to roof ridge: Approx. 8,645 mm

Height of proposed extension: 7,375 mm

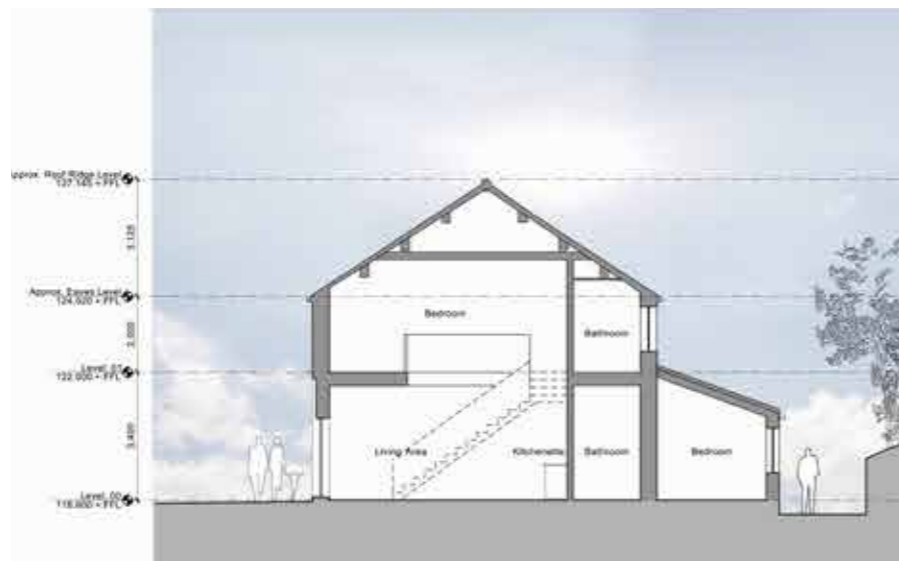
Number of hotel rooms: 18

Key:

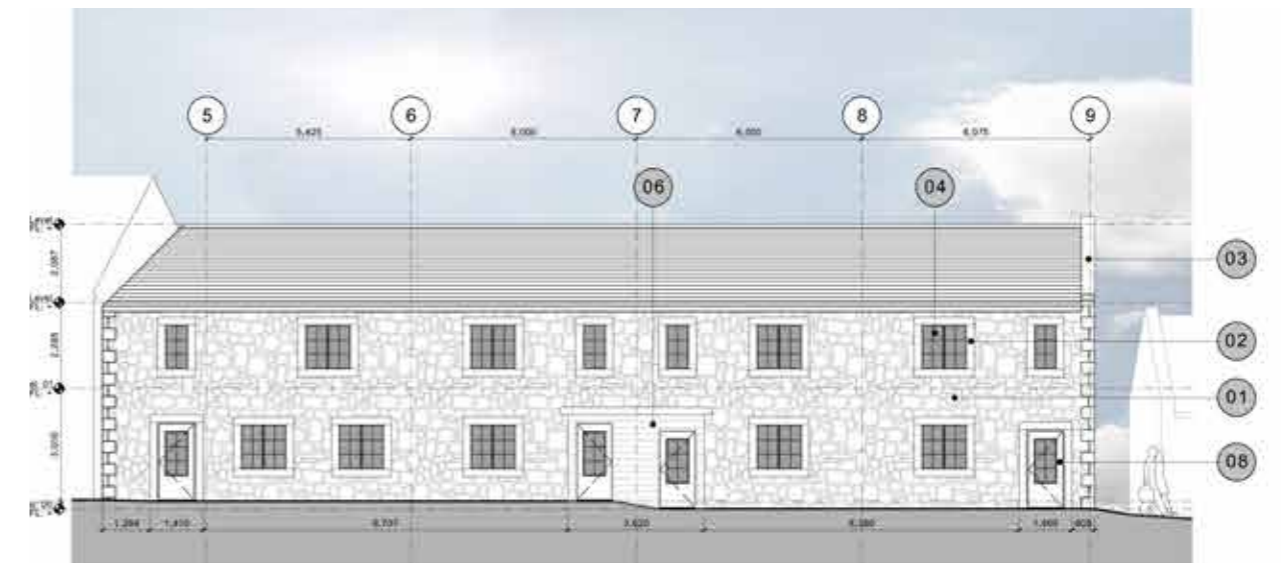
- 01 Sandstone with dressed quoins to elevation returns
- 02 Dressed sandstone surround/lintel
- 03 Dressed sandstone gable edge
- 04 Timber framed window
- 05 Slate to match existing
- 06 Timber with natural finish
- 07 Render
- 08 Timber framed door with natural finish



Front Elevation - South-west facing



Building Section



Front Elevation - South-west facing

The Hotel & Spa

The proposed development seeks approval for the erection of a Hotel & Spa (Use Class C1).

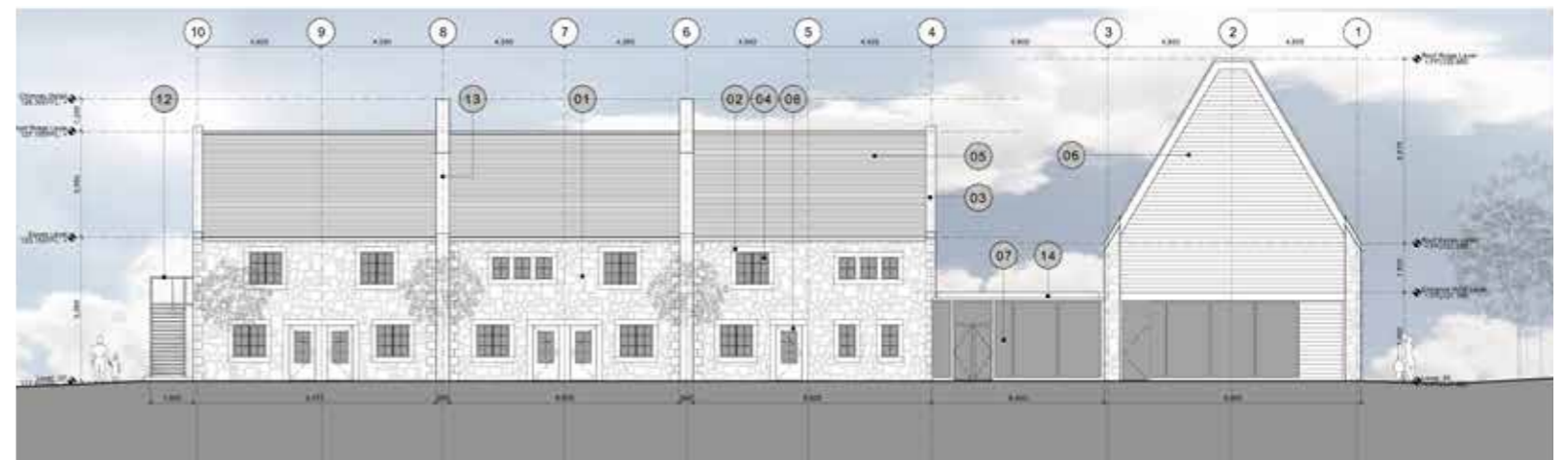
Height of spa block to roof ridge:
12 m

Height of hotel block to roof ridge:
9.3 m

Height of entrance block: 3.3 m

Key:

- 01 Sandstone with dressed quoins to elevation returns (where shown)
- 02 Dressed sandstone surround/lintel
- 03 Dressed sandstone gable edge
- 04 Timber framed window
- 05 Slate to match existing
- 06 Timber with natural finish
- 07 Aluminium framed SSG system
- 08 Timber framed door with natural finish
- 09 Timber louvred door with natural finish (access to plant room)
- 10 Timber with natural finish escape door
- 11 Timber louvres with natural finish
- 12 Steel exterior escape stair
- 13 Recessed lead panel
- 14 Lead clad roof edge



Front Elevation - North facing



Building Section

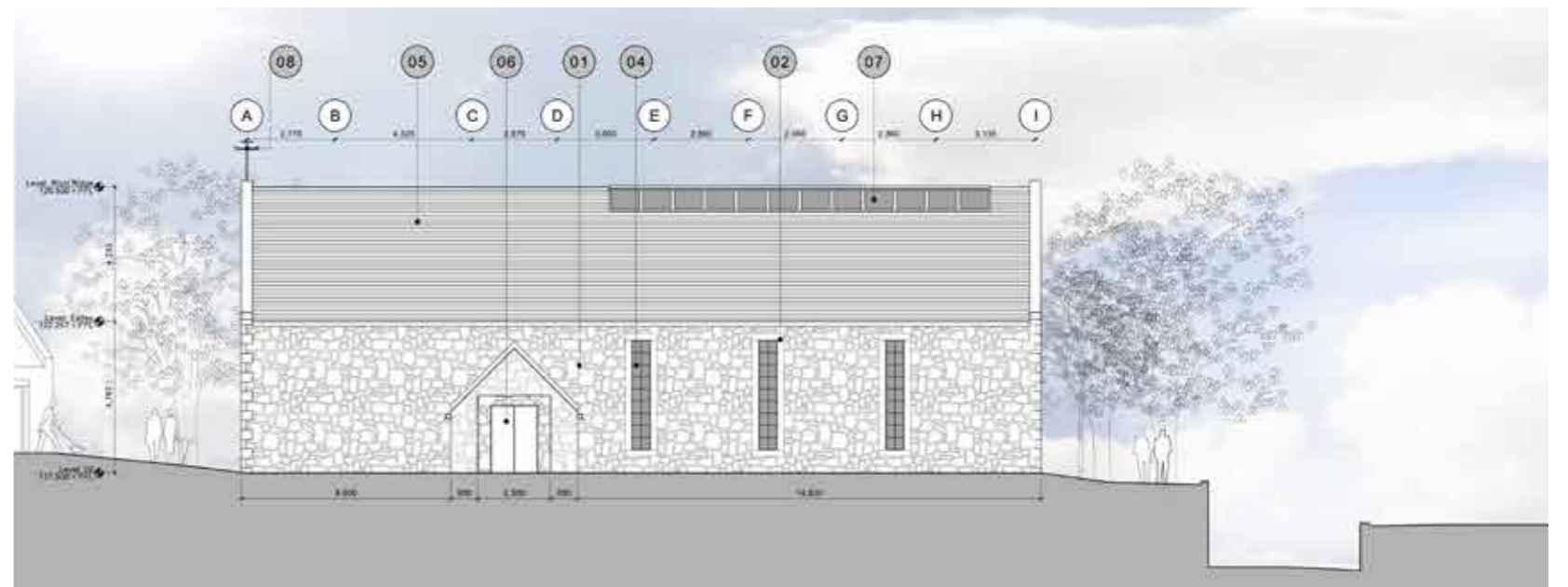
The Wedding Venue

The proposed development seeks approval for the erection of a Wedding Venue (Use Class: D1).

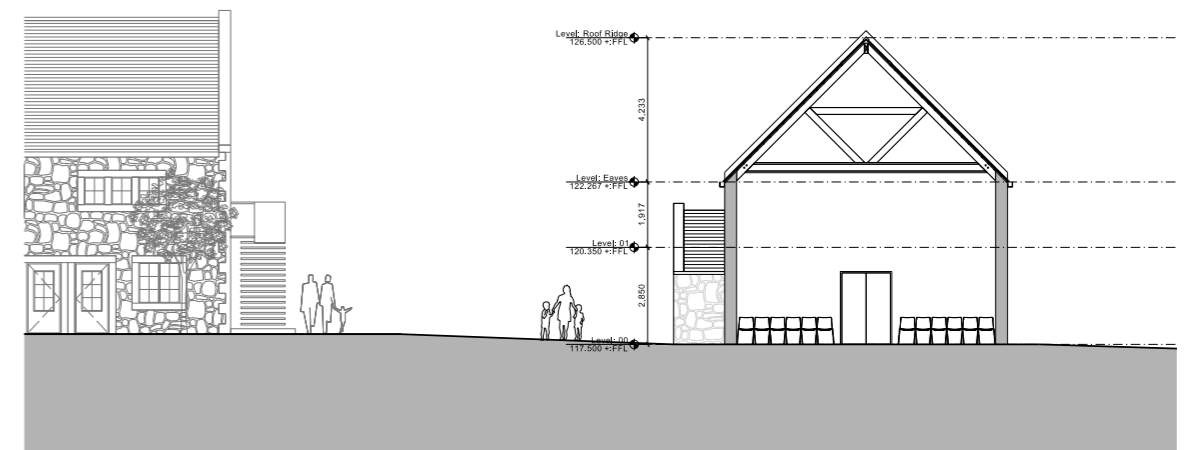
Height to roof ridge: 9 m

Key:

- 01 Sandstone with dressed quoins to elevation returns (where shown)
- 02 Dressed sandstone surround/lintel
- 03 Dressed sandstone gable edge
- 04 Timber framed window
- 05 Slate
- 06 Timber door with natural finish
- 07 Glazed rooflight
- 08 Weathervane (to be salvaged from existing factory building on site)



Front Elevation - West facing



Typical section- South facing

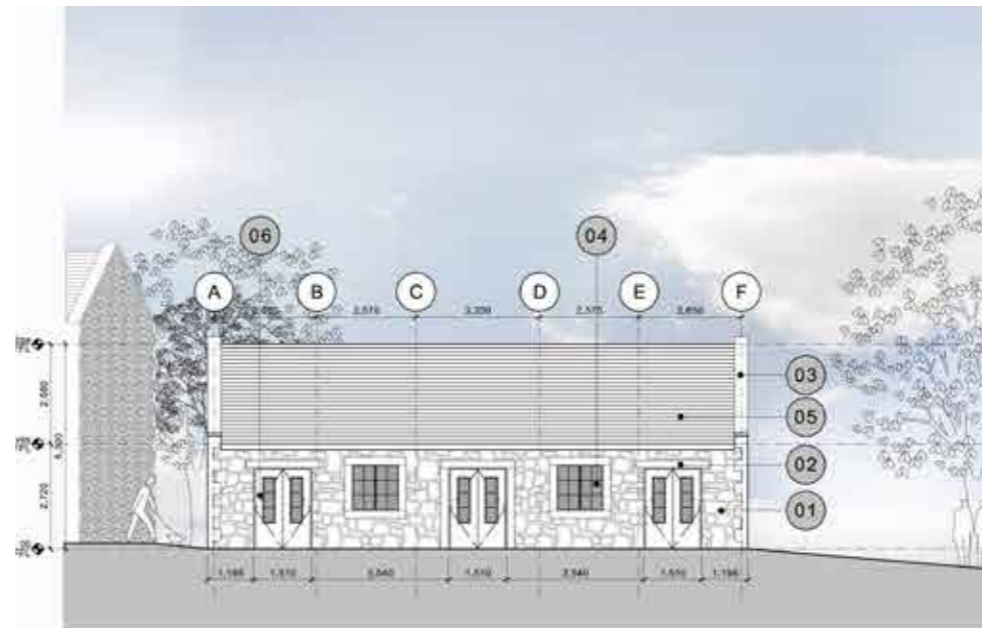
The Kid's Club

The proposed development seeks approval for the erection of a Kid's Club / Creche (Use Class D1 Non-residential institutions).

