

# A V Town Planning Ltd

Unit 3, 31-33 Kenyon Road, Lomeshaye, Nelson, Lancashire BB9 5SZ  
Telephone No.: 01282 691744

---

Planning Statement in Support of a proposed new screened farm  
access track to serve Horton Hall Farm and Hooper Farm,  
off Knott Lane  
Horton

Statement prepared by Alan Kinder Dip.TP, MRTPI

August 2020

## **1. Introduction**

- 1.1** The proposal is to construct a new screened farm access road from Knott Lane to link with the existing track which serves both Hooper and Horton Hall Farms both of which are successful working agricultural enterprises.

## **2. Justification**

- 2.1** As modern farming practices have changed over the decades and more recently in the past 20 years with increased mechanisation and the use of larger machinery utilised by specialist agricultural contractors then the historic farm tracks which served many of the long established farmsteads in the area have proved to be a challenge.
- 2.2** Equally in addition to the mechanisation then deliveries to and from the farm are now frequently undertaken using much larger HGV vehicles often articulated Class 1 vehicles which pose yet a further challenge to the efficient operation of farmsteads in these challenging economic times.
- 2.3** The existing track which serves the farms currently runs along the side of a beck off Green Lane and before it reaches the first of the farmsteads, Horton Hall Farm, it passes in immediately close proximity to two wholly independent unassociated residential properties. Additionally the track passes over the beck with a bridge that has poor alignment and a limited weight capacity. The present track is also designated as a bridle path.
- 2.4** It is all these cumulative factors that have lead my joint clients to the view that in order to future proof their businesses going forward they need to make the necessary investment in order to create this new track which would not pass other properties and would give unimpeded access without weight restriction to all types of commercial and farm machinery to meet the needs of both farming enterprises. Additionally the route chosen would also provide improved access to a number of field parcels located on either side farmed by each of the two farms thereby allowing access for farming activities during periods of inclement weather for a greater number of months per year.
- 2.5** A vast proportion of the length of the proposed new track lies on the route of the historic farm track which served Hooper Farm as shown on the 1909 edition of the Ordnance Survey Map (extract attached).

### **3. The Proposal**

- 3.1** The proposal is to create a new 3m wide track with passing bays at 50m intervals with a 1m grass verge either side further enhanced with the erection of a stock proof fence under planted with a double row of native Lancashire hedgerow interspersed with a variety of native trees to assist in assimilating the proposal into the wider landscape.
- 3.2** The proposed location of the track lies outside any defined settlement boundary located in open countryside but outside the Forest of Bowland Area of Outstanding Natural Beauty and equally outside any other environmental designation such as SSSI, County Heritage Site, Nature Reserve etc.

### **4. Planning Policy**

- 4.1** Government Planning Policy can be found in the NPPF.
- 4.2** Local policy context is embodied within the Adopted Version of the Core Strategy 2008 – 2028. Of relevance is Key Statement EN2: Landscape and Policies DMG1 and DMB1 (copies attached)

1:2500  
HOB

Hooper Hill  
156  
30.235

White Hill

H

O

B

Height Plantation  
160  
2.403

Height

West Ing Lane  
76 2.912

Horton Green

Hooper

1909 Edition of Ordnance Survey Map

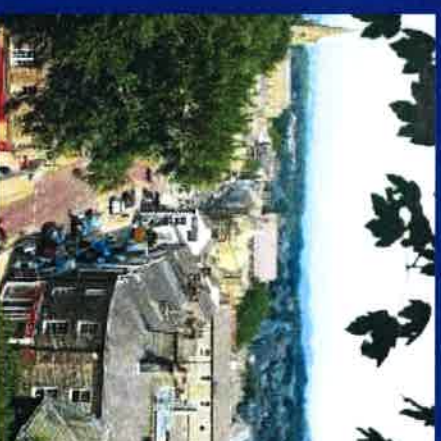


**Ribble Valley  
Borough Council**



Ribble Valley  
Borough Council  
[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

