

REF: HCN/DA

Design & Access Statement

The creation of additional dining space, a bakery/deli food sales area with storage and office facilities. Additional terrace dining with storage below.

Holden Clough Nursery
Holden
Bolton-by-Bowland
Clitheroe
BB7 4PF

On behalf of John & Kate Foley

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This statement has been structured with reference to CABE best practice guidance; Design & Access Statements – how to write read and use them. CABE 2006. The document also includes an assessment of the development proposal in relation to national, regional and local planning policies.

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SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for additional infrastructure associated with the Garden Kitchen at Holden Clough Nursery on behalf of Mr & Mrs John Foley. The statement should be read in conjunction with the attached planning application forms, plans and supporting statements.
- 1.2** Holden Clough Nursery is an established plant nursery located in the village of Holden, within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The nursery was established in 1927 and has been managed by the Foley family since 1979. Since 2009 John Foley and his wife Kate have run the business in conjunction with Holden Clough Landscapes Ltd and The Garden Kitchen, a popular tea room and lecture centre located within the grounds of the nursery.
- 1.3** Over the past 2 years the business has undertaken a number of exciting changes as part of the Back to Roots project which focuses on the horticultural activities at the nursery, in particular the production of home grown plants. The recent acquisition of additional land has allowed growth in this area and provided additional parking.
- 1.4** Following the approval of a major infrastructure project work has taken place on a demonstration barn/potting building and large glass house with connecting sales area to the existing Garden Kitchen café. Work was due to take place on an extended terrace, office and kitchen area to the east and south of the café when Covid 19 struck. The business was closed and 15 catering staff have been made redundant.
- 1.5** In light of the current situation an assessment of the business has been made to examine how the pandemic has influenced the changing customer attitudes, particularly in confined areas, and how the business can adapt and ultimately re-employ staff that have been lost. Consequently a number of changes to the planned development are proposed. Less congested dining areas are required together with open spaces for outdoor dining and facilities for take- out food. The proposals also incorporate the plans for additional office and storage areas.
- 1.6** This application includes:
- The creation of additional dining space.
 - The creation of terrace areas for outdoor food consumption.
 - An extension of the existing kitchen area to incorporate a bakery and provide take out food.
 - Office space
 - Storage space

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1** Holden Clough Nursery is situated within the village of Holden. Access is directly off the highway with parking spaces arranged along the southern and western boundaries. A further 40 car parking spaces have recently been approved and will be constructed within the next few months.
- 2.2** The built environment centres around the Garden Kitchen which is located to the south east of the nursery site. To the west of the Garden Kitchen is an outdoor terrace area through which customers must pass on entry and exit.
- 2.3** To the south of the Garden Kitchen a new stone faced façade has recently been completed as part of the current development with a glasshouse to the west and demonstration barn to the northwest.
- 2.4** A glass covered terrace area which wrapped around the north and east of the Garden Kitchen was planned. During construction the practicalities of the proposed lean-to arrangement on the northern elevation meant an extension of the Garden Kitchen was built with a lower ridge height. This application includes that development for retrospective approval.
- 2.5** The eastern area of the site where the planned terrace area is proposed is currently used for plant production. The area has been extended beyond the line approved in application 3/2019/0396
- 2.6** To the south of the Garden Kitchen is a pathway and small planted area where approval was granted for kitchen and office facilities.
- 2.7** Holden Beck lies east of the proposed development and Environment Agency Flood Risk Maps show the proposed works are outside the flood risk area.
- 2.8** The proposed works to the south of the Garden Kitchen will involve the loss of 3 no car parking spaces.
- 2.9** Current restrictions on dining numbers are 100 covers within the Garden Kitchen with an additional 40 covers on the terraced area. These numbers will remain and the proposed development is not designed to increase dining numbers or times of opening from current arrangements.

Involvement

- 2.10** No formal discussions have taken place with the Local Planning Authority.

