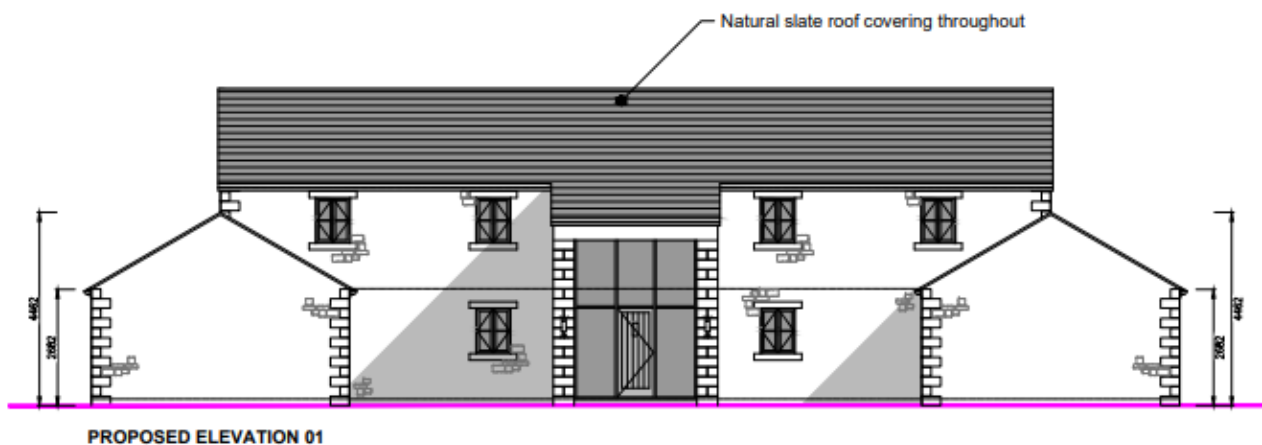


Land to the north of Beech House, Alston Lane, Longridge PR3 3BN



Proposed construction of three holiday cottages with associated parking and amenity areas.

Planning Statement JDTPL0249

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STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE PROPOSED CONSTRUCTION OF THREE HOLIDAY COTTAGES WITH ASSOCIATED PARKING AND AMENITY AREAS ON LAND TO THE NORTH OF BEECH HOUSE, ALSTON LANE, LONGRIDGE PR3 3BN

1 INTRODUCTION

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of full planning application for the construction of three holiday cottages vehicle access and hard standing on land at Beech House. The development site is currently an area of mown grass, the opposite the development site the land has a single storey outbuilding/stable building on it.

1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

53335-E01C Existing site plan

5335-P01B Proposed ground floor plan

5335-P02A Proposed first floor plan

5335-P03C Proposed elevations

5335-P04E Proposed site plan

5335-P05 Location plan

5335-P06B Proposed site plan showing trees

Flood risk assessment June 2020 Herrington Consulting Limited

Flood risk sequential and exception test

Business Plan

Package Treatment plant

Tree Survey and Arboriculture Impact Assessment

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 The site is located within the open countryside outside a settlement boundary as defined in the Ribble Valley Districtwide Local Plan. The site relates to land at Beech House and is adjacent to a group of buildings at the southern end of Alston Lane on the east side of the river Ribble. The group comprises the dwellings Beech House, Riverside Barn, Roth-Holm, Hob Croft, Boot Farm Barn and the large modern agricultural buildings at Boot Farm. The

application site is bounded by Alston Lane on the east side, the curtilage of Beech House to the south and agricultural land to the north and west.

- 2.2 Alston Lane is an adopted highway. A bridleway which passes Alston Old Hall connects to Alston Lane past the application site then travels south towards the river. The bridleway becomes a public footpath at this point which then follows the bank of the river Ribble.
- 2.2 Land around the site is used for grazing. Around the site are a number of trees and hedges which screens the site from the surrounding landscape.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposal seeks permission to construct three holiday cottages with associated parking and amenity areas. Planning permission has recently been granted for four holiday cottages on the opposite side of Alston Lane from the development site. The applicant no longer wishes to carry out that development. We have included the land which has permission for four holiday cottages within this application site so that the previous permission can be formally superseded. The aim being that if planning permission be given for this scheme for three holiday units, it is clear that the previously approved scheme for four holiday units will not be carried out.
- 3.2 The development is for three holiday units and is designed as a 'U' shaped courtyard. The central section is two storeys in height and its principle elevation faces Alston Lane. Two single storey wings have principle elevations facing the courtyard with gables facing Alston Lane. The two-storey section is 7.3m to the ridge and the single storey wings are 4.46m to the ridge. The units will be entirely faced in natural stone throughout with natural blue slate roofs. The window head and cills will be in stone and the window frames will be timber.
- 3.3 The style of the building reflects the rural location and is agricultural in character including features which reflect traditional farm buildings in the area. The central unit provides five-bed accommodation, whilst the single storey units are one-bed accommodation. Seven parking spaces are proposed to serve the development and there is a large communal vehicle turning area. These are to be surfaces in porous gravel and resin bound gravel at the entrance to avoid loose material being carried onto the highway. Each unit is provided with private outdoor space.

4. PLANNING HISTORY

4.1 The relevant planning history of the site is as follows:

Reference	Address	Description	Decision
3/2019/0153	Land at Beech House Alston Lane Longridge PR33BN	Proposed demolition of stables and construction of four holiday units with associated parking and amenity areas	Approved 12/04/2019
3/2017/0361P	Outbuildings at Beech House Alston Lane Longridge PR3 3BN	The conversion of an existing outbuilding into two residential dwellings	Withdrawn
3/2000/0525	Beech House Alston Lane Longridge PR3 3BN	Construction of stables for private use and turnout area	Approved 30/08/2000

5 DEVELOPMENT PLAN POLICY

5.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2018).

