

# Peter Hitchen Architects

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**DESIGN AND ACCESS STATEMENT FOR  
CHANGE OF USE OF EXISTING AGRICULTURAL PLOT TO ACCOMMODATE NINE HOLIDAY  
LODGES WITH ASSOCIATED MANAGERS LODGE, ACCESS, PARKING AND LANDSCAPING**



**(VIEW LOOKING NORTH INTO THE SITE)**

**This statement supports the resubmitted planning application demonstrating the design and layout for nine timber framed lodges for family holiday accommodation at Ribblesdale Hall, Chatburn**

**produced By :Peter Hitchen  
Our Client: Barry Turner  
Date: 04/03/2021**

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## **Introduction and Background Information**

### **Overview**

Peter Hitchen Architects has been instructed by Mr Barry turner to resubmit a Planning Application for the change of use of agricultural land to accommodate: Nine holiday lodges, associated managers lodge, associated vehicular access track and pedestrian paths, parking and landscaping for land at Ribbledale Hall, Chatburn. This follows the withdrawal of the original application in 2020 (ref3/2020/0307) in December 2020. Consultancy reports have now been produced as advised by the planning officer and details of the lodges supplement the submission.

It is the applicant's intention to provide a sustainable form of accommodation to the public visiting the Ribble Valley. This is a small-scale development which will benefit the Ribble Valley by attracting families to stay in the area and visit the tourism attractions, shops, restaurants, public houses etc in the local area thereby strengthening the visitor economy.

The holiday lodges will be prefabricated off site reducing the noise impact that can be caused by construction and reducing the effect (name). The materiality will be timber wall naturally blending into the natural landscape therefore not causing an unacceptable visual impact. In this Design and Access statement we refer to the local planning history of where the application is sited. We will describe the proposed development and will review the relevant planning policies and guidance and set out why we believe that the proposal conforms to the national planning guidance and local planning policies and why the application should therefore be looked at in favour of.

We request that that the contents of the totality of the submission are fully considered by the council in the determination of this planning application

### **Planning history (local to the site)**

3/2012/0934- Application for full consent

New 10KWp solar photovoltaic free-standing installation.

Decision- approved with conditions.

3/2012/0481- Application for full consent

Proposed erection of a single-story timber and double-glazed conservatory.

Decision- approved with conditions

Application for full consent

Holiday lodges application withdrawn December 2020

## location

The proposed development site is located on the north west side of Sawley Road Chatburn adjacent to the applicant's residence at Ribblesdale Hall. The development site is approximately 500m to the north-east of the village of Chatburn and approximately 4.5km from the principle settlement of Clitheroe. There is a continuous footway from the proposed development site into the village of Chatburn from which there is a regular bus service from Clitheroe and approximately 90 meters from Sawley road with access and good visibility splays to the existing entrance.

The site is within designated open countryside on the edge of Chatburn taking advantage of the long views north west. Adjacent to the site is a recently approved development under planning application reference (3/2019/0463). This is a relevant recent development which has been approved under the current planning policies. North- west of the site provides far views across the ribble valley with the topography towards the end of the site falling down towards the river ribble, there are currently no public footpaths on the land owned by the client. The river bordering the site has public footpaths following the river on the opposed side.

## Site

The site is currently under specified use as agricultural land, (refer to ecological report for further detail.) The site is approximately 1.66 hectare excluding the Ribblesdale Hall property and the larger area within the applicant's ownership. The site is an open field with already existing 'green screening' for Ribblesdale Hall mitigating any visual impact on the dwelling. There is a sloping topography to the north of the site down to the river ribble boundary. Access to the site is via an existing field gate entrance south-east of the site onto Sawley Road.



## **Proposal**

The aim of the proposed work is to boost the local economy within Ribble valley, The development comprises of nine two Bedroom holiday lodges. The holidays lodges have their own sanitary facilities and vary plan form (refer to the details submitted). The holiday cabins are to be prefabricated off site, reducing site impact. Please refer to the attached drawings provided by the supplier attached to the planning application.

Access to the site is via an existing entrance which will be resurfaced appropriately preventing loose material from being drawn onto the carriageway up to a maximum of 5m into the site. Vehicular access tracks leading to the holiday's cabins will be installed as 'Grasscrete', shale or gravel and the pedestrian paths will be constructed from a shale surface each holiday lodge will have two car parking spaces. A manager's lodge will be located at the entrance of the site where the visitors will pick up the keys and be informed on the safety and conditions of the site. Refer to site management plan for further details.

The track has been proposed for access to the site from the main road via the existing gated entrance extending and providing access to each lodge to allow cars to service the individual lodges. Additional 'green screening' will be introduced in order to further reduce the visual impact from public view, alongside the lodges and site boundaries. The position of the lodges has been dictated to reduce the visual impact from public view and offer little impact to the natural underlying topography of the landscape. The recently approved planning application for the garden nursery including the poly tunnels will shield the site from the road.

