

Design and Access Statement & Planning Statement

to support

a planning application for holiday lodges

at

**Bowland Wild Boar Park
Wardsley Rd
Chipping
PR3 2QT**

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This statement has been structured with reference to CABE best practice guidance; Design & Access Statements – how to write read and use them. CABE 2006.

Design & Access Statement and Planning Statement

Contents	Page
1.0 Introduction	3
2.0 The Site Details	3
3.0 The development	3
4.0 Site ecology and mitigation works	4
5.0 Design & Access	6
6.0 Planning Policy Framework	9
7.0 The determining Issues	20
8.0 Assessment of the determining issues	20
9.0 Conclusion	20

1.0 Introduction

The MacDonald Family have recently purchased the Bowland Wild Boar Park at Leagram. The business is an established visitor attraction offering accommodation in five camping pods. Visitor numbers have fallen in recent years and as new owners, the family are keen to look at ways in which the business can be diversified to ensure the visitor attraction remains viable.

The Wild Boar Park and open farm are the key elements of the business with a small additional income stream from the camping pods which were added before they purchased the site. Mr MacDonald is investigating ways to increase visitor numbers to the site and to make better use of the existing café and farm shop area.

The proposal is to develop further tourism accommodation on site to attract visitors, not only to this attraction but to the wider area of the Forest of Bowland and the Ribble Valley. Staying visitors will add to the wider local economy and will create employment in this rural area.

2.0 Site details

Bowland Wild Boar Park is located just outside Chipping. The site comprises of a number of animal enclosures and buildings as well as the café, play area and car parking. In the centre of the park, within the woodland there are five camping pods and a facilities building. There are also a number of footpaths which lead out into the surrounding woodland to offer nature trails and woodland walks.

The site is off the national grid and generates a large proportion of the power it requires via the existing wind turbine and solar panels.

Approximately 40 acres of the site is woodland, some aged woodlands are classified as a biological heritage site and have been brought into management and replanted in small areas. Alongside there is a large area of newly created woodland which has been established and managed over the last fifteen years. Unfortunately a large proportion of the trees planted were ash which has been badly affected by Ash dieback (*Hymenoscyphus fraxineus*). The remaining trees in this area have not successfully established with some showing signs of partial root failure and many having the bark damaged by deer. There are a small number of trees which have become successfully established but these are of a size where they could be successfully relocated.

3.0 The development

The proposal is to erect 9 timber lodges in the area of woodland where the diseased and dead ash trees will be removed. The re-planting of the woodland will then be undertaken around the lodges to create luxury, eco-friendly holiday accommodation. The lodges will be highly insulated to keep them warm in winter and cool in summer. The electricity will be generated on site by the wind turbine and solar panels whilst water is provided from the on-site bore hole. Low energy and low water use fittings will reduce the resources required to ensure the lodges offer a sustainable

accommodation option. It is proposed to collect the roof water off each lodge to be utilised for flushing toilets.

The timber lodges would offer family accommodation for 4 or 6 people with luxury internal fittings. The lodges will provide an additional income stream for Bowland Wild Boar Park whilst providing high quality accommodation for visitors to the Forest of Bowland and the Ribble Valley. The Wild Boar Park has seen a reduction in visitor numbers but the new owners are keen to see the attraction revitalised and thriving.

As the proposal is to site the lodges in the woodland area an Arboricultural Impact Assessment has been carried out. The dead and diseased ash trees will be cleared but there is no intention or requirement to remove any mature trees. The assessment provides clear guidance on the protection measures to be utilised where there are mature trees around the perimeter of the site and where services may need to be installed.

In addition to the Arboricultural Assessment an ecological appraisal has also been carried out to assess the impact on wildlife including bats, barn owls and other species. This accompanies the proposed application. Mitigation measures will be required to ensure wildlife habitats are at the very least maintained and are enhanced where possible. More detail is included in section 4 of this statement.

Access to the lodges will be via the existing site entrance. There is already an access track linking into the camping pod site which will then be continued into the lodge area. The track will be constructed using limestone to provide a permeable surface. The camber will ensure water drains onto the adjacent grassland along its length. Parking will be provided alongside each lodge which will be created using a grasscrete type product to ensure it is permeable.

