

Pendle View Fisheries A59 Bypass Barrow BB7 9DH

Proposed creation of 16 base plots for holiday lodges and provision of sales office and Site Manager's accommodation within existing building on site (pursuant to previously approved development under 3/2015/0426 and 3/2017/0775)

PLANNING STATEMENT

July 2021

REPORT CONTROL

Document	Planning Statement
Project	Pendle View Fisheries
Client	Josh Hocking
Job Number	21-1053
File storage	Z:\PWA Planning\Client files\21-1002 to 21-\21-1053 Pendle View Fisheries\3. Applications\Proposed 16 Base Development APP

Document Checking

Primary Author:	Matt Walton	Initialled:	MPW
Contributor:	Joe Davis	Initialled:	JD
Reviewer:	Graeme Thorpe	Initialled:	GT

Revision Status

Issue	Date	Status	Checked for issue
1	24/06/2021	Draft	MPW
2	05/07/2021	Draft V2	JD
3	09/07/2021	Draft V3	GT
4	13/07/2021	FINAL	GT

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/1 INTRODUCTION

- 1.1. PWA Planning is instructed by Mr Joshua Hocking ('the Applicant') to progress a full planning application for the proposed development of 16 base plots for holiday lodges and provision of sales office and Site Manager's accommodation within existing building on site.
- 1.2. Planning permission has previously been granted on site in October 2015 for the change of use of the former fishery to a leisure park with 19 lodges, 11 woodland lodges, 10 cabins, warden's lodge, conversion, extension and amenity building to form one bedroom holiday cottage, conversion of storage buildings to form one 2 bed holiday cottage, conversion and extension of existing manager's house and café to form restaurant, public house and manager's accommodation, 100 car parking space, ground work, re-contouring and creation of ecological wetland and ancillary landscaping. The layout of the scheme was further amended under application 3/2017/0775, approved in 2017. This application seeks to replace the approved public house, associated car park and glamping pods with 16 base plots and retain the existing property as Site Manager's accommodation and sales office.
- 1.3. The planning application is made to Ribble Valley Borough Council and relates to the land in the red edge site boundary as seen on the location plan.
- 1.4. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will look to demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, the statement will seek to demonstrate that there are no technical reasons which could hinder the grant of planning permission.

1.5. This statement should be read in conjunction with the submitted application package, which includes the following documents: -

- Application Form;
- Ecological Assessment;
- Highways Note;
- Tree Survey;
- Drawn information:
 - PPD1192/01/01 Location Plan;
 - PPD1192/01/02 Topographical Survey;
 - PPD1192/01/03 General Arrangement;
 - PPD1192/01/04 Proposed Development Section;
 - PPD1192/01/05 Proposed/Existing Overlay;
 - PPD1192/01/06 Proposed Levels;
 - PPD1192/01/07 Proposed Manager Accommodation & Sales Office.

/2 SITE DESCRIPTION

- 2.1. The application site is located along the A59 on the eastern edge of Barrow, approximately 3.5km south of Clitheroe and 2km north of Whalley. At present, the site comprises an area formally used as carparking for the former fisheries located on site, alongside a vacant land to the northern edge of the site. The existing property to the south of the site which was formerly utilised as a manager's house, tackle shop and café.
- 2.2. In a wider context, the site is surrounded by agricultural fields to the north and east with the settlements of Barrow located to the west of the site, including an existing employment area. The site can be seen at Figure 1 below.



Figure 1 - Aerial view of the application site. Application site in red. Source: Google Earth

- 2.3. Permission for the entire site was granted in October 2015 for the change of use of the former fishery to a leisure park that included 19 lodges, 11 woodland lodges, 10 cabins, warden's lodge, conversion, extension and amenity building to form one bedroom holiday cottage, conversion of storage buildings to form one 2 bed holiday cottage, conversion and extension of existing manager's house and café to form restaurant,

public house and manager's accommodation, 100 car parking space, ground work, re-contouring and creation of ecological wetland and ancillary landscaping. Groundworks pertaining to the extant permissions 3/2015/0426 and 3/2017/0775 are underway, with earthworks currently being carried out around the small lake to the north eastern portion of the site in order to create a flat area for those 11 approved bases surrounding that lake to be installed.

