



PLANNING STATEMENT (INCORPORATING DESIGN & ACCESS STATEMENT)

For the Proposed Erection of 6 Lodges with Associated Infrastructure,
At Fishes and Peggy Hill Farm, Clitheroe BB7 3BY

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2.0 Introduction and the Application Site

2.1 We have been instructed to prepare and submit this application for 6no. Lodges on behalf of Messrs Ashworth (hereafter referred to as 'the Applicants') who own and occupy Fishes & Peggy Hill Farm, Henthorn Road, Clitheroe BB7 3BY.

2.2 The Lodges are to be located on the northern boundary of the Applicants holding as shown edged red on the Site Location Plan in Appendix 1 (hereinafter referred to as the Application Site) and extending to circa 3314 square metres.

2.3 Fishes & Peggy Hill Farm is a dairy farm totalling circa 254 acres. The dairy farming operation involves milking circa 240 cows.

Fishes & Peggy Hill Farm Planning History

2.4 The following historic applications have been submitted to Ribble Valley Borough Council:

3/2020/1068 – Proposed erection of a steel portal framed roof over existing silage clamp – approved with conditions.

3/2012/0139 – construction of silage clamp and associated roadway – approved with conditions.

3/2012/0138 – construction of new machinery store and associated roadway – approved with conditions.

3/2012/0137 – construction of new 100 cow cubicle house and associated yard/roads and slurry lagoon – approved with conditions.

3/2006/1037 – conversion of traditional stone built barn into office accommodation and ex-agricultural building currently used for

light industrial storage into a light industrial workshop – approved with conditions.

Application Site & Environs

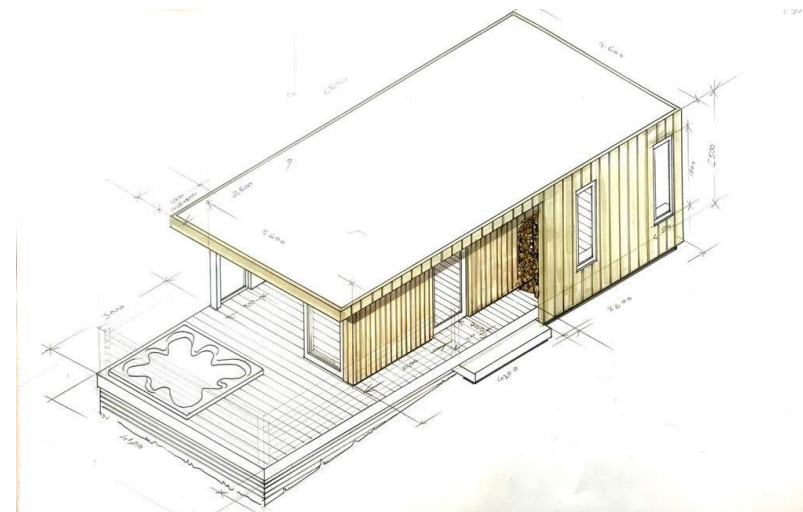
2.5 The proposed Application Site is located to the north of Fishes & Peggy Hill Farms shown on the plan provided at Appendix 1 of this planning statement. The Application Site adjoins the northern boundary of the Applicants ownership, which is marked by a drystone wall.

2.6 The Application Site lies between 45 and 50 metres above sea level and gently slopes towards the River Ribble. The Government's Flood Risk Map for planning indicates that the Application Site is located within Flood Zone 1, and therefore has a less than 1 in 1,000 annual probability of river or sea flooding.

2.7 The Application Site adjoins woodland to the north and open fields to the south, east and west. The Application Site is accessed from Henthorn Road.

3.0 Proposal

- 3.1 This application is for the proposed erection of 6no. Lodges as shown on the Site Layout Plan in Appendix 2. An example of the proposed Lodges is detailed below. Elevations & Floorplans are provided in appendices 3 & 4.
- 3.2 The Applicants consulted the council on the proposal, utilising the Pre Application Advice service. A copy of the response (dated 27 October 2020) provided by Ribble Valley Borough Council is provided in Appendix 7.
- 3.3 It should be noted that the Pre Application Advice response raised concerns of the original siting, being located within Flood Zones 2 and 3. Therefore the Applicant have moved the Application Site to a location within Flood Zone 1 removing any concerns.



otherwise. The Applicant should consider the following documents when applying for planning permission:

- **The Ribble Valley Borough Council Core Strategy (adopted December 2014).**
- **The National Planning Policy Framework 2021 (NPPF).**

4.0 Planning Policy & Guidance

- 4.1 Section 3A (B) of the Planning & Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate

- 4.2 Ribble Valley Borough Council Core Strategy. The relevant Core Strategy policies include:

DS1 Development Strategy.

Development that has a recognised regeneration benefit, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough's settlements, including small scale development in small settlements that are appropriate for consolidation and expansion or rounding off of the built up area.