A packaged water treatment plant will be installed for foul water which will discharge into the nearby watercourse. Calculations based on the maximum number of expected staying guests in the lodges and the existing camping pods will require a system with a capacity of 10500 litres per day. The plant will be scaled to process this volume and installed to the relevant British Standards. The size of plant required will require a discharge license from the EA. The EA will be consulted prior to installation to ensure the plant meets best practice guidance.

4.0 Site ecology and mitigation works

The enclosed Ecology Appraisal provides a detailed assessment of the site and contains a number of recommendations to ensure the site is well managed during the development phase and afterwards under the new proposed use. All personnel working on site will be instructed on identification of species they need to be aware of and the appropriate actions to be taken.

The works will not infringe on the adjoining BHS Woodland and the existing footpaths and woodland walks which have been in place for over twenty years will remain. Although there will be more visitors staying on the site the overall visitor numbers to the Wild Boar Park are much lower than ten years ago so the level of use will not be any higher. The existing woodland walks provide the opportunity for

visitors to observe wildlife and provides an educational opportunity for species identification.

The proposed works to develop the accommodation is all within the more recently planted woodlands, thus respecting the mature trees including root zones. Advice is provided on protecting root zones in the Arboricultural Impact Assessment.

The woodlands around the site are a valuable habitat for bats and the surrounding area will be utilised for feeding. The enclosed lighting proposal has been designed to comply with guidance (www.gov.uk/guidance/light-pollution) to ensure the habitat is protected. No lights will be directed towards the mature woodland and lights will be positioned to avoid light spill from the lodges. New bat boxes will be installed prior to the commencement of works and with the help of an ecologist to ensure they are in the most appropriate position.

If planning consent is granted all clearance works will be completed outside the bird nesting season to ensure no birds are disturbed. The only clearance works will be in the area where there are the dead/dying ash trees and does not include any mature trees or hedgerows. The recommended bird boxes will be installed before the commencement of works and under the guidance of the ecologist. The new planting will include species to provide feed for birds and insects.

A number of measures will be undertaken to protect other wildlife species such as brown hare, hedgehog and common toad. All site workers will be given training to enable them to identify the above species and works to clear undergrowth will be undertaken by hand if undertaken between October and March to protect any hibernating species.

In order to protect the wider site all materials will be stored in a container to prevent runoff or dust spreading. The groundworks to install the bases, access routes and services will be completed in a relatively short space of time with only small quantities of materials being stored on site. Storage of materials will be sited on the existing car parking area and not within the woodland or development site.

The existing hedgerow along the north of the development site will be retained and will be protected during site works. Additional mixed species hedgerows will be planted within the site once works are completed to provide a mixture of species for insects and birds.

The ecologist has highlighted the presence of Himalayan balsam within the woodland. Some work has already been undertaken to control the spread. This work will continue after the development is complete to prevent further spread and also to control the existing cover.

5.0 Design and Access

Context of Site

Assessment

The subject of this application is the change of use of land to install 9 holiday lodges within the area of woodland where the diseased ash trees are to be removed. The proposal will create luxury eco-friendly accommodation for families. The lodges will assist growth within the visitor economy in this part of the Forest of Bowland whilst maintaining a low impact ethos for the business as a whole.

Great care will be taken to ensure the proposal does not have a negative impact on the surrounding ancient woodlands. The enclosed lighting proposal will ensure that any impact on wildlife will be minimised. A number of measures to protect wildlife are included in the ecology appraisal which will be implemented before and during the installation of the lodges.

Involvement

A pre-application enquiry was submitted, Ref – RV/2019/ENQ/00101 in 2019. The advice received has been utilised to compile this application.

Evaluation

The proposal is a small scale addition to this diversified enterprise which compliments the existing camping pod accommodation, the visitor attraction and the café.

The lodges will increase the number of staying visitors in the AONB and the Ribble Valley in sustainable accommodation. In turn this will create employment for local people whilst benefitting other businesses in the area such as shops, cafes and restaurants in Chipping and the wider area.