Height to roof ridge: 5.3 m

Key:

- 01 Sandstone with dressed quoins to elevation returns (where shown)
- 02 Dressed sandstone surround/lintel
- 03 Dressed sandstone gable edge
- 04 Timber framed window with natural finish
- 05 Slate
- 06 Timber framed door with natural finish
- 07 Render



Front Elevation - South west facing



South east facing

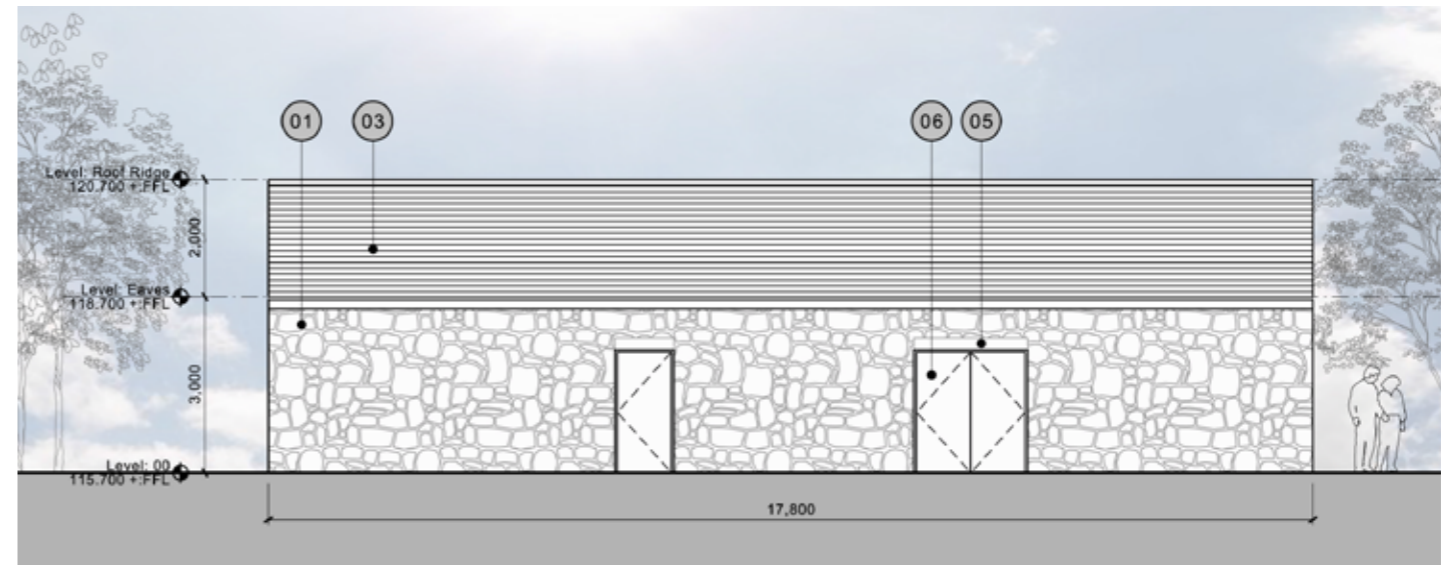
7.3.2 The Plant Building

Plant Building:

The proposed development seeks approval for the erection of a Plant Building.

Height to roof ridge: 5 m

- 01 Sandstone
- 02 Render
- 03 Slate
- 04 Timber louvres in natural finish
- 05 Dressed sandstone lintel
- 06 Timber framed louvre door in natural finish
- 07 Aluminium flashing



Plant Building - South east facing

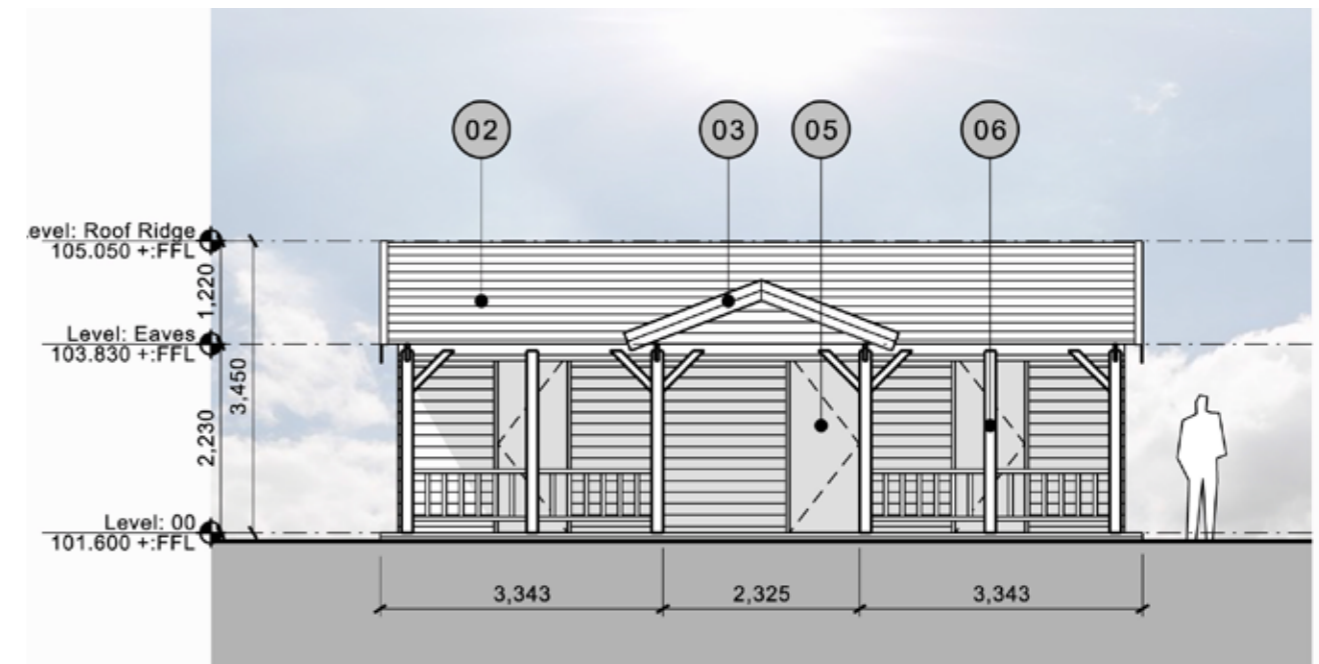
7.3.3 Cricket Facilities

Cricket Pavilion

The proposed development seeks approval for the erection of a Cricket Pavilion and structural works to the existing bridge to enable vehicular access.

Height to roof ridge: 3.45 m

- 01 Timber cladding
- 02 Shingles
- 03 Double bargeboard and weatherboard
- 04 Chalet milling detail
- 05 Timber clad door
- 06 Timber posts and verander balustrade



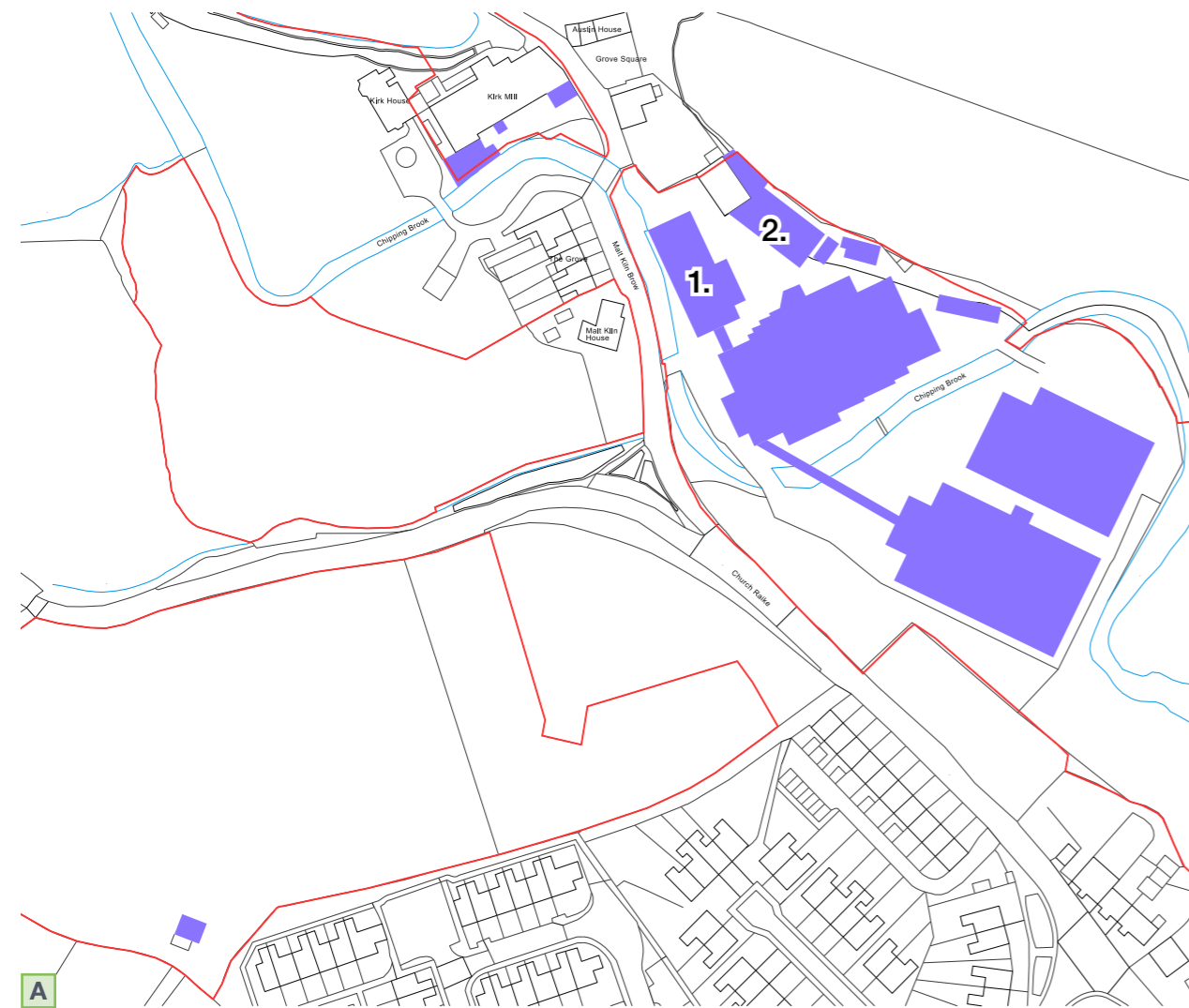
North west facing elevation

7.4 Demolition

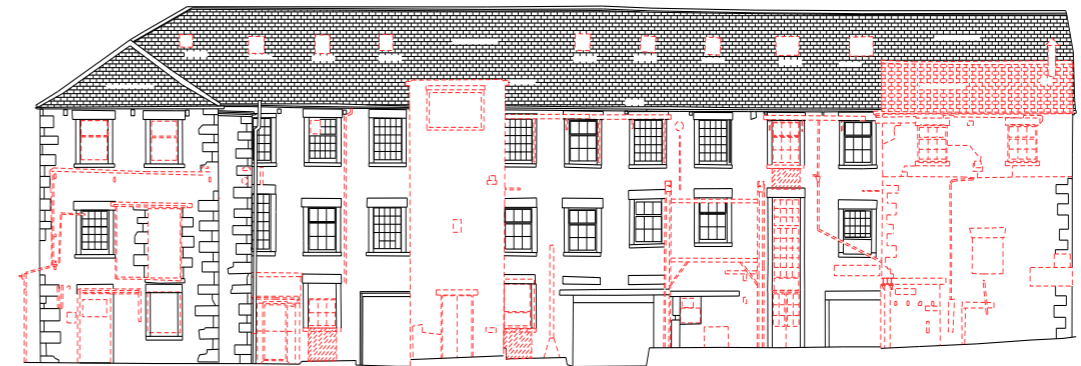
7.4.1 The Hotel Complex



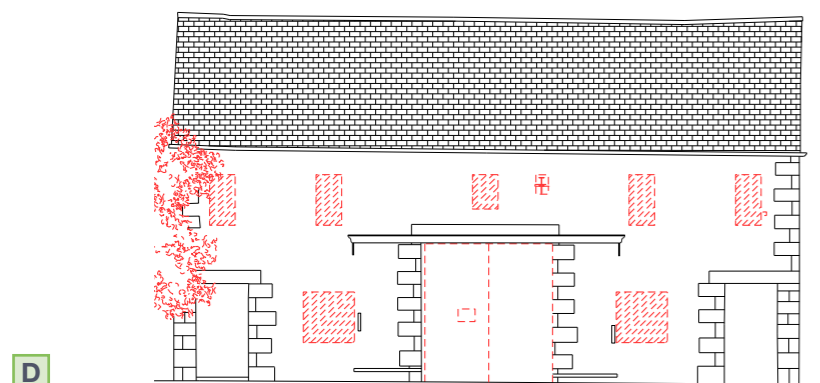
The Hotel Complex and Residential Sites



The Mill



The Barn Cottages



D



E

Images:

- A Areas of demolition on hotel complex and residential site.
- B Front (south facing) elevation illustrating areas of demolition.
- C Photo of front and side elevation illustrating the proposed demolition to the dust-extraction tower and south wing.
- D Front elevation (west facing) illustrating areas of demolition
- E Photo of front elevation of the existing barn illustrating the main demolition works to the later addition of a breezeblock extension.