Evaluation

- 2.12 The Back to Roots project together with the acquisition of additional land for growing has increased the range and quantity of home grown specialist plants, particularly perennials. Customers can browse the nursery and observe social distancing, currently through a booking system.
- 2.13 As restrictions are relaxed it is expected that many people within the vulnerable categories of Covid 19 will continue to socially distance. A significant number of the nursery client base is within this category and it is critical this demographic are considered.
- 2.14 Whilst social distancing is practical in outside plant areas it is not practical within the Garden Kitchen. A new glass covered dining area was planned along the eastern side of the Garden Kitchen. This area has now been extended to allow a less congested environment with an adjoining terrace. Additional storage for large pots and planters will be created below the dining area.
- 2.15 The original plans also included additional kitchen space with offices above. Again this application is a small extension of the original plans and will also incorporate a bakery/deli type building where take- out food can be purchased. This is specifically aimed at the large cycling fraternity who visit the nursery for refreshments. Food can be purchased and consumed without the need to enter the Garden Kitchen. The area is popular with visitors to Gisburn Forest Mountain Bike Centre and a significant number of road cyclists.
- 2.16 The building on the north elevation of the Garden Kitchen was originally planned as a lean-to glass structure for dining. However, the sloping ground levels and existing eaves height did not permit this arrangement and a decision was made during construction to alter the design. The issue was discussed with a planning officer and a commitment was made to submit a retrospective application to deal with the change in design. This area will provide an area for additional dining as originally planned and allow a dedicated staff training area.
- 2.17 Within a large nursery there is a need to store equipment, pots and stock. The proposed storage to the south of the building is required for garden goods, seeds and other garden merchandise.
- 2.18 The existing terrace area is located around the entrance to the Garden Kitchen. This creates difficulties for serving staff as they must use the same door as customers entering and exiting the Garden Kitchen. Creating additional terracing on the eastern side of the Garden Kitchen will allow a much reduced area to be used around the café entrance.
- 2.19 Three parking spaces will be lost as a result of the development. At the moment visitor numbers are controlled through a booking system. A new overflow car park for 40 additional cars will be in place within the next 2 – 3 months and well before this proposed development is implemented.

SECTION 3

DESIGN PRINCIPLES & CONCEPT

Design

- 3.1** Careful consideration has been given to design and materials. The proposed development includes materials which are used on the existing buildings or reflect a rural environment. The various elements of the project are each defined as separate elements with lower ridge and eaves height to reduce the apparent mass of the buildings.
- 3.2** The glass covered terrace is positioned on the eastern elevation and will not be visible from outside the site.
- 3.3** The cladding of the bakery is steel profile sheets which contrast with the mass of stone facing on the south elevation and breaks the dominance of one material.
- 3.4** The wavy timber boarding has been used on the northern elevation of the building extension to the north of the Garden Kitchen. All buildings on the southern side of the development will have slate roofs.

Appearance

- 3.5** All development at Holden Clough Nursery is to the highest standard. The choice of materials and design of the buildings and landscaping at the nursery is undertaken in conjunction with a professional designer.
- 3.6** No structures will be higher than existing buildings. Separating the additional buildings as small individual units avoids the appearance of large scale mass.
- 3.7** Holden Clough Nursery has significant planting along the roadside and within the site to diffuse views of buildings.
- 3.8** No external lighting is required.

3.9 Scale

- The glass covered dining area measures 19.60m x 9.00m (176.40m²).
- The bakery/kitchen extension is 10.00m x 10.00m (100m²).
- The storage building measures 11.00m x 7.00m (77.00m²)
- The terrace area along the eastern side of the glass dining area is 13.00m x 2.80 (36.40m²)

SECTION 4

ACCESS

Access

- 4.1** Access is directly off Barret Hill Brow.
- 4.2** A one way traffic system works within the lower car park area which will allow access to the overflow car park.
- 4.3** All vehicles will enter and leave the site in a forward direction.
- 4.4** Delivery areas and turning for these vehicles is located adjacent to the demonstration barn as approved (3/2019/1119)
- 4.5** Access for emergency services is unrestricted with adequate turning and operating space for emergency vehicles.

SECTION 5

PLANNING POLICY CONTEXT

Planning History

Planning applications applicable to this application:

3/2019/1119 Change of use of agricultural/horticultural land to overflow car park and associated landscaping (Re-submission of Application 3/2019/0588). Retrospective consent for two subterranean LPG tanks and stone/gravel surface service area to the rear (north) of the existing potting shed. Retention of plant growing area in association with the existing nursery.

Approved with conditions

3/2019/0588 Change of use of agricultural land to parking and landscaping. Two poly tunnels and stone service area. **Refused**

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

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

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

3/2017/0517 Proposed two storey extension to existing café & kitchen **Approved with conditions**

3/2016/0078 To vary condition to allow (3) café opening hours & (4) lecture room opening hours of permission 3/2011/0838 to allow the business to operate until 23.00hrs on one occasion /week **Withdrawn**

3/2013/0408 Variation of conditions 3 & 4 of planning application 3/2011/0838 **Approved with conditions**

3/2011/0838 Proposed creation of a new café, training broom and nursery shop at the existing Holden Clough Nursery **Approved with conditions**

3/2009/0431 Erection of replacement advertising boards associated with the erection of a new car park and re-aligned entrance gateways

Approved with conditions

3/2009/0464 Creation of an on site car park; improvements to the entrance

Approved with conditions

National Planning Policy

5.1 National Planning Policy is contained within the National Planning Policy Framework (NPPF). Sustainability is central to the aims of the new guidance. The NPPF identifies that the three dimensions to sustainable development are: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Relevant policies within the Framework which are applicable to this application are:

3. Supporting a prosperous rural economy

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- *Promote the development and diversification of agricultural and other land-based rural businesses.*
- *Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the*

provision and expansion of tourist and other visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

This proposal is a relatively small extension of previously approved development. The business is an important source of employment in a rural area and contributes to the tourism stock within the area. .