- 2.4. The Council will be aware of the past history of this site and the difficulties the previous owner had in progressing the approved scheme. Works on the site in connection with the approved schemes were begun by the former owner back in December 2017. However, due to financial reasons, the owner placed the works on hold and the site put up for sale. As the recent purchaser of this site, Josh Hocking, began works to the existing main building and on the surrounding land in January 2021, continuing the work previously commenced. This included general vegetation and site clearance works initially, moving onto engineering/levelling works beyond the main house/building/car park on site. PWA Planning have been advising the applicant on planning related matters since this time.
- 2.5. The site subject to this application covers part of the previously approved scheme, namely the area proposed for the 10 cabins, the large car parking area and the former Manager's house and café. The site is bound by the fishing lake to the east and the A59 to the west.
- 2.6. With regards to constraints, the site does not fall within a Conservation Area and there are no known designated heritage assets within the area surrounding the site. There site is not subject to any ecological designations, and there are no Tree Preservation Orders (TPOs) or Public Rights of Way (PROWs) associated with the site.
- 2.7. The application site falls within Flood Zone 1 and is therefore at the lowest risk of flooding. The site area is less than 1 hectare in size and as such a Flood Risk Assessment is therefore not required in this case.

/3 PLANNING HISTORY

3.1. A review of Ribble Valley Borough Council's planning register has been undertaken for the site. As previously noted, the application site has been subject to several applications associated with the change of use of the site to a leisure park. These applications are listed below:

- **3/2015/0426** | Change of use of fishery to leisure park with 19 lodges, 11 woodland lodges, 10 cabins, warden's lodge, conversion, extension and amenity building to form one bedroom holiday cottage, conversion of storage buildings to form one 2 bed holiday cottage, conversion and extension of existing manager's house and café to form restaurant, public house and manager's accommodation, 100 car parking space, ground work, re-contouring and creation of ecological wetland and ancillary landscaping | **Approved with Conditions 16/10/2015**
- **3/2016/0245** | Discharge of conditions 3 (phasing programme) 4 (surface water drainage scheme) 5 (drainage adoption plan) 6 (foul water drainage scheme) 7 (ecological wetland) 8 (detailed groundwork layout) 9 (details of lakeside structures) 12 (landscaping) 13 (construction method statement) and 19 (site access) of planning permission 3/2015/0426 | **Approved with Conditions 21/06/2017**
- **3/2017/0775** | Variation of condition two from planning permission 3/2015/0426 to allow layout revisions in order to retain existing pond and to revise the locations of the lodges and cabins to the north west of the site | **Approved 29/11/2017**
- **3/2017/0827** | Discharge of condition 9 (details of structures along shore and projecting into the water), 10 (lighting details) and 19 (site access and off-site works highway improvements) from planning permission 3/2015/0426 | **Approved 27/11/2017**

- **3/2017/0999** | Discharge of conditions 11 (cabin and lodge details) and 13 (construction management plan) planning permission 3/2015/0426 | **Approved 29/11/2017**
- **3/2017/0998** | Discharge of condition 8 (earthworks, finished ground levels, infrastructure) from planning permission 3/2015/0426 | **Approved 27/11/2017**
- **3/2021/0431** | Variation of conditions of planning application 3/2015/0426. Condition 19 - Site Access and Highways, Condition 20 – Occupancy | **Registered**
- **3/2021/0512** | Discharge of Condition 6 (Ecologist Report) from planning permission 3/2017/0775 | **Approved 27/05/2021**