 Area of demolition

Demolition

The Site

The plan (far left) illustrates areas of the site that will need to be demolished to accommodate the proposed scheme. Further details regarding any demolition can be found in the appendix.

The proposals are to demolish the group of derelict twentieth-century factory buildings which have little archeological interest situated adjacent to Kirk Mill. Two of these buildings are located within the Conservation Area, these being the Williams Building (labelled 1. on figure A) and the barn building (labelled 2. on figure A).

This will enable the introduction of a public space into this area and the Hotel & Spa.

The Mill

The later addition of the wing to the east of the mill is in particularly poor condition and detracts from the historic character of the building due to being built in part with brick as opposed to the traditional stone. Internally the floor levels at both ground and first floor do not marry with the rest of the building therefore creating areas which would be unusable. To solve these issues it is proposed a new extension is built on the same footprint built in traditional stone to match the existing mill. The roadside elevation is to be retained where possible as it considered to be in better condition.

The removal of further modern alterations to the facade such as the dust-extraction tower are also proposed so as to restore the historic character of the building.

The Barn Cottages

The original nineteenth century barn will have a number of minor alterations to allow for external windows at both ground and first floor.

The lean-to extension to the rear of the barn would be demolished to be replaced with a more suitable extension that will allow access via windows to the rear should a fire occur.

The later addition of a breezeblock extension will be demolished due to its construction and height being insufficient for hotel accommodation. The proposed new build will be constructed on a similar footprint to the existing building but to a higher quality.

Further information regarding demolition can be found on the drawings in the appendix.

Heritage

Two of the buildings that form part of this redundant industrial site, namely the nineteenth-century stone barn and the Windsor Building, lie within the boundary of the Conservation Area.

Design proposals allow for the repair and conversion of the barn, whilst the removal of a modern clinker-block addition will enhance the historic fabric of the barn, and the setting and overall character of the Conservation Area. The fabric of the Windsor Building can similarly be viewed as detrimental to the character of the Conservation Area, and its replacement with high-quality public realm and new structures of a more compatible scale and quality to those elsewhere in the Conservation Area will be beneficial to the setting of the historic environment.

7.5 Appearance

7.5.1 The Hotel Complex



Chipping Village

Babington House, Somerset



The Olde Bell, Hurley



G



H



I



J



K

Precedent Images:

- A. Property located on Windy Street, Chipping Village
- B. Stone cottage located opposite proposed hotel/spa
- C. Terrace cottages, Goose Lane
- D. Babington Pool House
- E. Interior of Babington House Pool House
- F. Wedding chapel at Babington House
- G. Wedding Venue at Old Hall Inn
- H. The Old Hill Inn bar and Hotel
- I. Interior of Wedding Venue at Old Hall Inn
- J. Typical Interior of Bedroom en-suite (Old Hall Inn)
- K. Exposed original column detail, Old Hall inn .

Appearance

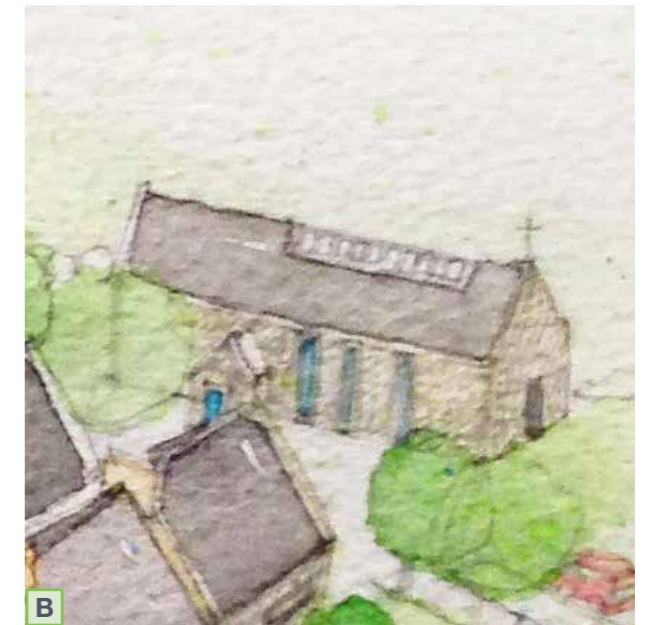
A number of precedent research visits have been undertaken throughout the course of the project to provide background information into a leisure destination such as this.

Schemes such as Babington House in Somerset and The Olde Bell in Hurley retain the character of their surroundings as well as the existing buildings on the site. The building materials and aesthetic chosen for the proposed scheme are therefore traditional, with a basic palette of sandstone, slate and timber which is very much in keeping with the local vilage vernacular.

Selected new build elements of the scheme have been chosen to have a fitting contemporary aesthetic. Non more important than the new entrance to the mill. By sensitively addressing the interface between the existing and proposed structure in a light touch glazed structure the integrity of the existing mill building is retained.

Chipping village has a wealth of buildings that have been an invaluable resource into forming the aesthetic of the new build elements of the scheme such as the barn extension and hotel/spa. Features such as sandstone window surrounds and lintels as well stone quoins have been incorporated into the scheme.

7.5.2 Artists Impressions





D

Images:

- A. The Mill
- B. The Barn and Hotel/Spa
- C. Wedding Venue
- D. Kid's Club

7.6 Landscape

7.6.1 The Hotel Complex - The Mill, The Barn and Hotel / Spa



Interface with Road Corridor

Current security fencing removed revealing an open and inviting threshold to the principle façade of the Listed building off Malt Kiln Brow.

Existing bridge from Malt Kiln Brow into modern factory area retained and enhanced for pedestrian and cycle access.

Hard Materials

Proposed surfaces comprise a good quality sandstone in a range of colours to compliment the colour existing buildings within the Kirk Mill Conservation area. Throughout the area, the hard surfaces appear to be primarily for pedestrian use, but all are capable of supporting vehicular traffic. In this way subtle areas for overflow parking and/or disabled access can be included without detracting from the overall visual quality of the external spaces created.

Various sized paving units are laid in courses at 90° to the Kirk Mill building façade. This orientation of the paving is continued within the new market area to the south of Malt Kiln Brow to increase the connectivity between to the two public open spaces.

'Green paving' elements within the hard surface enables areas of subtle visual contrast to be developed whilst maintaining the potential for vehicles to access all areas.

Interface with Water Corridor

Oversized logs or stone blocks to be placed along the interface with the river corridor to mark boundary between the public open space and the water body.

External Furniture

The use of a range of wooden seats is proposed within the external environment, providing a link to the previous use of the area being developed.

More robust seating walls, together with informal stone or timber blocks are associated with the new market place and river corridor providing more informal seating opportunities.

Lighting

Illumination of key circulation routes only via fixtures attached to adjacent buildings to minimise street clutter and the setting of the listed building. Cast iron fixtures in keeping with the architectural character and style of the listed building.

Up-lighting to highlight features of building to principle façade only. Units to be carefully positioned to minimise visual glare to users of the public realm.

Signage

Minimal sympathetically placed signage to aid orientation and explanation. Where possible signage will be combined with other external elements or included on the building façade to minimise street clutter.

Vegetation Loss

The proposals do not result in the loss of any existing trees.

Vegetation Proposed

Kirk Mill

Minimal planting is proposed within the area immediate adjacent to Kirk Mill to maintain the integrity of the historic setting of the Listed Mill. Two semi mature specimen trees are to be planting to ensure the continuity of the over mature horse chestnut trees that are positioned to the southern side of Chipping Brook. In close proximity to the Mill.

Three landscape character areas occur to the south of Malt Kiln Brow.

Market Place:

This area remains predominantly hard in nature, providing an important new public open space for the village and a key movement route between the Hotel and the Spa facility.

Holiday Cottages:

The holiday cottages are separated from the public market place by a semi private area of garden and ornamental tree planting. The shape and orientation of these spaces is strongly influenced by the adjacent building alignments and in particular that of Kirk Mill. To the east of the market place this comprises areas of lawn and a line of medium sized trees. To the south the gardens are smaller; comprising a designed contemplative rock garden, including a small ornamental tree and a linear bench.

Therapeutic Gardens:

The therapeutic gardens provide soft organic shaped gardens that spill out from the spa facility towards Chipping Brook. They are more informal in nature and could contain spaces for meditation and/or out door activities associated with the Spa facilities. Careful choice of plants would ensure all year interest is maintained and that plants recognised for their therapeutic uses could be grown.

7.6.2 The Hotel Complex - The Wedding Venue

The provision of a discrete wedding garden enables a bespoke response to celebrate the beauty of the locality. An ornamental woodland garden is proposed to reflect the wooded clough character of the locality.

The careful choice of plants will enable seasonal interest throughout the year.

Hard Materials

Proposed hard surfaces comprise good quality tumbled sandstone blocks of various sizes to ensure use of the garden throughout the year in all weather conditions.

Interface with River Corridor

The river will be visible but is detached from the garden area due to the change of level and flood control measures that are required in the area.

External Furniture

A small selection of bespoke timber benches are placed within the garden area to enable a range of photographic opportunities.

Lighting

Subtle lighting elements may be incorporated into the garden design to increase the magical charm of the area and to enable ease of circulation in low light conditions.

Vegetation Loss

The proposed building positions enable all existing vegetation within the development footprint to be retained.

Ornamental Planting

An enclosed ornamental garden is to be created using a small number of ornamental trees supported by flowering shrubs and herbaceous plants. The character of the garden stems from the wooded setting of the development and celebrates the natural beauty of the local landscape.



7.6.3 The Hotel Complex - Kid's Club

The provision of a bespoke crèche within the overall facility provides the opportunity to create a distinctive learning a playful environment for the children who visit the facility. Secure external areas are create to extend the facilities and to provide the opportunity for wildlife and creative play elements to be incorporated within the facilities

Hard Materials

Proposed surfaces comprise a good quality block paving reflecting the colour of the local stone. Isolated areas of safety surface may be required, dependant on the type of play equipment provided. Colour to be muted, complimenting the natural materials of its setting.

Boundary Treatments

A secure wooden fence is proposed to enclose the external play areas. Naturally cleft or planked hardwood, with vertical pales.

External Furniture

Potential to include supervised external facilities such a climbing walls.

Creative play elements including logs and balancing beams
Story telling chair.

Wildlife encounters such as a bug house and observation areas.

Vegetation Loss

The proposed building positions enable all existing vegetation to be retained. In particular a noteworthy young oak tree that is growing on the site boundary to the north of the proposed facility.

Ornamental planting

Limited ornamental planting is proposed within the boundary of the facility to provide natural shading whilst enabling maximum space to be allocated active uses.



7.6.4 Plant Building & Car Park



Access is gained via a new embanked route off Church Raike which will be planted with a woodland mix to blend with the tree planting that occurs on the existing steep banks that bound the area to the south west. The extensive concrete plinth, a legacy of previous uses, will be retained and utilised for a new parking area accommodating circa 100 car parking spaces for the proposed facilities. Concrete beams, recycled from the demolition of the large factory sheds will be used as an informal edge of car park restraint that can also be used as an informal seating element. Access to the stream corridor to the south of the area is encouraged through appropriate use of landscaping, providing a potential future pedestrian access link to Talbot Street in the centre of the village.

Hard Materials

The new access route will be designed to highway standards and use a standard highway bitumous macadam to engineers specification.

Proposed surfaces within the development area comprise utilising the existing concrete plinths.

Edge of Car Park

The edge of the car parking zone will be delineated with recycled concrete beams to prevent car movements off areas of hard standing.

Interface with Stream Corridor

Subtle safety restraints in the form of oversized logs or stone would be placed along sections of the water channel to remain canalised. Elsewhere informal access to the stream side will be encouraged by the careful management of existing vegetation and introduction of picnic areas.

External Furniture

Simple robust stone or timber blocks are proposed as seating elements.

Lighting

Lighting to use wooden columns to reflect location and past industrial processes associated with the area.

Luminares to be heavily shaded to minimise nocturnal light pollution.

Vegetation Loss

The proposed building positions enable the majority of the existing vegetation to be retained. The access route and its associated embankments involve the loss of a small number of existing semi-mature trees. This loss will be compensated by the proposed planting within the area.

Proposed Planting

The new road embankments will be heavily planted with a native woodland mix to integrate and extend the existing wooded clough. A feature which is a typical characteristic of the local landscape character area.

New tree and shrub planting, suitable for growing in damp valley floor locations is proposed within the car parking area. Planting areas will be created by removing areas of concrete and backfilling with an appropriate growing mix. The concentration of the planting blocks will subtly delineate the key circulation routes, including highlighting the onward connection route to Chipping Brook.

Informal groups of trees are planted along the water course to create attractive points of focus along its length.

7.6.5 Cricket Facilities



(Right) The Landscape Masterplan for the cricket pitch site

(Far Right) Extract of the masterplan to illustrate the layout surrounding the cricket pavilion.



The new village cricket pitch will create an attractive traditional village element at the southern threshold to the settlement. Pedestrian and vehicular access is gained by the existing stone built footbridge. A turning facility and parking for twenty cars are proposed to the south east of the development area.

Existing vegetation is retained and enhanced through the reinstatement of boundary hedges, with intermittent standard trees together with a small block of woodland planting encompassing the carp ark and pavilion area. These landscape features are noted as being degraded elements of the surrounding flat valley landscape of the Hodder and Loud valley character area.

