



JUDITH DOUGLAS TOWN PLANNING LIMITED

Cottam House Cottage, Written Stone Lane, Longridge, PR3 2ZN



Proposed construction of single storey holiday accommodation associated parking and amenity area.

Planning Statement JDTPL0158

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STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE PROPOSED CONSTRUCTION OF SINGLE STOREY HOLIDAY ACCOMMODATION WITH ASSOCIATED PARKING AND AMENITY AREA ON LAND AT COTTAM HOUSE COTTAGE, WRITTEN STONE LANE , LONGRIDGE PR3 2ZN

1 INTRODUCTION

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of full planning application for the construction of purpose designed holiday accommodation. The applicant already provides holiday accommodation at Cottam House Cottage and this proposal is intended to expand her already successful holiday accommodation business.

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

3203-01 Ground floor layout plan

3203-02 Proposed elevations

3203-03 Proposed site plan

3203-04 Perspective images

3203-05 Existing site plan

3203-06A Location plan

Highway report

Business Statement and supporting letters.

Tree Survey, Arboriculture Impact Assessment and Tree Protection Method Statement.

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 The site is located within the open countryside and Area of Outstanding Natural Beauty outside a settlement boundary as defined in the Ribble Valley Housing and Economic Development, Development Plan Document. The site is approximately 2.7km north east of Longridge. It stands adjacent to a substantial group of farm buildings including a farmhouse as well as Cottam House Cottage and the existing holiday accommodation which is attached to it. The landscape character type for the site is described as undulating lowland farmland whilst to the north is it moorland fringe. The landscaped around the site are agricultural fields bounded by substantial hedges including trees such that the site is well screened.

- 2.2 The site has a variety of fruit trees growing around it which suggested that it has been an orchard to the farm cottages in the past rather than part of the agricultural farmland. It is separated off from the main field and the current boundaries appear consistent with this on the 1890's and 1850's Ordnance Survey plans on the Lancashire County Council mapping service mariomaps, suggesting that the orchard was in place from an early stage.
- 2.3 Vehicle access is along a Written Stone Lane from Lower Road. Lower Road is the main traffic route linking Longridge to Clitheroe and carries a bus service. Written Stone Lane is a bridle way which connects to several other public rights of way.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposal seeks permission to construct a single storey one bedroom two-person holiday unit. The design of the unit responds sensitively to the landscape. The building is spilt level following the sloping nature of the site. Visually it has a light touch being partly supported above the ground level on slits and clad in vertical cedar boards with a sedum roof. The focus of the accommodation is the views towards the south east. Full height glazing has been provided on this elevation to give visitors an exceptional outlook across the agricultural land which provides a strong connection to the landscape, nature and the changing weather. To further connect with the landscape an outdoor elevated terrace area is provided. The remaining three elevations have relative few openings providing privacy from the nearby track and public right of way to the north of the site.
- 3.2 The overall dimensions of the unit are 14.2m by 10m with a height of 3.5m. There is a canopy over the glazing on the south east elevation which also provides shelter to the terrace. A glass balustrade is proposed for safety around the terrace. The entrance is accessed via timber steps. A parking area is provided and is to be covered in a porous material. The amenity area around the building is separated from the field by stock proof fencing and existing hedging.
- 3.3 The application is supported by a business statement and supporting letter from Sykes Holiday Cottages.

4. PLANNING HISTORY

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

Reference	Address	Description	Decision
3/2008/0922	Cottam House Cottage	Proposed demolition of an existing farm workers cottage and the erection of a replacement dwelling within the curtilage.	Approved 19/12/2008
3/2013/1017	Cottam House Cottage	Change of use for annexe section of house to be used as a holiday let.	Approved 10/03/2014

5. PRE-APPLICATION ADVICE

5.1 Pre-application advice for the construction of a 'geodome' one bedroom two-person holiday unit was received from the Council on the 15th December 2015 reference RV/2015/ENQ/00146. The advice confirmed that the proposed unit would be well related to the main settlement of Longridge and well as the existing group of buildings surrounding Cottam House Cottage. It was regarded that the accommodation then proposed (a single storey 'geodome') would not be overly prominent and would not detract from the visual amenities of the area. It concluded that in principle the development would accord with Core Strategy policies DMH3, EC3, and DMB3. See appendix.

6. DEVELOPMENT PLAN POLICY

6.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2019).