/4 PROPOSED DEVELOPMENT

- 4.1. Planning Permission is sought for the erection of 16no. base plots for the housing of holiday lodges, and the creation of a sales office and Site Manager's accommodation within an existing building on-site, the former Site Managers accommodation and café building. The application is pursuant to previously approved development under 3/2015/0426 and 3/2017/0775. The submission of a Section 73 application was considered however due to the scheme being deemed to constitute more than a 'Minor Material Amendment' to the previously approved schemes, a full application has been submitted.
- 4.2. The site subject to this application proposes a change to part of the scheme previously approved, namely the area proposed for the 10 cabins, the large car parking area and the extended and altered former Manager's house and café (Gastro Pub – Restaurant).
- 4.3. This application pertains to 'Phase 2' of the development of the new Pendle View Holiday Park, which follows the completion of the holiday lodge bases surrounding the north-western lake on the wider site as seen on the supporting L. This new scheme fits in to the south of the existing and approved 11 bases which surround the aforementioned smaller lake.
- 4.4. As can be seen on the General Arrangements Plan (drawing no. PPD1192/01/03), the scheme would lead to the siting of 16 base plots for holiday lodges with car parking spaces next to each proposed lodge. These lodges will replace the 10 smaller cabins that were approved as part of the 2015 consent, and the large car parking area that was proposed to service the new Gastro pub/restaurant that was proposed within the former Site Manager's/cafe building. The Gastro pub/restaurant is no longer being brought forward by the applicant for a number of reasons, mainly that this type of use does not fit with the dynamics of the proposed end user or visitors to the site. The building on site is now proposed to be retained as self-contained accommodation for

the Site Manager and a sales office at ground floor with associated office and staff rooms at first floor.

- 4.5. Each of the lodges will have their own outside area adjacent to the car parking space. The proposed layout includes an access road through the site that joins to the existing access road that runs around the site, with vehicular entrances to the development situated to the north and south of this section. A smaller parking area for the sales office will be created adjacent to the building, and two spaces for the Site Manager's dwelling will be retained solely for their use.
- 4.6. It is proposed that extensive landscaping will be undertaken to improve the screening of the area from the A59 to the west, as well as providing a visual improvement to the site at present. It is proposed that tree planting and screening will run along the back of the holiday lodge area to the western boundary of the red edge, as seen in the plan, to screen the lodges from the A59. Planting is also proposed where between the cabins and the access road.

/5 TECHNICAL CONSIDERATIONS

- 5.1 This planning application is supported by the relevant technical details which demonstrate that the proposed development is capable of being implemented without significant adverse impacts arising from site constraints. These are summarised below.

Ecology

- 5.2 A Preliminary Ecological Appraisal has been undertaken for the site to assess the ecological value of the development site. The survey found several ecological constraints including the presence of broad habitats and foraging, nesting and wintering birds. The advice recommended several management measures to address the ecological constraints. The report concluded the Preliminary Ecological Appraisal provided sufficient level of detail for the small-scale nature of the development and the predicted impacts of the scheme. No further survey work was therefore recommended.

Highways

- 5.3 A highways note has been provided in support of the application to consider the traffic impact related to the proposed development. The note makes reference to previously submitted Transport Assessment and previous comments by the LPA. It was found traffic generation from the development is predicted to result in an overall reduction in trips over the approved gastropub, notably on weekends. It was therefore concluded the proposed development would result in an overall reduction in trips and there are no material reasons why the proposed development should not be granted planning consent on highways or transportation grounds.

Arboriculture

- 5.4 A Tree Survey has been undertaken for the which identified two individual trees and five groups of trees, all within the applicant's ownership. All of the trees identified were either category U, being unsuitable for retention, or category C, being of low quality. A Tree Survey Plan has also been provided, which evidences how the only tree located on the development site here (reference T1) is classified as category U.

/6 PLANNING POLICY CONTEXT

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. A review of the relevant planning policies and material considerations is provided below:

Development Plan

- 6.2 The In this instance, the Development Plan for the Application Site comprises of the Ribble Valley Borough Council Core Strategy 2008 – 2028 (2014) and Housing and Economic Development Plan Document (HED DPD). Additionally, key policy documents that comprise 'material considerations' include to the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).
- 6.3 An extract from the Proposals Map is provided at Figure 2, the site is located within the Open Countryside (Policy EN2) adjacent to an existing employment area associated with the settlement of Barrow.