7. Requiring good design

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The standard of design at Holden Clough Nursery and careful use of natural materials ensures the buildings are appropriate to the local style and has minimal visual impact.

Conserving and enhancing the natural environment

The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

The proposed scheme will have no negative impacts on biodiversity or local wildlife. Living walls are beneficial to pollinators.

**Local Planning Policy
Core Strategy 2008 – 2028 A Local Plan for Ribble Valley**

5.2 KEY STATEMENT EN2: LANDSCAPE

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

The proposed development is confined within the existing site. The development will have no impact on the surrounding area.

KEY STATEMENT EN4: BIODIVERSITY AND GEODIVERSITY

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

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

These sites are as follows:

- Sites of Special Scientific Interest (SSSIs)
 - Local Nature Reserves (LNRs)
- Local Biological Heritage sites (CBHs)
- Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)
 - Local Geodiversity Heritage Sites
 - Ancient Woodlands
- Lancashire Biodiversity Action Plan priority habitats and species
- European Directive on Protected Species and Habitats - Annexe 1 Habitats and Annexe II Species
- Habitats and Species of Principal Importance in England

With respect to sites designated through European legislation the Authority will be bound by the provisions of the relevant Habitats Directives and Regulations.

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

The proposed development will have no negative impact on any protected sites. No protected species are affected. No habitat will be fragmented. .

KEY STATEMENT EC1: BUSINESS AND EMPLOYMENT DEVELOPMENT

Employment development will be directed towards the main settlement of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth together with land at Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury and locations well related to the A59 corridor.

The Council, in line with the evidence it has gathered, will aim to allocate an additional 8 hectares of land for employment purpose in appropriate and sustainable locations during the lifetime of this plan.

Land will be made available for employment use in order to support the health of the local economy and wider sustainable job creation. The expansion of existing businesses will, wherever appropriate, be considered favourably.

In considering the development of land for economic development and in determining where this land will be located, priority will be given to the use of appropriate Brownfield sites to deliver employment-generating uses including a preference for the re-use of existing employment sites before alternatives are considered.

New sites will be identified in accord with the development strategy where the health of the local and, in relevant cases, the wider economy support such release. Opportunities to identify land as part of appropriate mixed-use schemes within any strategic land release will be considered favourably.

Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle.

Proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact upon the local economy.

The Council considers, in line with neighbouring authorities and other bodies, that the BAe Samlesbury site should be regarded as a regionally significant employment site with considerable potential to accommodate a variety of advanced knowledge based industries in the future. This has been recognised by the Government's creation of an Enterprise Zone at this location. As such the site is not considered part of the borough's general employment land supply.

The Council will therefore support the delivery of the Enterprise Zone and has produced a Local Development Order to achieve this.

The proposed project is required to enable the business to respond and adapt in a positive way to the challenges of Covid 19 with the aim of re-employing staff that have been laid off.

KEY STATEMENT EC3: VISITOR ECONOMY

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

Holden Clough Nursery is an existing rural business providing employment and attracting visitors to the area. The reputation of the nursery and success at major horticultural shows draws visitors from far and wide. The Garden Kitchen is a critical part of the business and contributes to the visitor experience.

POLICY DMG1: GENERAL CONSIDERATIONS

IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:

DESIGN

1. BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE BUILDING IN CONTEXT OF THE PRINCIPLES FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT.
2. BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.
3. CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.
4. USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY, AS DESCRIBED WITHIN POLICY DME5, HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.
5. THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES, OR ANY SUBSEQUENT NATIONALLY RECOGNISED EQUIVALENT STANDARDS, SHOULD BE INCORPORATED INTO SCHEMES.

ACCESS

1. CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.
2. ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.
3. CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS.

AMENITY

1. NOT ADVERSELY AFFECT THE AMENITIES OF THE SURROUNDING AREA.
2. PROVIDE ADEQUATE DAY LIGHTING AND PRIVACY DISTANCES.
3. HAVE REGARD TO PUBLIC SAFETY AND SECURED BY DESIGN PRINCIPLES.
4. CONSIDER AIR QUALITY AND MITIGATE ADVERSE IMPACTS WHERE POSSIBLE.