Core Strategy (2014)

5.2 The following policies are of relevance to the proposal:

Ribble Valley Core Strategy:

Key Statement DS1-Development Strategy

Key Statement DS2-Sustainable Development

Key Statement EN2 – Landscape

Key Statement EC3 – Visitor Economy

Policy DMG1 – General Considerations

Policy DMG2 - Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME1 - Protecting trees and woodlands

Policy DME2 – Landscape and Townscape Protection

Policy DME3 - Site and species protection.

Policy DME6 -Water Management

Policy DMB1 – Supporting Business Growth and Local Economy

Policy DMB3 – Recreation and Tourism Development

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

6 EVALUATION

Principle of the Development

- 6.1 Core Strategy Key Statement EC3 relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged. The proposed development would contribute to the tourism economy and accords with the general intentions of Key Statement EC3.
- 6.2 Core Strategy Policy DMB1 also seeks to support business growth and the local economy, and Policy DMB3 relates specifically to recreation and tourism uses. Policy DMB3 requires new tourism development to be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction.
- 6.3 The application site is physically well related to the existing group of buildings which cluster around the end of Alston Lane. This includes the dwellings Beech House, Riverside Barn, Roth-Holm, Hob Croft, Boot Farm Barn and the large modern agricultural buildings at Boot Farm. The site is at the northern end of this group nearest to Beech House. It was accepted in the previous permission 3/2019/0153 that whilst Beech House is detached from any settlement the development would be physically well-related to an existing group of buildings and is compliant with policy DMB3.

Visual Appearance

- 6.4 The proposed holiday cottages have been designed to reflect the rural and agricultural character of the area. The cottages are contained within one building. The scale and massing of the building reflects the agricultural buildings in the area. The building is part single storey and part two storeys in height reflecting the scale of agricultural rural buildings. Each unit is provided with a covered cycle store. The parking and manoeuvring areas are positioned close to the buildings and will be screen by new hedging. The buildings and gardens are well-screened from the landscape beyond by the existing trees and hedges around the site. The scale, mass, height and detailing of the development will not undermine the visual qualities of the area and complies with the requirements of Key Statement EN2, policies DMB3 and DME2.

Highways and public rights of way

- 6.5 Alston Lane is an adopted highway due to the characteristics of the lane traffic speeds are low. There is one vehicle access points to the site. The visibility distances at the site access are 30m to the north and 17m to the south. Alston lane is a no through road and is very lightly

trafficked at this point. Vehicles will enter and leave the site towards the north. The development would not result in a significant increase in traffic movements to produce any undue problems or disturbance. The proposed development has easy access to the network of local bridleways and footpaths. The proposal complies with the requirements of DMG1.

Flooding

- 6.6 A flood risk assessment is submitted with this application. This demonstrates that the proposed holiday units should not be at significant risk of flooding and should not be susceptible to damage due to flooding. Safe access to and from the development should be possible during flood events. The development will not increase flood risk elsewhere.
- 6.7 The assessment recommends that the occupant's sign up to the Environment Agency's flood warning service. The manager/owner of the units will sign up to this service. As the accommodation will be occupied by visitors a flood warning and evacuation strategy will be presented to all guests prior to them staying at the holiday cottages.
- 6.8 A sequential test is submitted in accordance with NPPF paragraph 158 which confirms that it isn't possible to use a suitable alternative site for the proposed development. The NPPF Exception Test is therefore applicable which aims to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. The two parts to the Test are satisfied as we have shown that the proposed development will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and will reduce possible reduce flood risk overall. The economic benefit arising from the provision of three holiday cottages will in this case outweigh flood risk. As such, the Exception Test has been satisfied.

Tourism Development

- 6.9 The Ribble Valley Tourism Destination Management Plan September 2018, recorded the latest figures (2016) for tourism in the Ribble Valley which show £225,914 million tourism spend, 5 million day-visitor days and night and a growth of 6.3%. Tourism is undeniably a significant part of the Ribble Valley's economy. The applicant has carried out research to inform the type of accommodation that is in demand. A business plan is submitted with this application setting

out the vision for the proposed holiday accommodation and demonstrating that the scheme is economically viable¹.

6.10 The Ribble Way runs to the north of the site going east-west past Alston Hall Cottages following the route of public footpaths 81 80 and 79. Public footpath 87 heads south from the Ribble Way towards the site such that the development is approximately 930m from this long-distance footpath. Public footpath 85 runs along the northern bank of the Ribble and is very close to the proposed holiday accommodation. There are a large number of other public footpath, and a number of bridle ways in the area which can be easily access from the proposed development. The area is also suitable for cycling.

6.11 The business plan submitted with the application demonstrates that the proposed accommodation is designed to be flexible so that it can appeal to the widest market. Its sets out the facilities locality which would be appealing to visitors. The anticipated revenue from the scheme indicates that the scheme is viable as a business proposition. The figures show that there is a likely to be a healthy return on the investment. The development is supported by Key Statements EC3 and policies DMB1 and DMB3.

Trees and hedges

6.12 Tree constraints information is submitted with the application. The proposed buildings are outside the root protection areas of the trees indicated in the tree constraints plan. A small section of roadside hedge is and two low quality trees are to be removed to accommodate the vehicle access. However, there will be a net gain in biodiversity through new hedge planting within the site. Additional tree planting can be carried out if required. The proposal accords with Policy DME1 - Protecting trees and woodlands.

7 CONCLUSION

7.1 The proposed development of the site for tourism accommodation will bring benefits to the local economy. The design of the development is appropriate to its location and will not have any adverse impact on the quality of the landscape. The proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.

APPENDICES

Appendix Business Plan

¹ Appendix Business Plan