Core Strategy (2014)

5.2 The following policies are of relevance to the proposal:

Ribble Valley Core Strategy:

Key Statement DS1-Development Strategy
Key Statement DS2-Sustainable Development
Key Statement EN2 – Landscape

Key Statement EC3 – Visitor Economy

Policy DMG1 – General Considerations

Policy DMG2 - Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME1 - Protecting trees and woodlands

Policy DME2 – Landscape and Townscape Protection

Policy DME3 - Site and species protection.

Policy DMB1 – Supporting Business Growth and Local Economy

Policy DMB3 – Recreation and Tourism Development

National Planning Policy Framework (NPPF)

6 EVALUATION

Principle of the Development

- 6.1 Core Strategy Key Statement EC3 relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged. The proposed development would contribute to the tourism economy and accords with the general intentions of Key Statement EC3.
- 6.2 Core Strategy Policy DMB1 also seeks to support business growth and the local economy, and Policy DMB3 relates specifically to recreation and tourism uses. Policy DMB3 requires new tourism development to be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction.
- 6.3 The application site is physically well related to the existing group of buildings which cluster around the Cottam House Cottage. The location of the development was confirmed as being acceptable in principle in the pre-application advice received in 2015. Whilst Cottam House Cottage is detached from any settlement it is reasonably close to Longridge and the development would be physically well-related to an existing group of buildings and is compliant with policy DMB3.

Visual Appearance

- 6.4 The proposed holiday unit has been designed to be sensitive to the rural landscape. It uses a palette of materials which reflect the rural and agricultural character of the area. The building has a flat sedum covered roof and follows the contours of the site. Parking is tucked away behind the building. This sensitive design ensures that the proposed unit will not be overly prominent in the landscape. The building and amenity area around it is well-screened from the landscape beyond by the existing trees and hedges around the site. The scale, mass,

height and detailing of the development will not undermine the visual qualities of the area and complies with the requirements of Key Statement EN2, policies DMB3 and DME2.

Highways and public rights of way

- 6.5 The National Planning Policy Framework paragraphs 108-110 set out how the effect of a development on the surrounding highway should be assessed. We have submitted with this application an assessment and review of highways implications of the proposal by Highway Engineer Dave Wallbank of PSA Design Longridge. He concludes that the proposed development would not have a significant detrimental impact in highways or transport terms. A safe and suitable access to the site can be achieved for all users as required by NPPF 108B.
- 6.6 The proposed development has easy access to the network of local bridleways and footpaths. The proposal complies with the requirements of DMG1 and DMG3.

Tourism Development

- 6.7 The Ribble Valley Tourism Destination Management Plan September 2018, recorded the latest figures (2016) for tourism in the Ribble Valley which show £225,914 million tourism spend, 5 million day-visitor days and night and a growth of 6.3%. Tourism is undeniably a significant part of the Ribble Valley's economy. The applicant has carried out research to inform the type of accommodation that is in demand. A business statement is submitted with this application setting out the vision for the proposed holiday accommodation and demonstrating that the scheme is economically viable.
- 6.8 Bridleway 11 is north of the site going south east-north west. There are a large number of other public footpaths, and a number of bridle ways in the area which can be easily accessed from the proposed development. The area is also suitable for cycling.
- 6.9 The business statement and letters submitted with the application demonstrates that the proposed accommodation is designed to meet the requirements of a particular section of the market. The anticipated revenue from the scheme indicates that the scheme is viable as a business proposition. The figures show that there is a likely to be a healthy return on the investment. The development is supported by Key Statements EC3 and policies DMB1 and DMB3.

Trees and hedges

- 6.10 Tree constraints information is submitted with the application. The proposed building is outside the root protection areas of the majority of trees indicated in the tree constraints plan. Those trees which it is proposed to remove are either dead, in a poor condition (suffering ash die back) or are of low quality. One tree of reasonable quality is to be reduced for good management reasons. The proposal accords with Policy DME1 - Protecting trees and woodlands.

Protected Species survey

- 6.11 Section 3.5 of the Arboricultural Impact Assessment states *“A preliminary ground level appraisal of the wildlife habitat value of each tree was undertaken as part of the arboricultural survey and no trees were observed as having feature to support roosting bats”*

7 CONCLUSION

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

APPENDICES

Appendix Pre-application advice 2015