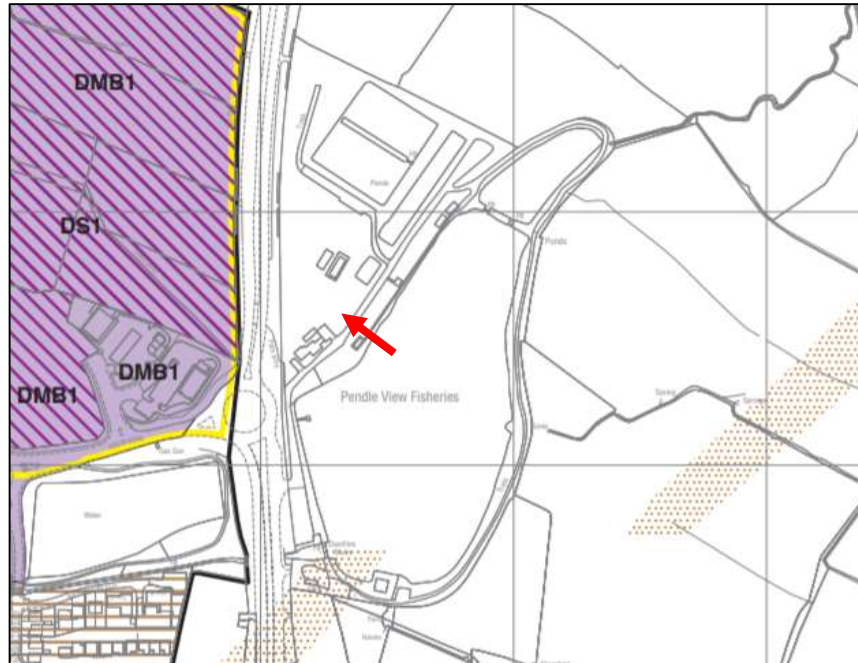


Figure 2- Extract from the Housing and Economic Development DPD Proposals Map

Ribble Valley Borough Council - Core Strategy 2008 – 2028

6.4 The following policies of the Core Strategy are considered relevant to the proposals at hand:

- Key Statement DS1: Development Strategy;
- Key Statement DS2: Sustainable Development;
- Key Statement EN2: Landscaping;
- Key Statement EC3: Visitor Economy;
- Key Statement DMI2: Transport Considerations;
- Policy DMG1: General Considerations;
- Policy DMG3: Transport and Mobility.
- Policy DME3: Species Protection;
- Policy DMB1: Supporting Business Growth and the Local Economy;
- Policy DMB3: Recreation and Tourism.

- 6.5 **Key Statement DS1: Development Strategy** seeks to outline briefly the locations in which growth will be focused. Within the policy Barrow is defined as a Tier 1 village.
- 6.6 **Key Statement DS2: Sustainable Development** looks to mirror Paragraph 11 of the NPPF which details the sustainable development principle that seeks to guide both authorities and developers. Further to that it places emphasis on the Council to develop proactive relationships with applicants to ensure that where possible applications are approved unless material considerations indicate otherwise.
- 6.7 **Key Statement EN2: Landscaping** focuses primarily on the Forest of Bowland AONB. The policy however details how 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.
- 6.8 **Key Statement EC3: Visitor Economy** states that '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.'
- 6.9 **Key Statement DMI2: Transport Considerations** states the need for sustainable transport solutions to be considered when applying for major applications and the need for such applications to be supported by a travel plan/transport statement.
- 6.10 **Policy DMG1: General Considerations** assists in ensuring that development proposals are in line with numerous broad considerations by providing a series of overarching considerations regarding the quality of developments. The policy categorises the criteria under 6 headings which are as follows: Design, Access, Amenity, Environment, Infrastructure and Other.
- 6.11 **Policy DMG3: Transport and Mobility** relates to a range of transport related matters, including requiring developments requiring adequate access to the public transport and road networks, alongside adequate car parking provision.

- 6.12 **Policy DME3: Species Protection** seeks to protect a variety of species and habitats. Developments will be encouraged to incorporate measures to enhance biodiversity where appropriate.
- 6.13 **Policy DMB1: Supporting Business Growth and the Local Economy** states that 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.
- 6.14 **Policy DMB3: Recreation and Tourism** supports proposals which extend the range of tourism and visitor facilities within the Borough. This is subject to a range of criteria being met, including being well related to an existing settlement, respecting the visual amenity of the area, being well related to the existing highways network and provide appropriate parking provision.

