

REF:DA

Design & Access Statement

Holden Clough Nursery - Poly Tunnel

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.

1.0 Background

2.0 Context of Site

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- Design
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- Planning Policy Framework
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Plans & Drawings

SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for a poly tunnel structure for horticultural growing at Holden Clough Nursery on behalf of Mr & Mrs John Foley. This statement should be read in conjunction with the attached planning application forms, plans and supporting statements.
- 1.2** Holden Clough Nursery is a long 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.
- 1.3** Protected growing space is required for early annual shelf plants and plants grown for the show displays which Holden Clough Nursery attend.
- 1.4** This application includes:
- The erection of a 20.00m x 30.00m poly tunnel for the growing and protection of home grown plants.

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1** Holden Clough Nursery is situated within the village of Holden. The site straddles the settlement boundary between Holden Beck and the road to Lane Ends. To the north of the site is an area of land used for horticultural use.
- 2.2** Within the northwest corner of the site is an area of bare grassland. This is the proposed site for the poly tunnel. The land is bounded on the west and northern boundaries by existing native species hedgerow and additional tree planting is taking place as a condition of a previous application regarding the extension of the car park. To the east of the proposed site is the recently approved car park.
- 2.3** 30 metres to the west is a hedgerow which will be planted as a condition of the car park approval.
- 2.4** The site is outside the flood risk area.

Involvement

- 2.5** There has been no pre-application consultation with the LPA.

Evaluation

- 2.6** The proposed site is the most distant possible from residential dwellings at 50 metres. There are no alternative areas within the site which can accommodate the proposed poly-tunnel.
- 2.7** The poly-tunnel structure will be well screened with existing landscaping.

SECTION 3 DESIGN PRINCIPLES & CONCEPT

Design

- 3.1 The poly-tunnel is a standard design for this type of structure. A series of steel 'hoops' at 2.00m centres maintain a clear polythene sheet cladding
- 3.2 Double access doors will be on the south elevation
- 3.3 There will be no internal or external lighting required.

3.4 Scale

The poly tunnel measures:

Length	20.00m
Width	10.00m
Height	3.80m

SECTION 4 ACCESS

Access

- 4.1 Access is from within the existing growing area.
- 4.2 There will be no public access to the poly tunnel.

SECTION 5 PLANNING POLICY CONTEXT

Planning History

Planning applications applicable to this site:

3/2020/0602 Creation of additional dining space, a bakery/deli food sales area with storage and office facilities. Additional terrace dining area with storage below. Pending decision

3/2020/0637 Discharge of conditions 3, 5, 7, & 8 from application 3/2019/1119

3/2019/119 Change of use of agricultural land to overflow car park and associated landscaping. (Resubmission of Application 3/2019/0588 Retrospective consent for consent for 2 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 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).

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

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.

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 small scale and is well screened with native species planting along an existing hedgerow line and further development to the east. The structure is in keeping with the horticultural activities within the site.

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 or species.

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 will strengthen the village and rural economy.

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 is a small scale requirement for an existing business. The poly tunnel is within an existing growing area and does not threaten and protected of designated sites. There will be no negative impacts on the environment.

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 enable the business to produce early annual plants and sensitive plants for the numerous displays and horticultural shows they attend.

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.

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 poly tunnel is required for the efficient management of the horticultural operations at Holden Clough Nursery. Home grown plants reduce the need for imported goods and reduce the carbon footprint of the product.
- 6.2** The siting of the poly-tunnel is the most distant position available from residential dwellings. Landscaping will mitigate any visual impact. The special qualities of the AONB will not be threatened.
- 6.3** The development is congruous with national and local planning policies.

John Metcalfe December 2020