It may be possible to provide a footpath link to the village to the north of the cricket pitch in the future.

Hard Materials

Proposed hard materials are restricted to the vehicular access route, car parking area and a short length of pedestrian path in the vicinity of the pavilion building. A self binding crushed stone material, of compatible colour to the local stone of the area is proposed to maintain the rural character to the edge of village location.

External Furniture

Furniture will be limited to the vicinity of the pavilion area and will comprise traditional wooden bench seats with backs.

Lighting

Lighting to be restricted to main circulation route and only used when the facility is active. Wooden columns are proposed to provide continuity with other interventions and to develop a distinctive local character.

Luminaires to be heavily shaded to minimise nocturnal light pollution.

Vegetation Loss

The development proposed enables all existing vegetation to be retained.

Proposed Planting

Existing intermittent boundary hedges will be retained and extended with a native hedgrow mix with intermittent standard trees.

Streamside planting will be enhanced by intermittent groups of riverside trees such as willows and alders.

7.7 Technical Assessment

7.7.1 Servicing - The Hotel Complex

Introduction

A new ENWL sub-station will be provided to serve the proposed hotel development. The sub-station will be located within the central plantroom. Adjacent to the sub-station a switchroom will be positioned to house the LV metering and switchpanel. Off the switchpanel sub-metered sub-mains power supplies will be provided to each building as follows:

- The Mill
- Seven Barn Cottages
- Hotel / Spa Building
- Wedding Venue Building
- Kid's Club
- Central plantroom and mechanical plant

The hotel development will be provided with a new metered mains water supply. The supply will enter the site and be routed to the central plantroom to serve a potable cold water storage tank. From the tank a booster cold water supply will be distributed to serve the following with sub-metering:

- The Mill
- Seven Barn Cottages
- Hotel / Spa Building
- Wedding Venue Building
- Kid's Club
- Mechanical plant

The proposed hotel development will be provided with a central plantroom to serve the development. The plantroom will contain the following:

- ENWL Sub-Station
- Electrical LV Switchroom
- Water Tank & Booster Set
- District heating medium generation plant consisting of biomass boiler and air source heat pumps.

The heating medium will be distributed around a district heating system with flow and return below ground insulated pipework to each of the following buildings:

- The Mill
- Seven Barn Cottages
- Hotel / Spa Building
- Wedding Venue Building
- Kids Club

The hotel development will be provided with an external CCTV system for security. Low ambient illumination will be provided to the external areas including car parking.

A new independent LV metered electricity supply will be provided direct from the ENWL LV network to serve the proposed Cricket Club House.

A new independent domestic size metered mains water supply will be provided from the United Utilities network to serve the Cricket Club House.

The Mill

The heating medium for the space heating will be provided direct from the district heating system. New district heating flow and return pipework will enter the Mill building within the ground floor plantroom. A plate heat exchanger will be provided for hydraulic separation from the district heating system.

Space heating within the Mill building will generally be provided by wall mounted radiators. Guest Room En-suite facilities will be provided with underfloor heating within the raised floor in that particular area.

The ground floor public Restaurant and Bar area will be provided with space heating and comfort cooling via a VRF air conditioning system. Condensing units will be positioned external to the building.

The Mill building will predominantly be provided by natural ventilation via manual opening windows.

Public toilets together with Guest Room En-suite facilities will be provided with mechanical extract ventilation.

The ground floor kitchen will be ventilated via an extract canopy located above the kitchen cooking equipment. Extract air will be ducted to discharge to atmosphere above the roof. Tempered fresh air make up will be provided.

Cold water will be provided via the central plantroom water storage tank and booster set. The boosted cold water supply will enter the building within the ground floor plantroom. The potable boosted cold water supply will serve all cold water outlets and items of sanitaryware within the building. Hot water will be generated via a storage calorifier positioned

within the ground floor plantroom. Hot water will be distributed to all hot water outlets and items of sanitaryware within the building. The cold water fill will be provided by the boosted cold water distribution.

A gravity above ground drainage system will be provided using UPVC pipework to connect sanitaryware to the below ground drainage disposal system.

The electrical power supply for the Mill will be derived from the central plantroom and be routed below ground to enter the Mill building within the ground floor plantroom with section board. Sub-mains cabling will be provided to local distribution boards for lighting, small power and mechanical plant supplies/lift.

The electrical installations within the Mill building will include:

- Small Power
- General Lighting & Lighting Controls System
- Emergency Lighting
- External Lighting
- Fire Alarm
- Information Technology Structured Cabling (Voice & Data)
- CCTV
- Intruder Alarm
- Door Access Control
- Disabled Toilet Call System
- Induction Loops
- Disabled Refuge Communications System
- Wiring to Mechanical Services
- Earthing & Bonding
- Lightning Protection

The Barn

Each Cottage will generally be provided space heating and comfort cooling via a VRF air conditioning system. Condensing units will be positioned within the first floor plantroom of the adjacent Wedding Venue building. Electric heated towel rails will be provided within each Guest Room En-suite.

The Cottages will predominantly be provided by natural ventilation via manual opening windows. Guest Room En-suite and Bathroom facilities will be provided with mechanical extract ventilation.

Cold water will be provided via the central plantroom water storage tank and booster set. The potable boosted cold water supply will enter each Cottage within a plantroom below the stair in each Cottage. The potable boosted cold water supply will serve all cold water outlets and items of sanitaryware within the Cottage.

The heating medium for hot water generation will be provided direct from the district heating system. New district heating flow and return pipework will enter each Cottage within a plantroom below the stair in each Cottage. A plate heat exchanger/heat interface unit will be provided for hydraulic separation from the district heating system. Hot water will be distributed to all hot water outlets and items of sanitaryware within the Cottage. The cold water fill will be provided by the boosted cold water distribution.

A gravity above ground drainage system will be provided using UPVC pipework to connect sanitaryware to the below ground drainage disposal system.

The electrical power supply for each Cottage will be derived from the central switchroom and be routed below ground to enter each Cottage within a plantroom below the stair. A distribution board will provide for local circuits for lighting, small power and mechanical plant supplies/lift.

The electrical installations within each Cottage will include:

- Small Power
- General Lighting & Lighting Controls System
- Emergency Lighting
- External Lighting
- Fire Alarm
- Information Technology Structured Cabling (Voice & Data)
- Intruder Alarm
- Door Access Control
- Wiring to Mechanical Services
- Earthing & Bonding
- Lightning Protection

The Hotel & Spa

The Hotel & Spa will generally be provided space heating and comfort cooling via a combination of VRF air conditioning system and LTHW heating via radiators.

The VRF air conditioning system will have condensing units positioned within the first floor plantroom of the adjacent Wedding Venue building.

The heating medium from the district heating system will serve the LTHW radiator circuits, hot water generation and swimming pool/spa heating. New district heating flow and return pipework will enter the Hotel & Spa building within the ground floor plantroom. A plate heat exchanger will be provided for hydraulic separation from the district heating system.

The Guest Bedrooms within the Hotel & Spa building will predominantly be provided by natural ventilation via manual opening windows. Guest Room En-suite facilities will be provided with mechanical extract ventilation.

Mechanical ventilation with heat recovery will be provided to serve the following areas:

- Reception
- Changing Rooms
- Spa Room
- Gym
- Swimming Pool Hall

The ventilation plant will generally be located within the second floor plantroom.

Cold water will be provided via the central plantroom water storage tank and booster set. The boosted cold water supply will enter the building within the ground floor plantroom. The potable boosted cold water supply will serve all cold water outlets and items of sanitaryware within the building.

Hot water will be generated via a storage calorifier positioned within the second floor plantroom. Hot water will be distributed to all hot water outlets and items of

sanitaryware within the building. The cold water fill will be provided by the boosted cold water distribution.

A gravity above ground drainage system will be provided using UPVC pipework to connect sanitaryware to the below ground drainage disposal system.

The electrical power supply for the Hotel & Spa building will be derived from the central plantroom and be routed below ground to enter the Hotel & Spa building within the ground floor plantroom with a section board. Sub-mains cabling will be provided to local distribution boards for lighting, small power and mechanical plant supplies/lift.

The electrical installations within the Hotel & Spa building will include:

- Small Power
- General Lighting & Lighting Controls System
- Emergency Lighting
- External Lighting
- Fire Alarm
- Information Technology Structured Cabling (Voice & Data)
- CCTV
- Intruder Alarm
- Door Access Control
- Disabled Toilet Call System
- Induction Loops
- Disabled Refuge Communications System
- Wiring to Mechanical Services
- Earthing & Bonding
- Lightning Protection

The Wedding Venue

The Wedding Venue will predominately be provided with space heating and comfort cooling via a VRF air conditioning system. Condensing units will be positioned within the first floor plantroom.

The heating medium from the district heating system will serve the LTHW radiator circuits and hot water generation. New district heating flow and return pipework will enter the Wedding Venue building within the ground floor kitchen. A plate heat exchanger will be provided in the first floor plantroom for hydraulic separation from the district heating system.

The Ceremonies Room will be provided with mechanical supply and extract ventilation with heat recovery. The air handling plant will be positioned within the first floor plantroom.

Toilet facilities will be provided with mechanical extract ventilation with a central extract fan positioned within the first floor plantroom.

The ground floor kitchen will be ventilated via an extract canopy located above the kitchen cooking equipment. Extract air will be ducted to discharge to atmosphere above the roof. Tempered fresh air make up will be provided with an air handling plant positioned within the first floor plantroom.

Cold water will be provided via the central plantroom water storage tank and booster set. The boosted cold water supply will enter the building within the ground floor plantroom. The potable boosted cold water supply will serve all cold water outlets and items of sanitaryware within the building.

The electrical power supply for each Cottage will be derived from the central switchroom and be routed below ground to enter each Cottage within a plantroom below the stair. A distribution board will provide for local circuits for lighting, small power and mechanical plant supplies/lift.

The electrical installations within each Cottage will include:

- Small Power
- General Lighting & Lighting Controls System
- Emergency Lighting
- External Lighting
- Fire Alarm
- Information Technology Structured Cabling (Voice & Data)
- Intruder Alarm
- Door Access Control
- Wiring to Mechanical Services
- Earthing & Bonding
- Lightning Protection

Kid's Club

The heating medium for the space heating will be provided direct from the district heating system. New district heating flow and return pipework will enter the Kids Club building within the ground floor kitchenette. A plate heat exchanger/heat interface unit will be provided for hydraulic separation from the district heating system.

Space heating within the Kids Club will generally be provided by wall mounted low surface temperature radiators.

The Kids Club will predominantly be provided by natural ventilation via manual opening windows. The kitchenette and WC will be provided with mechanical extract ventilation.

Cold water will be provided via the central plantroom water storage tank and booster set. The boosted cold water supply will enter the Kids Club within the ground floor Kitchenette. The potable boosted cold water supply will serve all cold water outlets and items of sanitaryware within the building.

Hot water will be generated instantaneously via the heat interface unit. Hot water will be distributed to all hot water outlets and items of sanitaryware within the building. The cold water fill will be provided by the boosted cold water distribution.

A gravity above ground drainage system will be provided using UPVC pipework to connect sanitaryware to the below ground drainage disposal system.

The electrical power supply for the Kids Club will be derived from the central plantroom and be routed below ground to enter the building within the ground floor Kitchenette with distribution board for lighting, small power and mechanical plant supplies/lift.

The electrical installations within the Kids Club building will include:

- Small Power
- General Lighting & Lighting Controls System
- Emergency Lighting
- External Lighting
- Fire Alarm
- Information Technology Structured Cabling (Voice & Data)
- CCTV
- Intruder Alarm
- Door Access Control
- Wiring to Mechanical Services
- Earthing & Bonding
- Lightning Protection

7.7.2 Servicing - Cricket Facilities

Cricket Facilities

A new independent LV metered electricity supply will be provided direct from the ENWL LV network to serve the proposed Cricket Club House.

A new independent domestic size metered mains water supply will be provided from the United Utilities network to serve the Cricket Club House.

The Cricket Club House will not be provided with space heating.

The Cricket Club House will be naturally ventilated. WC facilities will be provided with mechanical extract ventilation.

The mains cold water supply will serve all cold water outlets and items of sanitaryware. Hot water will be generated via a storage cylinder with electrical immersion heater. Hot water will be distributed to all hot water outlets and items of sanitaryware.

A gravity above ground drainage system will be provided using UPVC pipework to connect sanitaryware to the below ground drainage disposal system.

An electrical distribution board will provide for local circuits for lighting and small power etc. The electrical installations within the Cricket Club House will include:

- Small Power
- General Lighting
- Emergency Lighting
- Fire Alarm
- Intruder Alarm

7.7.3 Structures - Hotel Complex

The Mill

The existing mill structure is in a condition as stated in the structural report. This is concluded as generally rot free and little settlement but there is a notable lean overall and some local failures of structural elements (lintels, timber flooring). It is intended to convert the mill to a hotel usage.

This will entail:

- Demolishing a few attached structures which carry no heritage use
- Deconstruction of the entrance annex which is in a poor state and structurally unsound
- Construction of a new glass enclosure in its place
Construction of a new single storey extension to the front of the building containing both natural stone and glass
- Construction of new external stairs to the rear of the building
- Removal of existing cast iron columns and timber columns and new columns added (due to structural inadequacy and out of plumb)
- Addition of some strengthening steel to provide stability to the overall structure and general repairs which will be carried out to heritage standard.

Generally the existing floors will remain undisturbed and the arrangement of structural masonry wall will be kept.

The Barn

The two storey structure is a combination of new build and modification to existing. The new build will be formed in traditional construction with timber floors on steel beams, timber vaulted roof on steel purlins and a cavity wall. The existing will be similar but within the existing walls. The existing barn is currently single storey and the foundations will need to be checked during the site investigation work

Hotel & Spa

The new hotel and spa is essentially two structures connected by a lightweight structure. The Hotel wing will consist of load bearing masonry walls (cross walls and external walls) supporting a beam and block first floor and a traditional trussed rafter roof. The external cavity walls will have a block inner leaf and a masonry external leaf to architects requirements. The walls will be supported on foundations designed to suit the ground conditions. The ground floor slab will be either ground bearing or suspended to suit the existing conditions.