# **Core Strategy 2008 – 2028 A Local Plan for Ribble Valley Adoption Version**



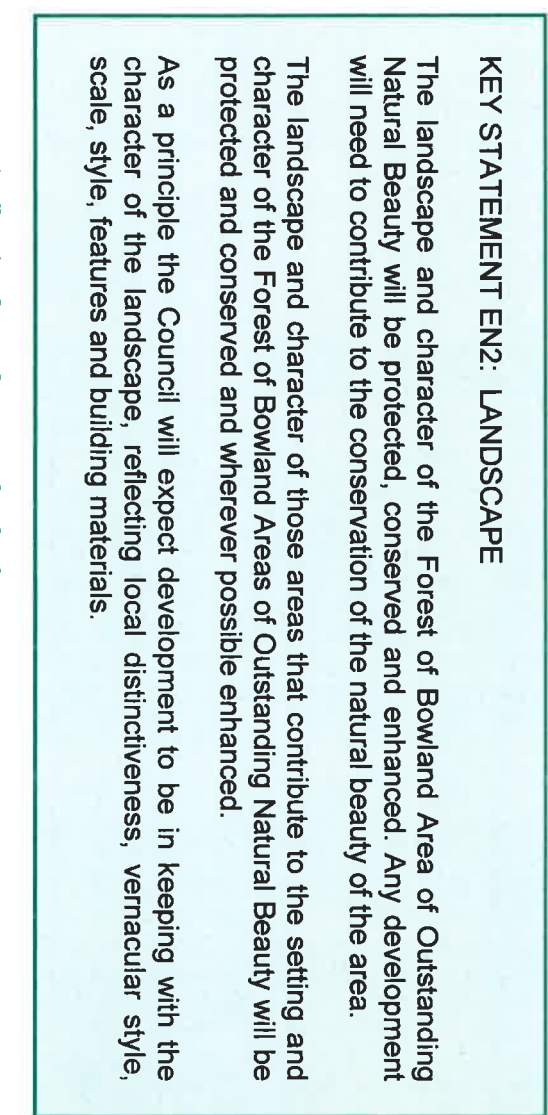
districts. Some minor changes will be considered where appropriate to rationalise the existing green belt boundaries in response to findings of the evidence base. This will be dealt with in detail through relevant development plan documents.

#### 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.



### 5.3 WHY ARE WE TAKING THIS APPROACH?

Over 75% of the area is designated as an Area of Outstanding Natural Beauty and outside these statutory areas the borough comprises extensive areas of open countryside much of which has an intrinsic value that contributes to the quality of the landscape in the borough. In addition the founding principle of landscape character is that all landscapes have a value. The Council considers that it is important to ensure development proposals do not serve to undermine the inherent quality of the landscape. Particular regard, consistent with the designation as AONB, will be given to matters of design and impact with an expectation that the highest standards of design will be required. The Council will also seek to ensure that the open countryside is protected from inappropriate development. Developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness, landscape character, the quality of the built fabric, historic patterns and landscape tranquillity.

subject to consultation claiming differing stages of their preparation. Separate reports are available relating to the consultation responses and how the Council has sought to address issues raised.

## GENERAL

### POLICY DMG1: GENERAL CONSIDERATIONS

#### 10.4 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.

## OTHER

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

This policy helps deliver the vision for the area and gives an overarching series of considerations that the Council will have regard to in achieving quality development.

## **POLICY DMG2: STRATEGIC CONSIDERATIONS**

- 10.5** 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.

## BUSINESS AND ECONOMY

### POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

**10.23** 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 Council in accord with its vision and key statements wishes to create the right environment for business growth whilst ensuring development is sustainable.

## **POLICY DMB2: THE CONVERSION OF BARNS AND OTHER RURAL BUILDINGS FOR EMPLOYMENT USES**

### **10.24 PLANNING PERMISSION WILL BE GRANTED FOR EMPLOYMENT GENERATING USES IN BARNS AND OTHER RURAL BUILDINGS, PROVIDED ALL OF THE FOLLOWING CRITERIA ARE MET:**

1. THE PROPOSED USE WILL NOT CAUSE UNACCEPTABLE DISTURBANCE TO NEIGHBOURS IN ANY WAY.
2. THE BUILDING HAS A GENUINE HISTORY OF USE FOR AGRICULTURE OR OTHER RURAL ENTERPRISE.
3. THE BUILDING IS STRUCTURALLY SOUND AND CAPABLE OF CONVERSION FOR THE PROPOSED USE, WITHOUT THE NEED FOR MAJOR ALTERATIONS WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF THE BUILDING.
4. THE IMPACT OF THE PROPOSAL OR ADDITIONAL ELEMENTS LIKELY TO BE REQUIRED FOR THE PROPER OPERATION OF THE BUILDING WILL NOT HARM THE APPEARANCE OR FUNCTION OF THE AREA IN WHICH IT IS SITUATED.
5. THE ACCESS TO THE SITE IS OF A SAFE STANDARD OR IS CAPABLE OF BEING IMPROVED TO A SAFE STANDARD WITHOUT HARMING THE APPEARANCE OF THE AREA.
6. THE DESIGN OF THE CONVERSION SHOULD BE OF A HIGH STANDARD AND BE IN KEEPING WITH LOCAL TRADITION, PARTICULARLY IN TERMS OF MATERIALS, GEOMETRIC FORM AND WINDOW AND DOOR OPENINGS.