Design

To minimise the impact of the proposal on the surrounding woodland the timber lodges will be sited a base of compacted limestone. This will maintain a permeable surface and will ensure that the site can be returned to its original condition if the lodges were to be removed at some point in the future. The lodges will be timber clad with a grey roof to reduce any visual impact. As they will be sited within the trees they will not be visible from outside the site. This will ensure there is no visual impact on the surrounding countryside and the wider AONB.

All access routes and parking areas will be permeable to allow surface water to percolate into the ground. The lodges will utilise the electricity produced on site by the wind turbine and solar panels but will be engineered to ensure they are energy efficient to reduce the electricity requirement. They will also be designed to reduce water usage to reduce the demands on the environment.

It is anticipated that the users of the lodges will be seeking a peaceful, rural retreat. Information packs will be provided giving details of walking and cycling options in

and around the local area whilst visitors will be encouraged to observe wildlife and birdlife in and around the Wild Boar Park. There will be the option of partaking in experience days learning to care for the animals as well as bush craft activities within the site.

Design Principles and Concepts:

Use

The timber lodges will provide holiday accommodation for people within the Forest of Bowland and the Ribble Valley. The lodge site is an expansion of the existing tourism enterprise at the Wild Boar Park.

Amount

The application is for nine lodges, the optimum number which can be sited within the area where the dead ash trees will be removed. Once the lodges are in place new trees will be planted in and around them to create new woodland.

Layout

Each lodge will be located in a secluded spot within the area of woodland which was planted approximately 15 years ago. New native species trees and hedgerows will then be planted to replace the dead and dying trees.

Scale

The individual lodges will measure 12.8 metres x 6.7metres.

Landscaping

The proposal will make best use of the existing planting and some small trees may need to be re-located within the woodland to provide sufficient space for each lodge. A separate landscaping proposal accompanies the application.

Appearance

The lodges will be timber which will be stained brown and with grey roofs to minimise the visual impact. The decking will be stained to match the lodges and the adjoining parking for each lodge will be constructed using a grasscrete type product to allow the grass to grow through, retaining green cover.

Access:

An Accessible Environment

The site has to be accessed using a car as there is no public transport. However it is anticipated that visitors to the site will be coming to enjoy the surrounding countryside, birdlife, walking and cycling. Once visitors arrive at the site it is expected that car use will be minimal.

Vehicular and Transport Links

The site has good vehicular access.

Access and Movement Patterns

There is good access and adequate turning space for vehicles within the site. This will be kept in place and use will be made of existing internal tracks.

Emergency Services Access

There is good access for the emergency services and this will not be altered by the proposal.

6.0 Planning Policy Framework

Central Government provides policy advice in the National Policy Planning Framework 2019. In this instance the local planning policy which is relevant to the site comes in the form of the Core Strategy 2008-2028 A Local Plan for the Ribble Valley.

6.1 National Policy

National Planning Policy Framework 2019

The new NPPF has sustainable development as its key principle. The document states that 'there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The proposed development meets these three objectives in that it will provide an economic benefit to the local area by attracting visitors, the job creation will be a social benefit to local people seeking work and the new and improved management of the woodland will improve the environmental outcome for the woodland.

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;

c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

This proposal is the diversification of a land based business which will further develop a small scale rural tourism enterprise. The facilities at the Wild Boar Park are widely used by local people for family days out, children's parties and by walkers and cyclists. Visitors staying on the site will also utilise the café and other facilities.

Conserving and enhancing the natural environment

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

The development has been designed to ensure that the mature woodlands can be protected. The additional planting around the lodges will enhance the biodiversity of the site for wildlife.

172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and

where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

The proposed layout will ensure the lodges are screened by the mature woodlands and will not be visible from outside the site. The increase in staying visitors in the area will have a positive economic impact on the local economy.

The development is a small scale expansion of the existing tourism business and as such could not be offered in a different location. Any detrimental effect on the environment and landscape will be offset by the new plantings and by the positive benefits to the wider area and community.

Habitats and biodiversity

174. To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

The proposal will be carefully designed within the area of the immature woodland as part of a wider management plan for the whole site. The trees affected with Ash die back will be removed and once the lodges are in place additional planting of native species trees will be undertaken.