The spa building will be a two storey steel framed structure with an additional plant floor at second floor over half of the structure. The upper floors will be composite reinforced concrete slabs on metal decking on steel beams with shear studs. The pools at ground floor will be cast in concrete with a plant room between below ground level to serve the pool system. Consideration will be given to floatation. The foundations are likely to be either piled or traditional reinforced concrete pad foundations. The roof will be purlins to suit a tiled roof system to architects requirements. The walls will be a mixture of glass and masonry infill panels to match the adjacent buildings. The steelwork will be suitable protected for atmosphere and fire conditions.

Wedding venue

The new single storey structure with a mezzanine at one end will be constructed with traditional cavity wall with a stone outer leaf supporting traditional timber king post truss, purlins and timber rafter roof. The mezzanine will be a combination of steel beams and timber joists. Depending on the site investigation the foundations will be piled or traditional strip footing. The slab will be either suspended or solid ground bearing.

Kid's club

The new single storey structure will be constructed with traditional cavity wall with a stone outer leaf supporting traditional timber king post truss, purlins and timber rafter roof. Depending on the site investigation the foundations will be piled or traditional strip footing. The slab will be either suspended or solid ground bearing.

7.7.4 Structures - Cricket Facilities

Cricket Pavilion

The timber frame structure is a prefabricated off the shelf product that will be modified by the manufacturer to better suit its use as a pavilion by separating forming three areas for changing room use and basic washroom facilities.

The existing bridge will require structural works to make it suitable for vehicles to enter or exit the cricket site. Further detail on the works that would be required can be found later in this chapter on page 129.

7.7.7 Acoustics - The Mill

The Mill

An inspection of the existing building has been undertaken. The building has timber joist floors throughout with large solid masonry walls.

A report has been prepared detailing our findings and recommendations (Hepworth Acoustics ref 21911.01Av1), summarised below.

The existing floor construction does not provide a high degree of sound insulation. Therefore recommendations have been made to improve the sound insulation of the building.

Control of break out noise from the new build trading areas to the hotel bedrooms above has also been considered. Improvements to the building envelope have been recommended.

The requirements for a scheme of sound insulation can be incorporated in a suitably worded planning condition.

7.7.5 Flood Risk and Drainage

Flood Risk

Chipping Brook flows in a principally south-easterly direction through the development parcels of the site.

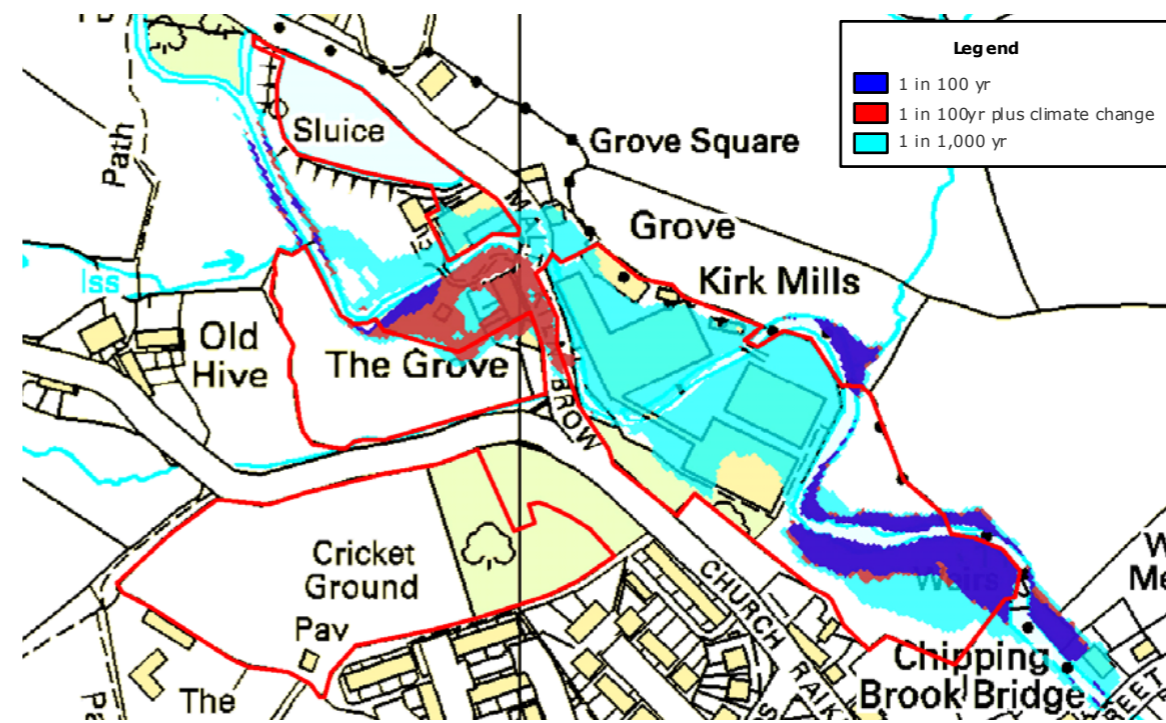
The source of the brook is approximately 4 km north east of the site on Wolf Fell. Chipping Brook drains a predominately rural catchment of approximately 5.6 sq km upstream of the site. Downstream of the site, the brook passes through the village of Chipping and continues through a largely rural catchment to its confluence with the River Hodder.

According to the Environment Agency (EA) flood map the 'Main Mills Complex' and 'Cricket Pitch' development parcels are in Flood Zone 1 (i.e. at risk from extreme flood events - greater than the 1 in 100 year). According to the British Hydrological Society database of historical flooding, a large flood event affected Kirk Mill in the summer of 1851, during which a number of stone and wooden bridges crossing Chipping Brook were washed away. There are no other records of flooding at the site.

Hydraulic modelling of the brook confirms that the 'Kirk Mill' and 'Main Mills Complex' development parcels are in Flood Zone 3. All other development parcels are located in areas with the lowest risk of river flooding. (Note that the modelling did not cover the 'Cricket Pitch' site.)

The risk of flooding from other sources is assessed to be low for all development parcels.

Modelled Flood Outlines - Proposed Scenario with Mitigation Measures Implemented



Mitigation

The risk of flooding from Chipping Brook and any other sources will be mitigated by the implementation of a package of measures as detailed in the Flood Risk Assessment. The measures include raising of finished floor levels, removal of obsolete bridges along Chipping Brook, reinstatement of a small section of wall along Chipping Brook adjacent to 'Kirk Mill', and ground raising on the 'Main Mills Complex'.

The hydraulic model of the brook confirms that there will be no increase in flood risk to surrounding properties as a result of the proposed mitigation measures.

Safe access and egress to/from the development parcels will be provided via Church Raikie, Malt Kiln Brow or Longridge Road. These roads are located within Flood Zone 1.

A new road access bridge spanning Chipping Brook within the 'Main Mills Complex' is proposed. The soffit level of this bridge will be raised above the 1 in 100 year flood level plus 600 mm freeboard plus an allowance for climate change to ensure that flood risk is not increased.

Surface Water Drainage

The proposed development will incorporate a surface water drainage scheme based on sustainable drainage principles as encouraged by national and local planning policy.

The approach will be, insofar as is possible, to mimic surface water flows arising from the site prior to development by discharging runoff from the impermeable areas of the developed parcels to Chipping Brook, at pre-development runoff rates. This approach ensures that the development will not increase flood risk downstream of the site.

There will be no change in the extent of impermeable surfaces post development and surface water drainage arrangements (and runoff rates) from 'Kirk Mill', 'Riverside Walk' and the 'Cricket Pitch' will remain as per existing without the need for further mitigation.

There will be a decrease in impermeable surfaces from the 'Main Mills Complex' post development. Surface water runoff from the parcel will continue to drain into Chipping Brook unrestricted but with reduced rates due to the reduction in impermeable areas. Therefore, no mitigation measures are required.

There will be an increase in impermeable surfaces post development from the 'Malt Kiln House and Surrounding Land' and 'The Hive' parcels. Runoff rates will consequently be restricted to pre-development Greenfield runoff rates using on-site attenuation storage. The form of the storage used will be determined at the detailed design stage.

7.7.6 Waste Management

Due to the scale of the proposals a Site Waste Management Plan (SWMP) will be required, will include construction wastes and general wastes.

The SWMP will be updated and evolve throughout the project. In order to facilitate the re-use of material on-site, a Material Management Plan (MMP) will be produced. The MMP sets out the processes for managing materials on-site. The MMP will be prepared in accordance with the Contaminated Land: Applications in Real Environments (CL:AIRE) Protocol and the main contractor will ensure that all wastes are disposed of in an appropriate manner.

Site Waste management will incorporate the following principles.

Normal

1. Implement the waste hierarchy on site by:
 - Use products and techniques to reduce the amount of waste produced;
 - Re-use and recycle as much waste as possible.
2. Ensure waste is stored in facilities of good condition and appropriate for the waste(s) being stored.
3. Ensure waste is segregated where appropriate (especially hazardous waste) using the standard waste signs.
4. If responsible for removing waste:
 - Provide a copy of the Waste Carrier's Licence(s) from the company transporting waste away from the site;
 - Provide a copy of the Waste Management Licence(s) for the facility the waste is taken to;
 - Ensure all Waste Transfer Notes are completed correctly and retained as a record;
 - For any hazardous waste removed, ensure the Premises (Hazardous Waste) Code is used on the consignment note; and
 - Ensure all data regarding waste is recorded in the waste log.
5. Ensure all operatives receive appropriate tool box talks regarding waste management procedures on site including the waste minimisation measures to be employed.

Abnormal

6. If control measures not being implemented, main contractor will take action.

Emergency

7. If waste goes to a facility unable to take the waste due to their licence conditions, notify the main contractor who will immediately contact the facility to determine the appropriate action.

Refuse - Site Waste Management Plan

Plan Overview

At the planning stage – the principal contractor has not been appointed and there are no detailed measurements available with regard to the amounts/types of waste coming off site.

Design

The design team will consider waste in regard to the following:

- Cut and fill balance – keep as much as possible on site.
- Re-use of existing utilities where practicable.
- Use standard sizes of materials to reduce off-cuts.
- Standard detailing / design / robust.
- Maintain the flexibility of design.
- Pre-fabrication of the design where possible.
- Co-ordination of services (plan and section) to reduce on-site errors.

Construction

The principal contractor will implement and comply with Site Management Plan (SMP) legal requirements and ensure the SWMP is updated, understood and communicated to all operatives and visitors involved in the project. The principal contractor will be responsible for resource management on the site.

Waste generated: demolition waste, site clearance waste, earthworks and waste from the construction phase.

Waste Management Targets:

- Inert/non-hazardous earthworks – zero waste to landfill by re-use on site through cut/fill balance.
- Hazardous earthworks waste – any contaminated land that cannot be practically treated on site may need to be disposed of to landfill.
- Should any site waste need to be sent to landfill, it will be sent to the nearest landfill site to reduce road miles, pollution, etc.
- The principal contractor will ensure the waste is correctly recycled or disposed of responsibly and legally.
- Once planning has been approved, the preliminary design will include for assessment of cut/fill and contaminated land volumes for inclusion within the SWMP.
- When the principal contractor is appointed they will update the SWMP and confirm how all the quantity of waste generated from the project will be measured.

As much of the groundwork will be kept on site and re-used, if there is any hazardous waste it will be sent to the appropriate waste disposal facility. Hazardous waste material on site has to be stored correctly in secure storage containers/areas.

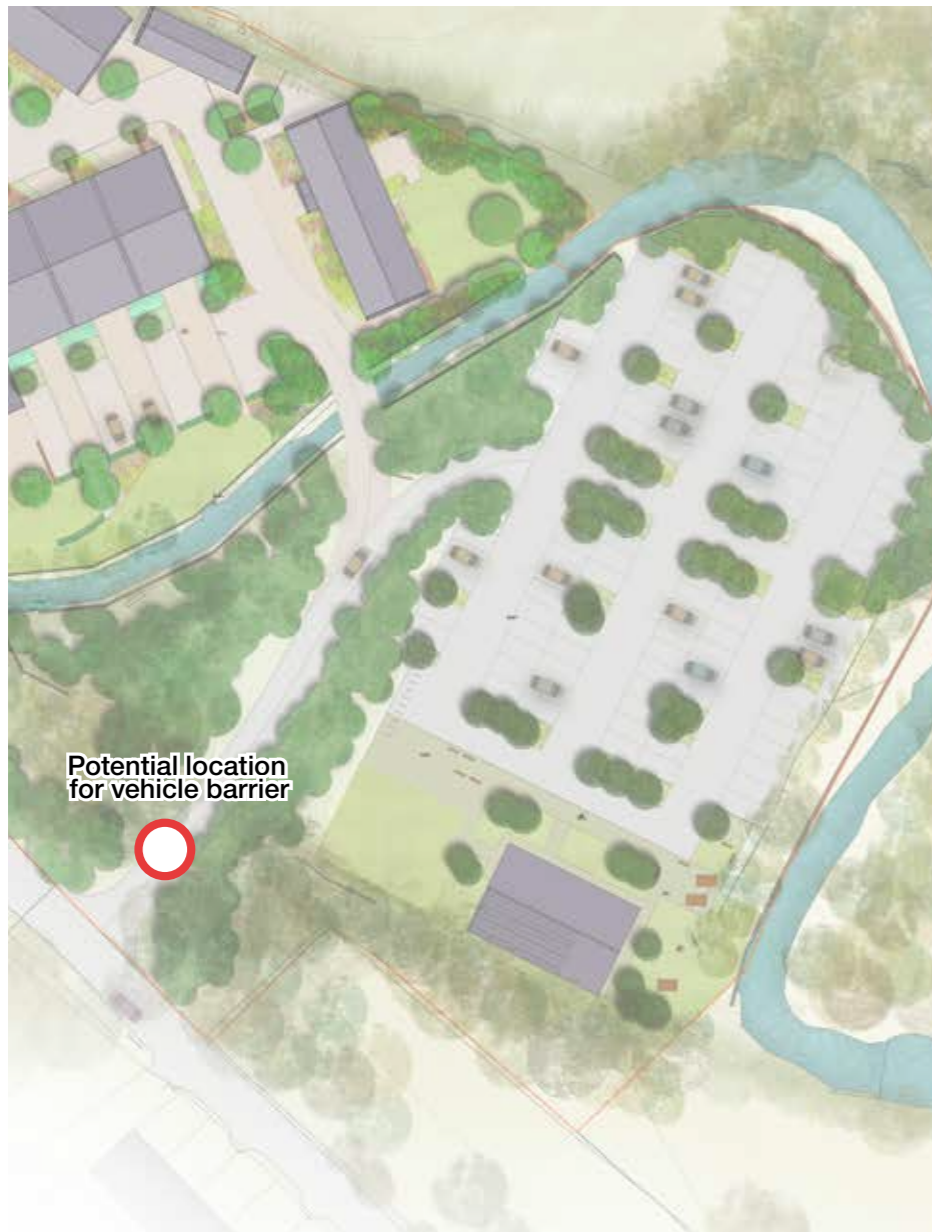
All construction waste is segregated on site and will be recycled or re-used where possible. Waste which cannot be reused or recycled, including inert groundwork waste, will be sent to landfill. All construction waste that leaves a site has to be recorded on a Site Waste Management Plan and have a waste transfer note to record what has happened to it once it has left site.