ENVIRONMENT

1. CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.
2. WITH REGARDS TO POSSIBLE EFFECTS UPON THE NATURAL ENVIRONMENT, THE COUNCIL PROPOSE THAT THE PRINCIPLES OF THE MITIGATION HIERARCHY BE FOLLOWED. THIS GIVES SEQUENTIAL PREFERENCE TO THE FOLLOWING: 1) ENHANCE THE ENVIRONMENT 2) AVOID THE IMPACT 3) MINIMISE THE IMPACT 4) RESTORE THE DAMAGE 5) COMPENSATE FOR THE DAMAGE 6) OFFSET THE DAMAGE.
3. ALL DEVELOPMENT MUST PROTECT AND ENHANCE HERITAGE ASSETS AND THEIR SETTINGS.
4. ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE INTO ACCOUNT THE RISKS ARISING FROM FORMER COAL MINING AND, WHERE NECESSARY, INCORPORATE SUITABLE MITIGATION MEASURES TO ADDRESS THEM.
5. ACHIEVE EFFICIENT LAND USE AND THE REUSE AND REMEDIATION OF PREVIOUSLY DEVELOPED SITES WHERE POSSIBLE. PREVIOUSLY DEVELOPED SITES SHOULD ALWAYS BE USED INSTEAD OF GREENFIELD SITES WHERE POSSIBLE

INFRASTRUCTURE

1. NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED. IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE NEEDS. REGARD WILL ALSO BE HAD TO THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.
2. HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.
3. CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION.

OTHER

1. NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS.

The proposed development incorporates a design in keeping with the existing structure and previously approved development. Materials have been selected which are harmonious with the existing aesthetic. Access to and egress from the site is good. Adequate parking will ensure there is minimal impact on local residents and there will be no impacts on the highway structure.

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 ancillary to the existing business. The proposal is necessary to allow the existing business to respond to current issues and changing consumer habits.

POLICY DME2: LANDSCAPE AND TOWNSCAPE PROTECTION

Development proposals will be refused which significantly harm important landscape or landscape features including:

- 1. Traditional stone walls.*
- 2. Ponds.*
- 3. Characteristic herb rich meadows and pastures.*
- 4. Woodlands.*
- 5. Copses.*
- 6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).*
- 7. Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.*
- 8. Upland landscapes and associated habitats such as blanket bog.*
- 9. Botanically rich roadside verges (that are worthy of protection).*

The proposal has been designed to protect and enhance the landscape within the AONB.

POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

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

The borough council may request the submission of supporting information for farm diversification where appropriate.

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

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

Proposals for the development, redevelopment or conversion of sites with employment

Generating potential in the plan area for alternative uses will be assessed with regard to The following criteria:

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

The proposal supports the growth of a small rural business which provides jobs and employment within the AONB. The applicant's first priority is to re-employ as many staff as possible.

POLICY DMB3: RECREATION AND TOURISM DEVELOPMENT

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

- 1. The proposal must not conflict with other policies of this plan;*
- 2. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
- 3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
- 4. The proposals should be well related to the existing highway network. It should not*

generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;

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

6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.

In the Forest of Bowland Area of Outstanding Natural Beauty the following criteria will also apply:

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

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

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

The proposal is for small scale tourism use and has been designed to ensure it does not impact negatively on the AONB and reduces impacts on the local community.

5.3 Bolton-by-Bowland and Gisburn Forest Neighbourhood Plan Submission Version

The development is congruent with the objectives of the neighbourhood plan, specifically:

Objective 4 Policy BBGF4 – General Design Principles

Objective 4 Policy BBGF8 - Supporting Existing Local Employment

Objective 4 Policy BBGF9 – New Local Employment Opportunities

SECTION 6 CONCLUSION

- 6.1** The proposed scheme involves relatively minor adjustments to existing approved development. Additional footprint above existing and approved space is small. These changes have been considered carefully and are in keeping with original plans. Dining numbers will not change and it is not expected that these changes will increase numbers further than those accounted for in the previously approved applications.
- 6.2** Careful thought has been given to the design of the scheme and the materials used. The layout is designed to create a less congested internal environment with opportunities for visitors to enjoy terrace dining and take away foods.
- 6.3** The special qualities of the AONB will not be threatened There will be no impact on the highway network. Neighbour amenity is not affected.
- 6.4** The proposal has been fully assessed in regard of all relevant planning policies and issues. The development is congruous with national and local planning policies. The proposed development will enable a vibrant local business to develop and create jobs that have been lost and will help the local authority meet the economic objectives of the area.

John Metcalfe July 2020

Images



South elevation where proposed storage and bakery/kitchen is planned





East elevation where proposed glass dining extension is planned. The south elevation of the building will be stone faced. There are no views of the glass except from within the nursery site.



The building to the north of the Garden Kitchen. Approval was granted for a glass terrace lean to, however restrictions on the eaves height of the existing Garden Kitchen building made this impractical. Retrospective consent is applied for this change.



The building shown from the west. As can be seen the existing building eaves height is not sufficiently high enough to span a lean to from. The reduced roof line height reduces the visual mass.