The proposed nine lodges are positioned to reduce the access paths between lodges maximising the natural topography of the site. The purpose of the proposal is to appeal to family's who are interested in visiting the local area and who want a premium yet eco-friendly experience. The guests that are Staying in the lodges will be able to make use of the local amenities during their stay.

The proposal will create Employment and expanding tourism improving the economic and social conditions in the ribble valley. Each lodge will be furnished and will come with wood burning stoves to provide heat and therefore minimalizing the electrical input. The lodges are designed to not be invasive against the environment, with low level lighting around the site keeping the occupants safe whilst having a reduced effect on the environment in comparison to alternative approaches.

And waste disposal will be provided and recycling encouraged where possible. Included within this submission is the applicants site management statement.

## **Materiality & Appearance**

The landscaping of the site will use soft and natural materials which are synonymous with the site. The natural materials will also assist in blending and softening the proposed works with the existing and surrounding landscape as they mature.

Materiality has taken into account the sites location within the open countryside to promote and uphold the character of the site. The cabins are to be timber clad. the road leading to the site is to be a 'Grasscrete' road. With the existing entrance farmacked to ensure no loose material exits the site. The overall design has been informed by the rural setting and the use natural materials.

## **Planning Policy Considerations**

In late 2019, preapplication advice was sought from Ribble Valley Borough Council reference (RV/2019/ENQ/00136) in order to assess the potential impacts of the proposed development on the surrounding context, address any potential issues pertaining to the scheme and to help inform the design prior to this planning application submission. the report will be attached to the submission.

"Considering the submitted information, the proposals are likely to benefit local businesses including those within the nearby village of Chatburn. Given the siting and layout of the proposals submitted, it is considered that the benefits of the development would outweigh any minor visual or landscape impacts which could be minimised through careful consideration of the site layout, landscaping, parking, refuse storage and external lighting etc."

## **Core Strategy**

The current adopted Core strategy was published by Ribble Valley Borough Council December 2014 and replaced the Ribble Valley Council Districtwide Plan 1991-2006. The current adopted Core Strategy is to set out the council's development for the borough through to 2028.

The below polices from the adopted Core Strategy are relevant to this application:

- Key Statement DS2 –Sustainable Development
- Key Statement EN2 – Landscape
- Key Statement EC1 – Business and Employment Development
- Key Statement EC3 – Visitor Economy
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DMG3 – Transport and Mobility
- Policy DME3 -- Site and Species Protection and Conservation
- Policy DMB1 – Supporting Business Growth and the Local Economy
- Policy DMB3 – Recreation and Tourism Development

## **National Planning policy Framework (NPPF)**

The NPPF was adopted in March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. As per Chapter 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004, it is to form a material consideration in planning decisions.

Sustainable development is defined in paragraph 7 of the NPPF as having three dimension, economic, social and environmental. the golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (Paragraph 14) whereby proposed developments which correctly balance the requirements of economic, social and environmental issues should be granted permission unless there are overriding reasons that would suggest that permission should be withheld. Paragraph 14 states that: -

"For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted."

## **The Proposal Related to Policy**

The proposed development will have impacts as with any development, this statement demonstrates that the adverse impacts are minimal and the gains outweigh the impacts.

To ensure we achieve sustainable development we have carried out an assessment of the proposal. When assessing the proposal, we have used the overarching objectives set out in NPPF-2. Achieving sustainable development:

- a) an economic objective – to help build a strong, responsive and competitive economy
- b) a social objective – to support strong, vibrant and healthy communities
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land

We have also assessed the development against NPPF 6. Building a strong, competitive economy paragraph 83/84 '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.

84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well related to existing settlements, should be encouraged where suitable opportunities exist.”

## Assessment of Proposed Development

Key statement DS2 – Sustainable Development

### 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.

As demonstrated previously we have ensured that the proposal meets the required overarching objectives set out for a sustainable development. Where negative impact has been identified methods of mitigation have been introduced.

Key statement EN2 – Landscape

The AONB in the Ribble valley is split into two sections, the forest of Bowland and frost of Pendle, the application is not within the AONB but is located between the two designations. The key statement EN2 states, firstly, that the landscape and character of the AONB will be protected and conserved and enhanced : and that any development will need to contribute to the conservation of the natural beauty of the area. Secondly, and of relevance to this application it is states that the landscape and character of those areas that contribute to the settling of the AONB will be oriented and conserved and wherever possible enhance finally, the key



statement also identified that as a principle the council expects developments to be in keeping with the character of the landscape reflecting the local distinctiveness, vernacular style, scale features and building materials.