Site refuse collection points



7.7.7 Secured by Design

Car parking area



Introducing restricted access to the car park via a barrier system for times when the car park may be at its most vulnerable to crime as well as CCTV and natural surveillance from the hotel/spa building should act as appropriate deterrents for this area of the scheme.



One of the Government's key objectives for planning is to secure quality, sustainable environments where people choose to live, work and play. To achieve this, more emphasis needs to be placed on design and on the need to encourage higher standards. Designing for community safety is a central part of this.

Secured by Design (SBD) is a police initiative to encourage the building industry to adopt crime prevention measures in development design to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment. 'Secured by Design' is endorsed by the Association of Chief Police Officers (ACPO), and has the backing of the Home Office Crime Reduction Unit. It was drawn up in consultation with the former Department of transport, Local Government and the Regions (DTLR), Minister (ODPM).

During the pre-application stage, 5plus have consulted with an Architectural Liaison Officer from the Lancashire Constabulary so that guidance relating to the security of the scheme can be taken on board at the earliest opportunity.

This chapter will highlight any specific concerns relating to the site and how these may be dealt with should planning be granted. A full response from the Architectural Liaison Officer can be found in the appendix section of this document.

Natural surveillance

The masterplan and landscaping plan has been developed to optimise natural surveillance within the site and its surroundings to create a safe environment for guests and the community.

The main footpath route through the leisure scheme has been designed to be wide, open and with good natural surveillance from existing cottages on Malt Kiln Brow as well as scheme elements such as the barn cottages and new hotel & spa.

Defensible space

The rear area of the barn units could be vulnerable to crime due to them backing onto open countryside with no surveillance from elsewhere. External lighting will be a consideration as well as natural barriers such as hedges to form a discrete barrier to the site to improve security to the guests of the leisure complex.

Lighting

The lighting scheme should give good, clear, uniform coverage of all public areas, avoiding dark or secluded areas.

The landscaping schemes has been designed with natural surveillance in mind and consideration will be made not to obscure lighting and/or CCTV. Up-lighting to highlight features of building to principle façade only. Units to be carefully positioned to minimise visual glare to users of the public realm.

The lighting scheme on the car park will be carefully designed so that it is compatible with the CCTV to provide clear images.

External lighting will be carefully positioned to more vulnerable areas of the scheme such as the rear of the barn holiday cottages and car parking area.

Car parking

Car parking should always be open, with good lighting and natural surveillance. Landscaping should be kept at a low level so it doesn't provide cover for someone wanting to commit crime. The masterplan envisages areas of pocket planting throughout the car park to create a sensitive design response. Planting will not be dense in nature so as not to create secluded areas of the car park.

CCTV is recommended as it is likely cars will be parked up overnight, possibly containing valuables as the owners are away from home. The CCTV should be monitored within the hotel reception or security office where suspicious behaviour would be noticed and could be reported to police immediately. The data should be stored for 31 days before being destroyed, which would allow offences to be reported.

A vehicle barrier, restricting access especially at night (unless authorised via hotel reception or security) would be advantageous to reduce the risk of overnight car crime which is often committed in rural car parks targeted by travelling criminals from other areas. This point of entry should be covered by the CCTV, to both deter intruders and provide clear images of those who do, increasing the chance of identification and arrest.

Cycling facilities

A designated cycle parking facility will be provided within the car park section of the site. As the storage will be located externally, a CCTV system should be installed for security purposes.

Further considerations

External furniture, such as seating can be a magnet for anti-social behaviour. The presence and placement of such items should be given very careful consideration, reflecting on its future use and the effect on nearby housing (noise and nuisance), and the visual impact (littering, graffiti, damage) which can often result. When siting such items, they should be well overlooked and covered by the lighting scheme.

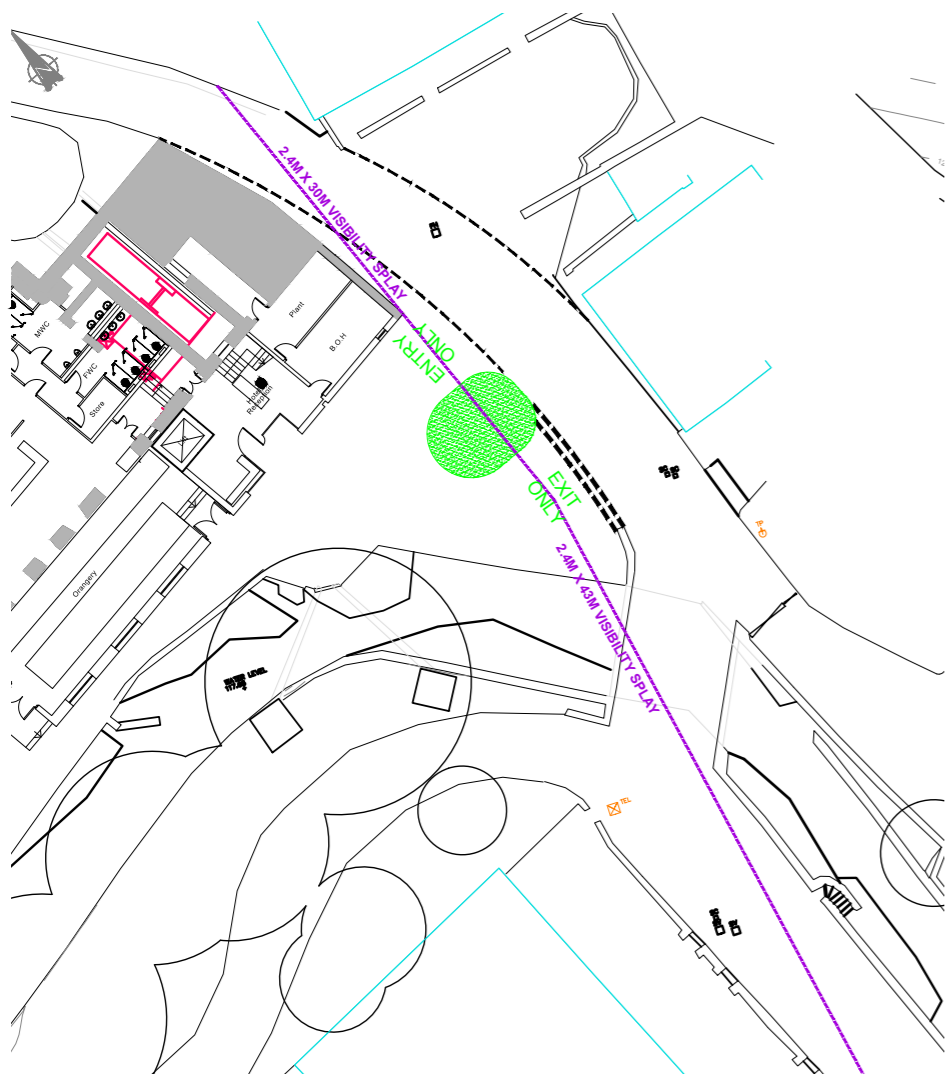
Enhanced physical security, such as PAS 24 doorsets and PAS 24 laminated ground floor windows would be recommended.

7.8 Highways

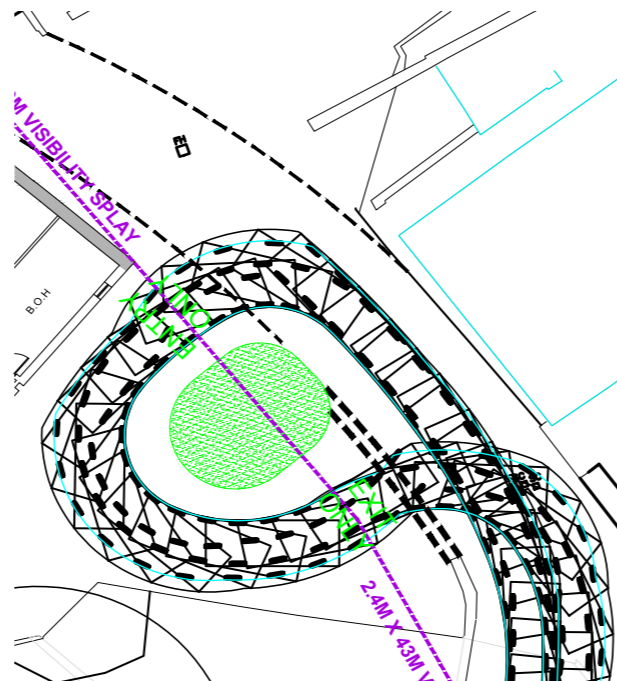
7.8.1 The Hotel Complex & Car Park Access



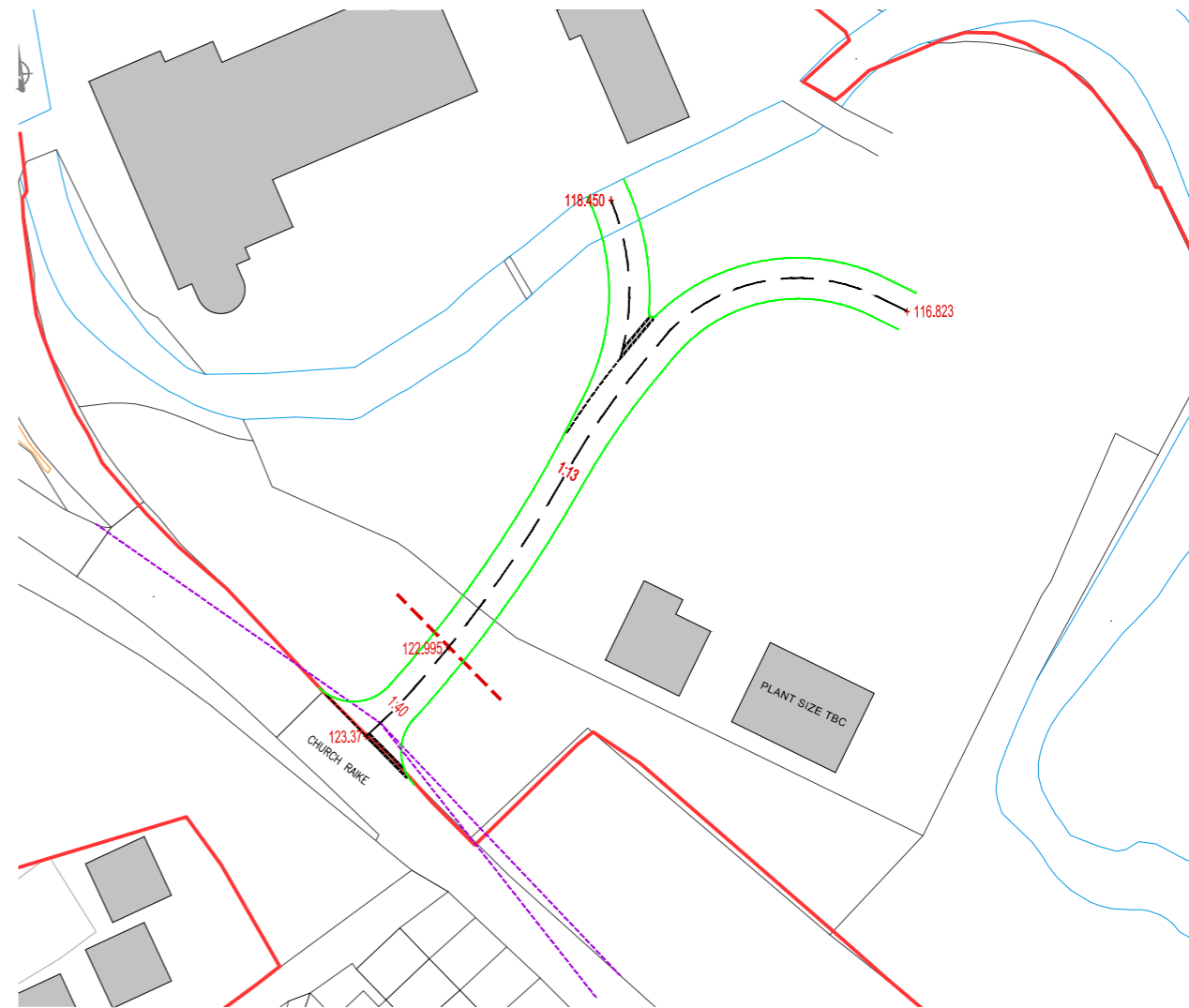
Kirk Mill Access



Large Vehicle Swept Path Analysis



New Hotel & Car Park Access



Kirk Mill Access

The Kirk Mill building, to be converted into a hotel, will provide limited vehicle access from Malt Kiln Brow along the site frontage in the vicinity of the hotel reception. In order to provide a safe and convenient access arrangement in the vicinity of the mill which maximises the achievable visibility splays it is proposed to deliver a new access feature which would require traffic enter the site via a northern entry only access point and exit via a southern exit only point. Traffic flows are relatively light along this route and it is considered that the proposed layout would not create any delays on the highway network.