Material Considerations

National Planning Policy Framework (NPPF) (2019)

- 6.15 The NPPF sets out Government planning policies for England and how these are expected to be applied. The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (Paragraph 11) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted. The NPPF also strongly supports economic and housing development.
- 6.16 Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives:
- a. an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right*

places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- b. a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- c. an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

6.17 Paragraph 83 of the NPPF relates to supporting a prosperous rural economy. It is stated that planning 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; and
- c) Sustainable rural tourism and leisure developments which respect the character or the countryside.

6.18 Paragraph 127 moreover sets out that amongst other considerations, planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

/7 PLANNING POLICY ASSESSMENT

Principle of Development

- 7.1 The principle of tourism-based development has previously been established on site through the previous application on site under application ref. 3/2015/0426. Within the Officer's Report the previous proposals were considered to accord with Key Statement EC3, which aims to strengthen the visitor economy. The proposals were also deemed appropriately located close to a main highway and existing development at Barrow, according with the requirements of Key Statement DS2 for sustainable development. The principle of further tourism-based development on site, as proposed here, is therefore deemed acceptable in principle.
- 7.2 Under the original application, 3/2015/0426, approval was granted, along with the holiday lodges, for a gastropub with a 100-space carpark to accommodate guests. This application seeks to site the 16no. additional base plates over the car park area. As can be seen on the General Arrangements Plan (drawing no. PPD1192/01/03), the gastropub with ancillary holiday accommodation is no longer coming forward as this building is now to become a sales office and managers accommodation. As such, the large carpark that would have been required to facilitate guests at the restaurant is no longer required. This leaves space for this application and the addition of 16no. baseplates in its place, making better use of the space and providing more, larger holiday lets for future guests.
- 7.3 This application remains in line with the Local Plan by virtue of Key Statement's EC3 and DS2, continuing the expansion of an existing holiday park in a sustainable location. Similarly, the proposals accord with the requirements of Policy DMB3, extending the tourism offering within the Borough. The proposals are considered to fully accord with the criteria set out within Policy DMB3, in that the development is well located close to the settlement of Barrow with easy access to the highways network. The proposals also respect the visual amenity of the area, continuing the expansion of the existing leisure park which is well screened from the surrounding area by the existing bund and

proposed landscaping. The proposals are therefore considered to fully accord with the above policies, representing appropriate tourism development.

- 7.4 The proposals also support the requirements Policy DMB1, which aims to support business growth and the local economy. The proposals will continue the expansion of the holiday park business, creating additional bases and facilities for visitors, whilst also making use of a currently vacant site. This will allow for further employment on site. As such, it is deemed acceptable to implement these additional baseplates to facilitate the expansion and continued growth of the holiday park business.
- 7.5 With reference to the NPPF, it is important to note that Paragraph 7 is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. At Paragraph 8 it is stated that: "Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)".
- 7.6 Firstly, in terms of economic benefit, given the small nature of the proposal it is considered that before and during construction, the development would contribute to the local economy directly through the employment of local companies to facilitate the build. This includes the planners and architects/designers used as a part of this application, local contractors involved in the physical build and the local supply chain through the provision of materials. Once occupied, visitors and guests of the proposed development would support local services and tourism within the Ribble Valley. The development will also support the local economy through creating employment opportunities on site. It is considered that the proposed development would therefore assist in achieving the economic aims of sustainable development.
- 7.7 The social aspect of sustainability is met, in that the proposal will result in the creation of a high-quality environment for visitors and comprises a compatible use in keeping with the wider site. The site also lies in a sustainable location, within a range of local services and amenities available within walking distance of the site in Barrow.

- 7.8 Turning to the environmental aspect of sustainability, the site is not subject to any statutory ecological designations or heritage assets. It is not within an area of flooding as defined by the Environment Agency flood map. The applicant is also committed to incorporating additional planting and biodiversity into the proposed development.

Design and Technical Considerations

Design and Landscaping

- 7.9 Policy DMG1 details design principles developments should accord, including high standards of design which are sympathetic to site with an appropriate layout. The proposed development is deemed to accord with the Policy DMG1, with careful consideration to creating a scheme which is in keeping with the character of the surrounding context. In terms of the proposed managers accommodation and sales office, minimal changes are proposed over the existing building, with the existing appearance of the building retained. The siting of bases on site is considered appropriate, with the siting of caravans on site being in keeping with the existing character of the wider site.
- 7.10 Extensive landscaping is also proposed to the boundaries of the site, notably tree screening to the site's western boundary. This will both increase biodiversity on site and screen the site from the wider area. The proposals are therefore considered to accord with Policy DME2, enhancing the landscape character of the site.