As the site is not within the AONB, EN2 does not specially require the proposal to enhance the landscape and character of the locality. The proposal will have a minimalised effect on the landscaping of the site, as the holiday cabins will sit on a pad not effecting any root protection. an ecological survey has been undertaken providing specific information the additional planting species to be provided on the site. Refer to ecological report for further details. We consider the proposed development not to be harmful to the appearance and character of the immediate locality or upon the setting. Such we consider the proposal to comply with the requirements of key statement EN2

### Key statement EC1- Business and Employment Development & policy DMB1- Supporting Business Growth and the local Economy

#### 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.

### Key Statement EC3 – Visitor Economy & Policy DMB3 – Recreation and Tourism Development

#### 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.

Although the development is of a small-scale nature, we consider that this proposal will be very beneficial to the local economy and the social well-being of the area because it will assist in the benefit to the local attractions and facilities of the Ribble valley. We do not consider the proposal would be harmful to the environment, the proposed development will increase this further and provide full time employment and even greater support to the local community. therefore, we consider the proposal to be fully compliantly with the intention of the key statement EC3.

#### Policy DMB1 – Supporting Business Growth and the Local Economy

The proposed development will increase support to local business and the local economy through the creation of jobs, the increase in visitor economy and the use of local companies. The proposed development is in full conformity with all of the relevant policies and policy DMB 2 clearly supports the proposed development.

#### **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 DMB3 – Recreation and Tourism Development

The proposed development will support tourism in the Ribble valley by providing a luxury eco-friendly visit for holiday occupation proposed throughout the year, not undermining the "character, quality or visual amenities of the plan area by virtue of its scale and siting.

### **POLICY DMB3: RECREATION AND TOURISM DEVELOPMENT**

**10.25** 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.

Recreation and tourism development are often well suited to rural areas and there is a need to have in place effective measures to ensure that facilities and infrastructure can be enhanced in a sustainable way.

As demonstrated above, the proposed development is consistent with the requirements set out in national and local policy. This weighs heavily in favour of the application based on the long term economic and tourism attraction it will create.

## **Crime prevention strategies**

### Secured by Design

The overall design for this development has been formulated to comply with the general principles of the Police Security Initiative; 'Secured by Design'. In order to prevent the opportunity for criminal activity in and around the holiday lodges the following steps will be (or have already been) taken:

- Consideration should be given to securing the site during construction to prevent unauthorised access and theft / damage of equipment.
- The security standard for all external doors is to meet the current building regulations.
- All glazing to doors and any adjacent panels will be a minimum of 7.5mm thick laminated glazing.
- The proposed building will be fitted with compliant fire alarms and constructed to meet fire safety building regulations the approval of the Local Authority's Building Regulations Officer.

### Safety Considerations

The following safety issues have been considered throughout the design development and will continue to be reviewed and added

- External Closed Circuit Television (CCTV) is to be considered around the building entrances.
- Lighting will be provided around the development and along pedestrian routes to allow for a safe nocturnal environment, which will be sensitively planned and designed to minimise visual and ecological impact. The external works and landscaping will be designed to reduce the likelihood of antisocial behaviour. Paving surfaces, lighting and street furniture will be of robust construction and materials, vandal-resistant and of a high-quality.
- Vehicular access and signage around the proposed development will comply with current legislation.
- Throughout the development pedestrian use of the external space, rather than the vehicle will be prioritised. This may be achieved with the use of different surface finishes and materials, signage, traffic calming measures and soft landscaping.
- Within the site areas have been incorporated for the secure storage and collection of the building's refuse and waste as part of an environmental and waste strategy, which will prevent the building's waste, bins and etc. from being used as part of antisocial behaviour.

## **Management**

the site managers lodge will be installed at the entry of the site providing accommodation of the site manager whilst the holiday lodges are occupied. For further details refer to site management plans attached to the application.

## **Summary and consultation**

The proposed development includes the change of use of agricultural land for the creation of a luxury eco-Friendly stay in the Ribble Valley by providing a sustainable form of accommodation to the public. The site is in a sustainable area with relatively easy access to Whalley and Clitheroe in particular.

The NPPF and adopted Core Strategy are both supportive of rural tourism and strengthening the visitor economy in the borough. We believe the new holiday cabins will be a popular location for tourists due to its easily accessible location and the outstanding far views of the Ribble Valley.

The proposed development is modest in site, intensity and nature as there will only be nine holiday cabins plus the managers lodge. Within this design and access statement and the supporting ecological appraisal we have provided a reason justification explaining how the proposed development conforms to the adopted Core Strategy and the NPPF.

We therefore consider the permission should be granted subject to any reasonable and necessary conditions.