Full arboricultural and ecology surveys have been and the advised mitigation will be undertaken. Works to enhance the ecology of the wider site will be continued as part of the appeal for visitors is the ability to bird watch and observe other wildlife.

The existing pods are already being let and there is a licence in place for a certificated caravanning and camping site. These are all small scale projects which work as a whole to attract visitors to the Forest of Bowland and the Ribble Valley.

6.2 Local Policies

Core Strategy 2008 – 2028 A Local Plan for Ribble Valley

Key statement DS1: Development Strategy

The majority of new housing development will be:

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

Strategic employment opportunities will be promoted through the development of:

- *the Barrow enterprise site as a main location for employment; and*
- *the Samlesbury enterprise zone.*

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

- *Clitheroe;*
- *Longridge; and*
- *Whalley.*

Villages, which are the more sustainable of the 32 defined settlements:

- *Barrow;*
- *Billington;*
- *Chatburn;*
- *Gisburn;*
- *Langho*

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

- *Bolton-by-Bowland;*
- *Brockhall;*
- *Calderstones;*
- *Chipping;*
- *Copster green;*
- *Downham;*
- *Dunsop bridge;*
- *Grindleton*

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

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

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

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

This is a small scale development within the AONB which offers local part time employment. The proposal would meet the demand for luxury accommodation in a rural area whilst providing additional benefit to other local businesses.

Key statement DS2: Presumption in favour of sustainable development

When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the national planning policy framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this local plan (and, where relevant, with policies in Neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:

- *any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the national planning policy framework taken as a whole; or*
- *specific policies in that framework indicate that development should be restricted.*

This is a small scale development to offer eco-friendly luxury accommodation for visitors to the AONB and the Ribble Valley. The lodges will be designed to ensure they offer sustainable accommodation.

Key statement EN3: Sustainable development and climate change

The council will seek to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change. In particular, all development will be required to demonstrate how it will contribute towards reducing the borough's carbon footprint. The Council will assess applications against the current code of sustainable homes, lifetime homes and buildings for life and Breeam standards, or any subsequent nationally recognised standards.

Proposals for the development of new renewable energy generation facilities, including onshore wind turbine technologies, will be considered. This will require the consideration of many factors including the need to reduce the area's carbon footprint whilst also recognising its exceptional environmental and landscape context.

In adapting to the effects of climate change it is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods, such as the use of sustainable drainage systems, will be incorporated. New development in vulnerable areas should ensure that risks can be managed through suitable measures, including through the conservation of biodiversity, improvement of ecological networks and the provision of green infrastructure. All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, material and landscaping and address any potential issues relating to flood risk.

Ribble Valley Borough Council will liaise with the county council over development within mineral safeguarding areas (MSAs) in both proposing future site allocations and in determining planning applications. This liaison will include consideration of the issue of preventing the unnecessary sterilisation of mineral resources within MSAs and, where feasible and practicable, the prior extraction of mineral resources.

On larger schemes, planning permission will only be granted for developments on sites that deliver a proportion of renewable or low carbon energy on site based on targets elaborated

within the relevant development management policy and also incorporate recycled or reclaimed materials or minimise the use of energy by using energy efficiency solutions and technologies. Where developments fail to achieve any of these, it must be demonstrated why this cannot be achieved.

Whilst the site cannot be accessed using public transport it is located on a cycle route and is situated in the heart of a network of footpaths. The lodges will incorporate low energy fittings and low water usage equipment. They will also utilise the renewable energy produced on site.

The lodges will be marketed to walkers, cyclists and visitors who simply want to enjoy the surrounding countryside.

Key statement EN4: Biodiversity and geodiversity

The council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-local authority boundary working will continue to take place to achieve this.

Negative impacts on biodiversity through development proposals should be avoided.

Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle be a net enhancement of biodiversity.

These sites are as follows:

- *Sites of Special Scientific Interest (SSSIs)*
- *Local Nature Reserves (LNRs)*
- *Local Biological Heritage Sites (LBHS)*
- *Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)*
- *Local geodiversity heritage sites*
- *Ancient woodlands*
- *Lancashire biodiversity action plan priority habitats and species*
- *European directive on protected species and habitats - Annexe 1 habitats and Annexe II species*
- *Habitats and species of principal importance in England*

With respect to sites designated through European legislation the authority will be bound by the provisions of the relevant habitats directives and regulations.