The location of the proposed development is naturally screened due to the location of the Application Site (being situated in close proximity to the woodland to the north and existing dry stone walls (which will be preserved). Furthermore this small scale development will incorporate hedgerows as detailed in the Indicative Landscaping Plan in Appendix 6.

<i>Through this strategy, development opportunities will be created for economic, social and environmental wellbeing and development for future generations.</i>	
DS2 Presumption in Favour of Sustainable Development. <i>When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within 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.</i> Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.	The proposed development complies with this policy by improving the Applicant's financial position through providing an alternative source of income (helping de-risk his business). It will also improve the income of the local residents and in turn the local economy through visitor's spending money in shops and villages. The Applicant will employ a local company to construct the lodges, thus it is evident that the development improves the economic and social conditions in the area.
EN3 Sustainable Development & Climate Change. <i>In adapting to the effects of climate change it is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods, such as the use of sustainable drainage systems, will be incorporated.</i> <i>New development in vulnerable areas should ensure that risks can be managed through suitable measures, including through the conservation of biodiversity, improvement of ecological networks and the provision of green infrastructure.</i>	The proposed lodges will be constructed and positioned to ensure the development is not detrimental to local biodiversity. The Applicants propose planting a hedgerow as detailed on the Site Layout Plan in Appendix 2, which will help improve biodiversity.

EN4 Biodiversity and Geodiversity <i>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.</i> <i>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.</i>	It is considered that the proposed development will not have any negative impacts on the biodiversity and geodiversity of the Application Site. The Ecological Appraisal detailed in Appendix 9 does not identify signs of protected or endangered species. Furthermore, the Ecological Appraisal states that the majority of the habitat which is to be lost comprises improved grassland with a low ecological value.
EC3 Visitor Economy. <i>Proposals that contribute to and strengthen the visitor economy of the Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities for 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.</i>	The Applicants proposal will help strengthen the visitor economy within the Ribble Valley by providing unique, high quality tourist accommodation. The proposal will help meet the increased demand generated by the COVID 19 pandemic which has encouraged the public to go on "staycations" rather than risk travelling abroad.
DMG1 General Considerations. <i>Design:</i> <i>i) to be of high standard of build and design which considers the building in context principles</i>	The Applicant is hoping to achieve a high quality product to entice customers to the area. Therefore, the design will be key to achieving this. The Applicant has provided detailed plans of what is envisaged in terms of layout and design.

<i>ii) to be sympathetic to the existing and proposed land uses in terms of its size, intensity and nature as well as scale, mass, style, features and building materials.</i> <i>iii) 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 surrounding, including impact on landscape character as well as the effects of development on existing amenities.</i> Access: <i>i) consider the potential traffic and car parking implications.</i> <i>ii) ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.</i> <i>iii) considering the protection and enhancement of public rights of way and access.</i> Amenity: <i>i) not adversely affect the amenities of the surrounding area.</i> <i>ii) provide adequate day lighting and privacy distances</i> Environment: <i>i) all development must protect and enhance heritage assets and their settings.</i>	The proposal comprises a rustic timber clad design in keeping with the landscape character and setting. The Applicant's property already benefits from a tarmacked lane running down the eastern boundary of his land. Therefore, the proposal will benefit from the existing access, which is more than adequate as detailed within the Transport Statement in Appendix 8. The Application Site will be adequately lit as shown on the Layout Plan in Appendix 2.
DMG2 Strategic Considerations. <i>Development should be in accordance with the Core Strategy development strategy and should support spatial vision</i>	The proposal is in keeping with this policy, being a development for small scale tourism. Reference to size, scale and design has been touched upon in earlier commentary.

<i>Within the tier two villages issues and outside the defined settlement areas development must meet at least one of the following considerations:</i> <i>i. development should be essential to the local economy and social wellbeing of the area</i> iv) development for small scale tourism or recreational developments appropriate to the rural area; <i>Within the open countryside, development will be required to be in keeping with the character of the landscape and acknowledges spatial qualities of the area by virtue of its size, design, use of materials, landscaping and siting;</i> <i>In protecting the designated Area of Outstanding Natural Beauty, the Council will have regard to the economic and social wellbeing of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conversion and enhancement of landscape and character of the area avoiding where possible habitat fragmentation.</i> <i>Development will be required to be in keeping with the character of the landscape and acknowledges the special qualities of the AONB by virtue of its size, design, use of materials, landscaping and siting.</i>	Due to the size and scale of the proposal it is deemed the proposal will not be detrimental to landscape and character of the area. This is reiterated by the Principle Planning Officer in the Pre Application Advice Response.
DMG 3 Transport and Mobility <i>All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.</i>	The majority of this policy is not applicable to an application of this size or nature. However, the Applicants have commissioned a transport statement which confirms the current access and highway provisions are more than adequate for the proposed development. Furthermore PSA design provided guidance to the Applicant on the layout and width of the proposed access from Henthorn Road to the site and on suitable parking areas.