Highways

- 7.11 Policy DMG1 sets out access related matters, such as traffic and parking implications. The existing access point to the site is suitable for the proposed development. This application looks to remove the 100-space car park in favour of additional cabins for guests. This will have the added benefit on highways of reducing traffic generation from the site through the removal of the previously approved gastropub, which the

supporting transport note confirms would result in an overall reduction in trips and the scheme deemed acceptable on transport grounds.

- 7.12 All of the holiday lets will be provided with double driveways adjacent to the cabins in order to provide adequate parking for the guests. There is also sufficient parking provided next to the site office/managers accommodation to accommodate staff parking requirements. As such, there is a more than adequate levels of parking on and around the site to justify the removal of the 100-space designated parking area. The proposals are therefore deemed to accord with Policy DMG1.
- 7.13 Key Statement DMI2 relates to transport considerations, with developments being located to minimising the need to travel and offer more sustainable means of travel. The previous application on site confirmed the site was a sustainable location for development, located adjacent to the settlement of Barrow and highways network, which remains the case here.

Ecology

- 7.14 A Preliminary Ecological Appraisal was undertaken for the site which found the ecological constraints on site can be adequately mitigated through management measures with no further survey work recommended. The additional landscaping and planting proposed will promote wildlife diversity and encourage a wider variety of wildlife to use the site than already occurs. Given the proposals nominal impact on ecology and biodiversity, it is deemed to be in accordance with Policy EN4.

Arboriculture

- 7.15 As noted, the planning application is accompanied a Tree Survey which details the quality of trees on site. All trees on site were considered to be of low quality or unsuitable for retention. Further tree planting is proposed as part of the landscaping scheme. The development is therefore deemed acceptable from an arboricultural perspective.

Flood Risk and Drainage

- 7.16 The site lies within Flood Zone 1 where the risk from flooding is at its lowest. The earlier Drainage Strategy approved confirms the infiltration of surface water runoff back into the ground is likely to be feasible on this site. Foul water from the proposed development will be collected by a piped system and discharged into a suitable sized treatment plant.

The Planning Balance / Summary

- 7.17 This section of the Planning Statement has succinctly detailed how the proposed development can be adjudged as acceptable in the context of the Development Plan and the Framework.
- 7.18 The principle of development is deemed to have previously been established on site through application ref. 3/2015/0426. The proposals would continue the expansion of the holiday park, supporting the tourism related policies of the Development Plan. The proposals represent an appropriate location for development, expanding the leisure park with excellent links to the settlement of Barrow and highways network.
- 7.19 The design of the proposed development is deemed appropriate for the site's location, incorporating an extensive landscaping scheme to soften the development impact on the wider context. There are no other technical issues which would preclude development of the site.
- 7.20 Taking the above into account, it is considered that the principle of the proposed development can be viewed as acceptable, there are no material or technical considerations which indicate otherwise.

/8 CONCLUSION

- 8.1 This Statement has been prepared by PWA Planning on behalf of Mr Joshua Hocking in support of the planning application for the siting of 16no. new bases for holiday lets, alongside managers accommodation and sales office.
- 8.2 The principle of development is deemed to have previously been established on site through the previous leisure park permissions. The proposals would continue the expansion of the holiday park, supporting the tourism related policies of the Development Plan. The proposals represent an appropriate location for development, expanding the leisure park with excellent links to the settlement of Barrow and highways network. The design of the proposed development is deemed appropriate for the site's location, incorporating an extensive landscaping scheme to soften the development impact on the wider context.
- 8.3 Furthermore, this development satiates the relevant policies within the Development Plan as well as the NPPF, constituting sustainable development which should be favoured.
- 8.4 There are no technical constraints which would preclude the development of this site for residential use.
- 8.5 Given the above, the proposed development is considered acceptable and should be approved without delay.



www.pwaplanning.co.uk

2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

01772 369 669
info@pwaplanning.co.uk
www.pwaplanning.co.uk