For those sites that are not statutorily designated and compensation could be managed through a mechanism such as biodiversity off-setting via conservation credits.

The proposal does not impact on any protected sites. The enclosed surveys assess the potential impacts along with guidance to protect the wider area and measures to provide mitigation which will be implemented before work commences.

Key statement EC3: Visitor economy

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

improvements to the environment and benefits to local communities and employment opportunities.

The creation eco-friendly, luxury self-catering accommodation will attract visitors to the area which will have a beneficial impact for many small rural businesses.

Key statement DMI2: Transport considerations

New development should be located to minimise the need to travel. Also it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car.

In general, schemes offering opportunities for more sustainable means of transport and sustainable travel improvements will be supported. Sites for potential future railway stations at Chatburn and Gisburn will be protected from inappropriate development.

Major applications should always be accompanied by a comprehensive travel plan.

Visitors to the lodges are most likely to arrive by car but it is then likely that they will explore the locality via the extensive network of footpaths and cycle routes.

Policy DMG1: General considerations

In determining planning applications, all development must:

Design

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building on context toolkit)*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
- 4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.*
- 5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

Access

- 1. Consider the potential traffic and car parking implications.*
- 2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
- 3. Consider the protection and enhancement of public rights of way and access.*

Amenity

- 1. Not adversely affect the amenities of the surrounding area.*
- 2. Provide adequate day lighting and privacy distances.*
- 3. Have regard to public safety and secured by design principles.*
- 4. Consider air quality and mitigate adverse impacts where possible.*

Environment

1. Consider the environmental implications such as SSSIs, county heritage sites, Local Nature reserves, Biodiversity Action Plan (BAP) habitats and species, Special Areas of Conservation and Special Protected Areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following:
 - 1) enhance the environment
 - 2) avoid the impact
 - 3) minimise the impact
 - 4) restore the damage
 - 5) compensate for the damage
 - 6) offset the damage.
3. All development must protect and enhance heritage assets and their settings.
4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.
5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of Greenfield sites where possible

Infrastructure

1. Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.
2. Have regard to the availability to key infrastructure with capacity. Where key Infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.
3. Consider the potential impact on social infrastructure provision.

The lodges will be built to a high standard and will be sympathetic to the surrounding woodland and to the AONB, as well as providing sustainable accommodation. The development is of an appropriate scale and style to fit within the area.

There is good access to the site and adequate space for parking.

The proposal has been designed to ensure the surrounding woodland and habitat are protected.

Policy DMG2: Strategic considerations

Development should be in accordance with the Core Strategy Development Strategy and should support the spatial vision.

1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

- 1. The development should be essential to the local economy or social well being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. The development is compatible with the enterprise zone designation.*

Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

In protecting the designated area of outstanding natural beauty the council will have regard to the economic and social well being of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.

For the purposes of this policy the term settlement is defined in the glossary. Current settlement boundaries will be updated in subsequent DPDs.

The development is for small scale leisure and tourism facilities. The design is in keeping with the character and landscape of the AONB and the site.

Policy DMG3: Transport and mobility

In making decisions on development proposals the local planning authority will, in addition to assessing proposals within the context of the development strategy, attach considerable weight to the availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development -

- 1. The relationship of the site to the primary route network and the strategic road network.*
- 2. The provision made for access to the development by pedestrian, cyclists and those with reduced mobility.*
- 3. Proposals which promote development within existing developed areas or extensions to them at locations which are highly accessible by means other than the private car.*
- 4. Proposals which locate major generators of travel demand in existing centres which are highly accessible by means other than the private car.*
- 5. Proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their vitality and viability.*
- 6. Proposals which locate development in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly.*
- 7. Proposals which limit parking provision for developments and other on or off street Parking provision to discourage reliance on the car for work and other journeys where there are effective alternatives.*

All major proposals should offer opportunities for increased use of, or the improved provision of, bus and rail facilities. All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.