Given the level of traffic travelling along Malt Kiln Lane in the vicinity of the mill it is considered that the access proposals create an ideal opportunity to form a shared space environment which would provide a link between the hotel and leisure uses creating an environment where pedestrians and vehicles have equal priority. Hotel & Spa and Event Space

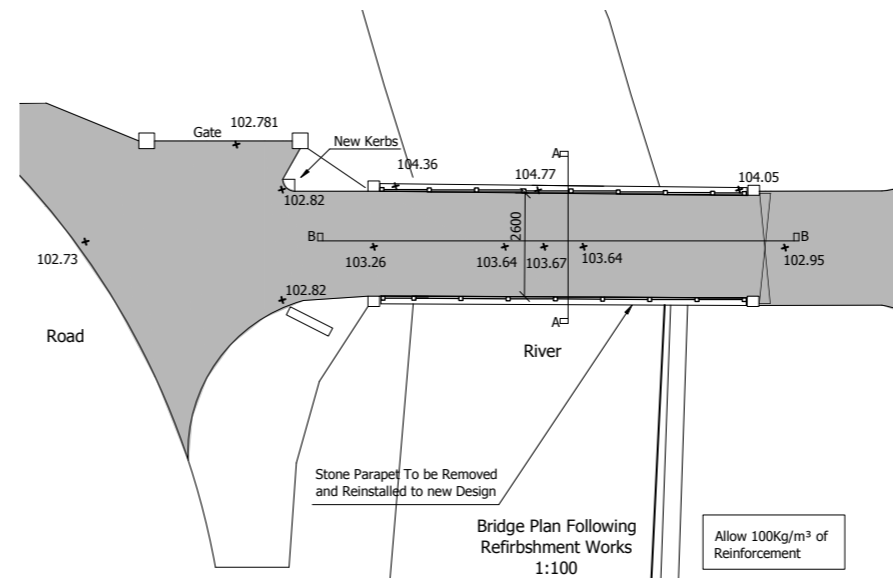
Hotel / Spa and Car Park Access

The hotel/leisure element of the development, situated on the former HJ Berry factory site, will see the existing access points via Malt Kiln Brow retained, with an additional vehicular access road constructed off Church Raikie to the south-east of the site.

Visibility splays of 2.4m x 43m are achievable in both directions along Church Raikie in accordance with Manual for Streets. The visibility splays to the left of the junction are shown to two points on the highway, the first the edge of the carriageway which shows the splay crossing third party land which is currently unoccupied, the second to the centre of the Church Raikie carriageway. Manual for Streets confirms that in some circumstances visibility splays can be taken to the centre of the carriageway particularly in situations when vehicles would be unlikely to be undertaking overtaking manoeuvres.

The drawing also shows that the gradient of the proposed access road over the first 15m would be 1 in 40 increasing to 1 in 13 as it enters the site. The access road would split to the left to create a new bridge access to the hotel and head off to the right providing access to the proposed car parking area.

7.8.2 Cricket Ground Access



Cricket Facilities Access

Cricket Ground Access

The proposed access arrangement for the future cricket ground site would be located on Longridge Road to the south of the village.

The existing bridge over Chipping Brook will be maintained and improved to provide access to the cricket pitch. Whilst the bridge would be unable to accommodate two-way vehicle movements it is envisaged that movement across the bridge will be undertaken on a give-way basis.

It is recognised that the bridge may be of insufficient width for larger emergency service vehicles, namely fire service vehicles, to cross. The Building Regulations 2000 (B5) sets out in Section 17 the vehicle access requirements for fire appliances to small buildings (those of up to 2000sqm with a top storey up to 11m above ground level). The Regulations state that there should be vehicle access for a pump appliance to a small building within 45m of every point on the projects plan area of the building. The new club house on site has therefore been purposefully located within 45m of the bridge in order to accord with Building Regulations.

The proposed access arrangement will formalise the highway with a clear junction layout being provided which would also maintain access to the property immediately to the north of the access.

Visibility splays of 2.4m x 43m have also been identified at the junction.

7.9 Malt Kiln House



Images:

- A. Plan showing the location of Malt Kiln house and its location within the proposed scheme
- B. Photo of the front of Malt Kiln house taken from Malt Kiln Brow



Malt Kiln House

The proposed development seeks approval for the change of use to the existing Malt Kiln House from residential use to Use Class C1.

The plan adjacent (far left) shows the location of the building and its relationship to the scheme. The building fronts on to the main access route through the scheme and therefore enjoys both strong visual and access links.

The photo adjacent (left) shows the appearance of the building in its current condition. The building currently comprises of a ground and first floor. As part of this application there will be no changes to the internal or external fabric of the building.

Gross External Area (approx.) :
117.80 sqm (1,268 sqft)

7.10 Hydro Scheme



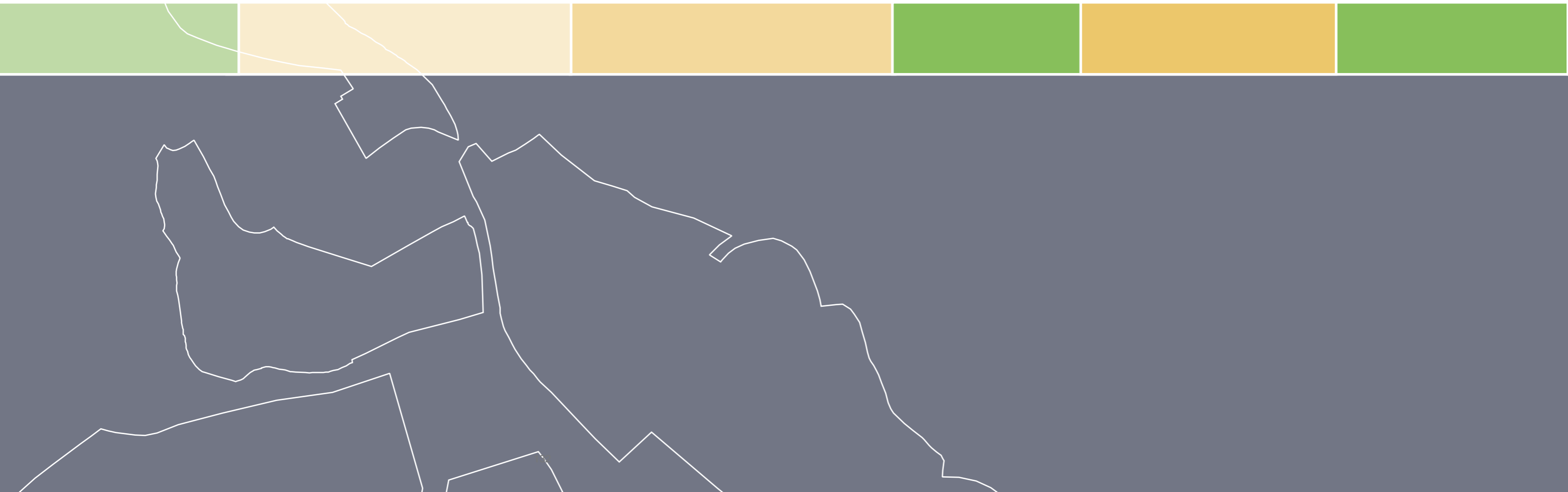
Hydro Scheme

The hydro scheme does not formally form part of the leisure complex for which planning permission is sought.

The team have however investigated the potential to include a hydro scheme element to the proposals which take advantage of the existing river network and mill pond.

In summary it would seem feasible that a hydro scheme could play a part in servicing the leisure complex.

The plan adjacent indicates the path that the hydro scheme could follow should the scheme be approved.




8.0 Area Schedule



8.0 Area Schedule



Area Schedule			
Project Title:	05024 Chipping		Chipping
Project Reference:			5024
Issue Date:	13.05.15		-
Revision:	Draft		-

Level	Mill (18 hotel rooms)				Barn (18 hotel rooms)				New Build Hotel/Spa (20 hotel rooms)				Wedding Venue				Cricket Pavilion				Kids Club				Plant Building			
	GIA		NIA		GIA		NIA		GIA		NIA		GIA		NIA		GIA		NIA		GIA		NIA					
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²						
GROUND																												
Sub-Total	699	7,524	612	6,588	424	4,564	392	4,219	859	9,246	800	8,611	186	2,002	182	1,959	24	258	23	248	57	614	54	581	193	2,077	188	2,024
FIRST FLOOR																												
Sub-Total	518	5,576	433	4,661	376	4,047	337	3,627	545	5,866	496	5,339	186	2,002	54	581	0	0	0	0	0	0	0	0	0	0	0	0
SECOND FLOOR																												
Sub-Total	519	5,587	459	4,941	0	0	0	0	133	1,432	114	1,227	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roof																												
Sub-Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Overall Sub-Total	1,736	18,686	1,504	16,189	800	8,611	729	7,847	1,537	16,544	1,410	15,177	372	4,004	236	2,540	24	258	23	248	57	614	54	581	193	2,077	188	2,024

m² ft²

Total Gross Internal Area (GIA): 4,719 50,795

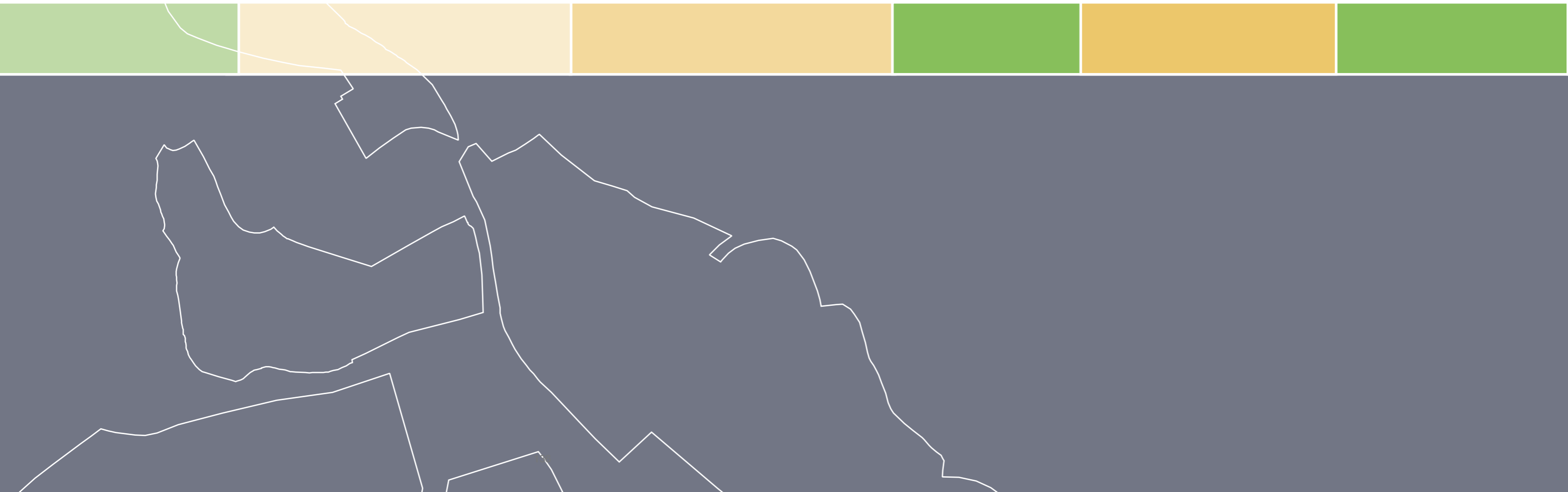
Total Net Internal Area (NIA): 4,144 44,606

Summary:	88%
Total Hotel Rooms	56

Malt Kiln House: Approx GIA = 204.48 sqm, Approx GEA = 233.08 sqm

Lift shafts on upper floors and canopies excluded

Total 'Insert Sector' GIA	0
Total 'Insert Sector' NIA	0
Total 'Insert Sector' GIA	0
Total 'Insert Sector' NIA	0
Total 'Insert Sector' GIA	0
Total 'Insert Sector' NIA	0



9.0 Summary and Conclusion



9.0 Summary & Conclusion





The design and access statement sets out the principles for the development of up to 46 dwellings and 3,777 sqm of employment and leisure led use.

The proposals set out the access points for which approval is sought, along with the principle of development.

What is Proposed?

- Works and a change of use to the Grade II listed Kirk Mill to create a hotel (18 bed) and bar restaurant.
- Works to the Barn building to create 7 Cottages (3 bed).
- Construction of a Hotel and Spa (20 bed).
- Construction of a Wedding Venue.
- Construction of a Kid's Club.
- Construction of a Cricket Pavilion.
- Change of use to Malt Kiln House.
- Car Parking for up to 120 vehicles.
- Up to 46 quality new homes, The houses will be a mix of market level and affordable homes and will offer a mix of housing types and tenure to meet local need. This figure includes 4 self-build plots to accommodate bigger four and five bed homes.
- Extensive ancillary landscaping within the development as a whole.
- New access points for vehicles, pedestrians and cyclists

Sustainability

The site is highly sustainable, located within easy walking distance of existing facilities in the village and transport corridors. As part of the future design development the new homes will meet with the latest building regulations to ensure good energy efficiency.

The following 'Benefits section summaries how in environmental, social and economic terms the proposal constitutes sustainable development and accords with the requirements of the NPPF.