The council will protect land currently identified on the proposals map from inappropriate development that may be required for the opening of stations at Gisburn and Chatburn. Any planning application relating to these sites will be assessed having regard to the likelihood of the sites being required and the amount of harm that will be caused to the possible implementation of schemes.

The council will resist development that will result in the loss of opportunities to transport freight by rail.

The site will be accessed by car and is adjacent to the National cycle route. There is also a wide network of footpaths around the area to allow visitors to explore on foot.

Business and economy

Policy DMB11: supporting business growth and the local economy

Proposals that are intended to support business growth and the local economy will be supported in principle. Development proposals will be determined in accord with the Core Strategy and detailed policies of the LDF as appropriate.

The Borough Council may request the submission of supporting information for farm diversification where appropriate.

The expansion of existing firms within settlements will be permitted on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other plan policies of the LDF.

The expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the local landscape. There may be occasions where due to the scale of the proposal relocation to an alternative site is preferable.

Proposals for the development, redevelopment or conversion of sites with employment generating potential in the plan area for alternative uses will be assessed with regard to the following criteria:

- 1. The provisions of policy DMG1, and*
- 2. The compatibility of the proposal with other plan policies of the LDF, and*
- 3. The environmental benefits to be gained by the community, and*
- 4. The economic and social impact caused by loss of employment opportunities to the Borough, and*
- 5. Any attempts that have been made to secure an alternative employment generating use for the site must be supported by evidence (such as property agents details including periods of marketing and response) that the property/ business has been marketed for business use for a minimum period of six months or information that demonstrates to the council's satisfaction that the current use is not viable for employment purposes.)*

This is a small proposal which supports the growth of a rural business. The lodges will lead to the creation of further employment in a rural area.

Policy DMB3: Recreation and tourism development

Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:

- 1. The proposal must not conflict with other policies of this plan;*

2. *The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*

3. *The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*

4. *The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;*

5. *The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*

6. *The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought. In the Forest of Bowland area of outstanding natural beauty the following criteria will also apply:*

1. *The proposal should display a high standard of design appropriate to the area.*

2. *The site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses).*

In the AONB it is important that development is not of a large scale. In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape. Within the open countryside proposals will be required to be in keeping with the character of the landscape area and should reflect the local vernacular, scale, style, features and building materials.

This is a small scale tourism development which is well related to the existing tourism enterprise and will attract visitors to the area. As the site is within the AONB it is a small scale development appropriate to this location.

Policy DMB5: Footpaths and bridleways

The borough council will seek to ensure the retention, maintenance and improvement of by-ways and un-surfaced/unclassified roads as part of the public rights of way network. In situations where a public right of way will inevitably become less attractive (due to adjacent/surrounding development), the policy should require compensatory enhancements such that there is a net improvement to the public right of way network. The borough council will, unless suitable mitigation measures are made, protect from the development footpaths which:

1. *Provide a link between towns/villages and attractive open land;*

2. *Link with the Ribble way footpath;*

3. *Are associated to the local nature reserves; and*

4. *Are heavily used*

The public footpaths in and around the site will be unaffected by this proposal as they do not pass through this area.

7.0 Determining issues

It is considered that the determining issues in the case of this application are:-

- a) The principle of allowing the creation of holiday lodges in this location
- b) The visual impact of the proposal on the immediate locality
- c) The impact of the development on the wider landscape and the AONB.

8.0 Assessment of the determining issues

8.1 The proposed tourism development is appropriate in this location as it is a proposal to diversify and expand an existing tourism business within the AONB.

8.2 The visual impact of the proposal is very small as the location chosen for the lodges is surrounded by woodland. Once the lodges are in place additional planting of native species trees will be carried out to further screen and enhance the site. The lodges will only be visible from within the Wild Boar Park.

8.3 The development will not have any impact on the wider landscape and the AONB as it is well screened. As the woodlands around the site continue to mature the site will be completely hidden from view. The additional planting and provision of bat and bird boxes will help to increase the biodiversity of the site.

9.0 Conclusion

After carefully assessing this proposal with regard to all the relevant planning policies and issues it is considered that there will be no obstacles to the granting of planning permission for this proposal.