Benefits

Environmentally

- New footpaths will encourage walking around the village.
- The hydro scheme will provide electricity for the equivalent of nine homes.
- Improved green areas to encourage wildlife.
- Repairs to the mill pond.
- Flood attenuation.

Economic Benefits

- A full range of quality new homes designed within the masterplan to create a sense of place.
- Improving house prices in the village.
- Improved car parking facility for the village,
- Sustaining local schools which are under threat capturing / attracting tourist spend to benefit local businesses.

Socially

- New village pub to compliment existing provision.
- New formal event space suitable for a village market, wedding and other events.
- Pool, gym and spa facilities

Images:

- A. Leisure
- B. Renewable Energy Sources
- C. Recreation
- D. Resources
- E. Employment
- F. Affordable Village Housing
- G. Car parking
- H. Accommodation

Please refer to separate A1
& A3 drawings as listed:

(MP) Site:

05024_MP_00_100 - Site Edged Red, Location Plan
 05024_MP_00_101 - Topography Survey
 05024_MP_00_102 - Parameters Plan
 05024_MP_00_103 - Indicative Masterplan
 05024_MP_00_104 - Blocking and Proposed
 Landscaping

(B1) The Mill:

05024_B1_00_100 - Site Red Line Plan
 05024_B1_01_000 - Ground Floor Demolition Plan
 05024_B1_01_001 - First Floor Demolition Plan
 05024_B1_01_002 - Second Floor Demolition Plan
 05024_B1_02_000 - Existing Ground Floor Plan
 05024_B1_02_001 - Existing First Floor Plan
 05024_B1_02_002 - Existing Second Floor Plan
 05024_B1_02_003 - Existing Third Floor Plan
 05024_B1_02_004_SK001 - Proposed Ground Floor Plan
 05024_B1_02_005_SK001 - Proposed First Floor Plan
 05024_B1_02_006_SK001 - Proposed Second Plan
 05024_B1_02_008_SK001 - Proposed Roof Plan
 05024_B1_04_000 - Existing Elevations 1, 2 & 3
 05024_B1_04_001 - Existing Elevations 4, 5 & 6
 05024_B1_04_002_SK001 - Proposed Elevations 1-3
 05024_B1_04_003 - Proposed Elevations 4-7

05024_B1_04_004 - Proposed Elevations 8-10

05024_B1_05_000_SK001 - Existing Sections AA & BB

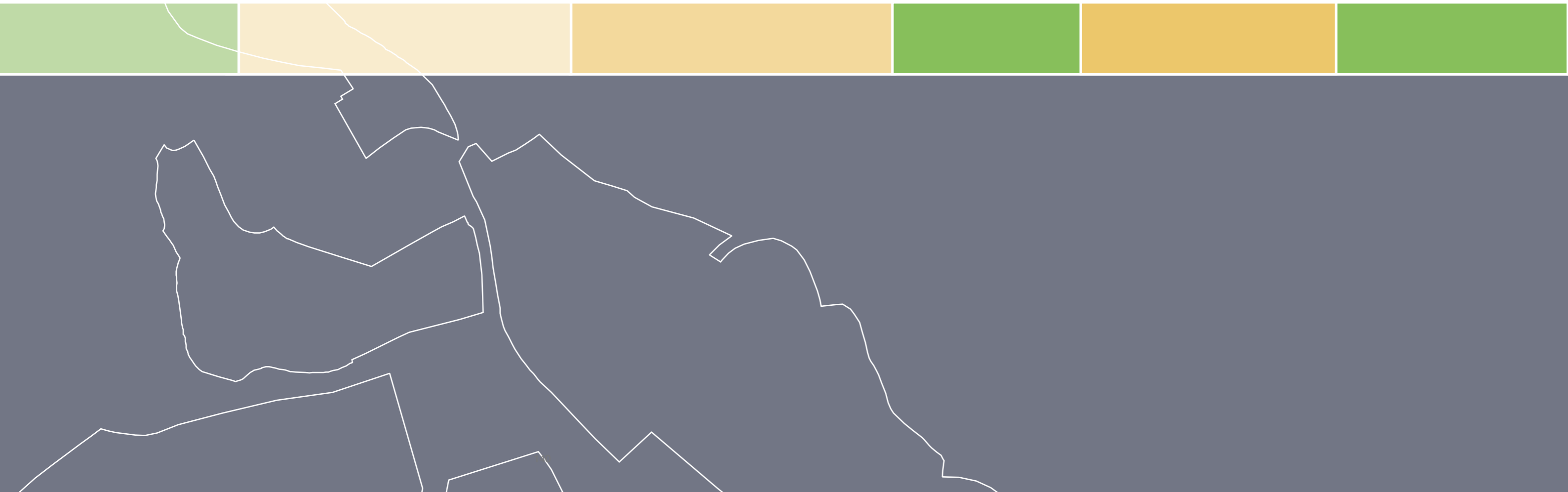
Option A

05024_B1_05_001_SK001 - Proposed Sections AA & BB

Option A

(B2) The Barn:

05024_B2_00_100 - Site Red Line Plan
 05024_B2_01_000 - Ground Floor Demolition Plan
 05024_B2_01_001 - First Floor Demolition Plan
 05024_B2_02_000 - Existing Ground Floor Plan
 05024_B2_02_001 - Existing First Floor Plan
 05024_B2_02_002 - Proposed Ground Floor Plan
 05024_B2_02_003 - Proposed First Floor Plan
 05024_B2_02_004 - Proposed Roof Plan
 05024_B2_04_001 - Existing Elevations 1, 2 & 3
 05024_B2_04_002 - Existing Elevations 4, 5 & 6
 05024_B2_04_003 - Proposed Elevations 1, 2 & 3
 05024_B2_04_004 - Proposed Elevations 4, 5 & 6
 05024_B2_05_000 - Existing Sections AA, BB & CC
 05024_B2_05_001 - Proposed Sections AA, BB & CC



Appendices - Drawings

(B3) Hotel/Spa:

- 05024_B3_00_100 - Site Red Line Plan
- 05024_B3_02_000 - Proposed Ground Floor Plan
- 05024_B3_02_001 - Proposed First Floor Plan
- 05024_B3_04_000 - Proposed Elevations 1, 2 & 3
- 05024_B3_04_001 - Proposed Elevations 4, 5 & 6
- 05024_B2_05_000 - Proposed Sections AA & BB

(B5) Wedding Venue:

- 05024_B5_00_100 - Site Red Line Plan
- 05024_B5_02_000 - Proposed Ground Floor Plan
- 05024_B5_02_001 - Proposed First Floor Plan
- 05024_B5_02_002 - Proposed Roof Floor Plan
- 05024_B5_04_000 - Proposed Elevations 1 & 2
- 05024_B5_04_001 - Proposed Elevations 3 & 4
- 05024_B5_05_000 - Proposed Sections AA & BB

(B6) Cricket Pavilion:

- 05024_B6_00_100 - Site Red Line Plan
- 05024_B6_02_000 - Proposed Ground Floor Plan
- 05024_B6_02_001 - Proposed Roof Plan
- 05024_B6_04_000 - Proposed Elevations 1-4

(B7) Kid's Club:

- 05024_B7_00_100 - Site Red Line Plan
- 05024_B7_02_000 - Proposed Ground Floor Plan
- 05024_B7_02_001 - Proposed Roof Plan
- 05024_B7_04_000 - Proposed Elevations 1-2
- 05024_B7_04_001 - Proposed Elevations 3-4
- 05024_B7_05_000 - Proposed Sections AA & BB

(B8) Plant Building:

- 05024_B8_00_100 - Site Red Line Plan
- 05024_B8_02_000 - Proposed Ground Floor & Roof Plan
- 05024_B8_04_000 - Proposed Elevations 1-4



Appendix - Landscape-Proposed Planting Palette

Infrastructure Planting

Alder	<i>Alnus glutinosa</i>
Ash	<i>Fraxinus excelsior</i>
Aspen	<i>Populus tremula</i>
Bay Willow	<i>Salix pentandra</i>
Beech	<i>Fagus sylvatica</i>
Black-poplar agg.	<i>Populus nigra</i> agg.
Crack-willow	<i>Salix fragilis</i>
Downy Birch	<i>Betula pubescens</i>
English Elm	<i>Ulmus procera</i>
Field Maple	<i>Acer campestre</i>
Hornbeam	<i>Carpinus betulus</i>
Pedunculate Oak	<i>Quercus robur</i>
Rowan	<i>Sorbus aucuparia</i>
Sessile Oak	<i>Quercus petraea</i>
Silver Birch	<i>Betula pendula</i>
White Willow	<i>Salix alba</i>
Wild Cherry	<i>Prunus avium</i>
Wych Elm	<i>Ulmus glabra</i>
Almond Willow	<i>Salix triandra</i>
Bird Cherry	<i>Prunus padus</i>

Crab Apple	<i>Malus sylvestris</i>
Dogwood	<i>Cornus sanguinea</i>
Elder	<i>Sambucus nigra</i>
Goat Willow	<i>Salix caprea</i>
Grey Willow	<i>Salix cinerea</i>
Guelder-rose	<i>Viburnum opulus</i>
Hawthorn	<i>Crataegus monogyna</i>
Hazel	<i>Corylus avellana</i>
Holly	<i>Ilex aquifolium</i>
Osier	<i>Salix viminalis</i>
Purple Willow	<i>Salix purpurea</i>
Wild Privet	<i>Ligustrum vulgare</i>

Native Hedgerow Mix

Plant as a double staggered row at 0.5m centres

60%	<i>Crataegus monogyna</i>
15%	<i>Corylus avellana</i>
15%	<i>Acer campestre</i>
5%	<i>Malus sylvestris</i>
5%	<i>Ilex aquifolium</i>

Intermittent standards within hedgerows

Plant as Selected Standards at 20 – 25m centres

Quercus robur
Fagus sylvatica
Tilia cordata

Planting along the River Corridor

Plant in groups of 3 – 5 as Selected Standards at 20 – 25m centres

Salix Alba – White willow
Alnus glutinosa – Common Alder

Therapeutic plants

It is envisaged therapeutic and ornamental species will be used to compliment the setting and uses of the adjacent leisure facilities. The combination of species proposed will ensure year round interest and the enhancement of the local wildlife resource. Suitable planting will include species from the following overall planting palette.

Small ornamental trees

for use in close proximity to buildings

Amalanchier x lamarkii
 Acer palmatum dissectum
 Abutilon x suntaense
 Aucuba japonica
 Cercis canadensis
 Clematis fragrantissima
 Cornus Mas
 Corylus avellana 'Tortuosa'
 Cateagrus prunifolia
 Euonymus europaeus 'Red Cascade'
 Forsythia 'Courtalyn'
 Hamamelis x intermedia
 Ilex spp
 Magnolia spp
 Malus hupehensis
 Pinus mugo
 Prunus subhirtella 'Autumnalis'
 Sorbus cashmeriana
 Sorbus hupehensis

Shrubs

Buxus sempervirens
 Cotinus coggygria
 Buddleia lochinch
 Berberis darwinii
 Brachyglottis 'Sunshine'
 Camellia spp
 Ceanothus 'Concha'
 Chaenomeles speciosa 'Nivalis'
 Choisya ternata
 Cornus sanguinea 'Midwinter Fire'
 Cotinus coggygria
 Cotoneaster conspicuus 'Decorus'
 Daphne Bholua
 Eleagnus x ebbingei
 Hippophae rhamnoides
 Hypericum 'Hidcote'
 Laurus nobilis
 Mahonia x media 'Charity'
 Philadelphus 'Belle Etoile'
 Phlomis fruticosa
 Pittosporum tenuifolium
 Potentilla Abbotswood
 Prunus lusitanica Portuguese Laurel
 Rosa rugosa
 Rosa gluaca
 Rosmarinus officinalis
 Sambucus nigra 'Black Beauty'
 Sarcococca hookeriana var digyna
 Viburnum x bodnantense
 Viburnum x burkwoodii
 Viburnum tinus

Perennials

Acanthus mollis
 Ajuga reptans 'Catlins Giant'
 Alchemilla mollis
 Astrantia major
 Aquilegia vulgaris spp
 Achillea x 'Coronation Gold'- Gold Yarrow
 Arctostaphylos absinthium 'Lambrook Silver'
 Anemone x hybrida 'Honorine Jobert'
 Berginia cordifolia
 Brunnera macrophylla 'Jack Frost'
 Calmathantha nepetoides
 Campanula
 Digitalis spp
 Echinacea purpurea 'Magnus' - Purple Coneflower
 Epimedium x perralchium 'Frohnleiten'
 Geranium
 Geum
 Heuchera pewter moon
 Iris foetidissima
 Lavandula angustifolia 'Munstead' – Lavender
 Liriope muscari 'Big Blue' – LilyTurf
 Macleaya microcarpa 'Kelways Coral Plume'
 Margorum
 Nepeta racemosa 'Walkers Low'
 Nepeta 'Six Hills Giant'
 Origanum vulgare
 Penstemon
 Pulmonaria angustifolia spp
 Rudbeckia fulgida 'Goldstrum' – Coneflower
 Salvia Purple leaved sage
 Saxifraga x urbium
 Sedum spectabile 'Autumn Joy' – Liveforever

Thymus x citriodorus – Lemon Thyme
 Perovskia atriplicifolia – Russian Sage
 Hemerocallis 'Citronella' - Day Lily -
 Oenothera fruticosa 'Youngii'- Evening Primrose
 Verbena bonariensis
 Vinca minor spp

Ferns and grasses

Asplenium scolopendrium
 Athyrium filix-femina
 Polystichum setiferum
 Miscanthus sinensis 'Purpurascens'-Maiden Grass
 Pennisetum alopecuroides 'Moudry' - Black Fountain Grass
 Helictotrichon sempervirens – Blue Oats Grass

Bulbs

Galanthus nivalis - Snowdrops
 Crocus – spring and autumn flowering
 Wood anemone
 Daffodils
 Tulips
 Bluebells
 Allium
 Schizostylis coccinea spp