DMB 1 Supporting Business Growth and the Local Economy <i>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.</i>	
DME 6 Water Management <i>Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.</i> <i>Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:</i> <i>1. preventing pollution of surface and / or groundwater</i> <i>2. reducing water consumption</i> <i>3. reducing the risk of surface water flooding (for example the use of sustainable drainage systems (suds))</i> <i>As a part of the consideration of water management issues, and in parallel with flood management objectives, the authority will also seek the protection of the borough's water courses for their biodiversity value.</i> <i>All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles. The use of the public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable alternatives to help reduce the risk of surface water flooding and environmental impact.</i>	The Application Site is located within Flood Zone 1 as previously confirmed. The proposal will not result in large amounts of surface water run off therefore it is considered that the amount of water which will run off will drain into the surrounding fields and soaked up by the proposed hedgerows. The sewage from the lodges is proposed to be dealt with by a sewage treatment plant as detailed on the Services Plan in Appendix 5.

4.3 National Planning Policy Framework 2021

Paragraph 81	<i>Local Planning Authorities should approach decisions in a positive and creative way.</i>
Paragraph 84	<i>Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.</i>
Paragraph 85	<i>Planning policies and decisions should enable:</i> <i>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;</i> <i>b) the development and diversification of agricultural and other land-based rural businesses;</i> <i>c) sustainable rural tourism and leisure developments which respect the character of the countryside.</i>
Paragraph 84	<i>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.</i>

5.0 Evaluation

The Need

- 5.1 The Applicants run a modern dairy farm which supports the family (incorporating a number of generations) as well as a number of additional workers.
- 5.2 The price the Applicants receive for the milk is highly volatile and fluctuates often making the Applicant's business reasonably high risk.
- 5.3 When considered with the phasing out of the Basic Payment Scheme (financial support package for farmers) and the unknown future of agricultural / environmental support schemes the Applicants are looking to diversify their business & income.
- 5.4 To do this the Applicants have been considering suitable and practical alternative income streams. Holiday lodges are low risk and will help provide an ancillary income to the farming business as well as a much needed facility.
- 5.5 The proposal will help meet the increased demand generated by the COVID 19 pandemic which has encouraged the public to go on "staycations" rather than risk travelling abroad.

Design

- 5.6 The design of the proposed lodges are in keeping with the rural / agricultural environment they are to be positioned in. The box like shape and timber cladding is comparable to an agricultural building clad in Yorkshire boarding.
- 5.7 The lodges provided a rustic feel yet provide a high standard of accommodation which will encourage visitors into the area. Each

plot provides adequate space for customers to enjoy and experience the countryside. The design also minimises the visual impact of the scheme on the surrounding countryside.

Use

- 5.8 Although the Application Site forms part of the agricultural unit it is positioned on the edge of the Applicants land and therefore away from the farmyard.
- 5.9 Furthermore the boundary of the Application Site will comprise a hedgerow and fenced on the field side with a stock proof fence as detailed within the Indicative Landscaping Plan in Appendix 6.

Amount & Scale

- 5.10 The dimensions of the proposed lodges are:-

Length	11.8m
Width	4.5m
Height	2.5m

The proposed lodges will each occupy a floor area of 53.1m².

Siting and Layout

- 5.11 The proposed layout is designed to maximise views for occupants but keep the Application Site concealed and well screen.
- 5.12 The location of the Application Site is away from the working farm to ensure the safety of both the occupants and livestock.

Landscaping

- 5.13 There are no sensitive receptors which would be harmed by this proposal as there is sufficient natural screening (trees and dry stone walls) provided within the Application Site. Therefore, no additional landscape provisions are deemed necessary. However, the Applicant has proposed a Landscaping Scheme which is detailed in Appendix 6 and shown on the Site Layout in Appendix 2.

Access

- 5.14 The Application Site will be accessed from the public highway along the existing Lane. There are no proposals to alter the existing access arrangements as a private Transport Consultant has deemed the proposal to have a minimal impact on highways if any.
- 5.15 Access from the existing lane to the Application Site comprises 3.5 metre tarmacked lane with a passing place (6 metres wide) at the mid point. This is detailed on the Site Layout Plan in Appendix 2.

6.0 Conclusion

- 6.1 This planning statement shows that the proposal complies with both local and national planning policy.

- 6.2 The NPPF sets out its guidance for Councils to follow in respect of pre-application engagement and front loading in paragraphs 39 to 46, which the Applicants have utilised.
- 6.3 It is not considered this proposal would cause harm or have a negative impact on the character of the landscape due to the compatibility of the surrounding land uses (agricultural use).
- 6.4 This application satisfies criteria (b & c) under Paragraph 84 of the NPPF and within the Ribble Valleys Planning Policies.
- 6.5 The design of the lodges fits in with the rustic agricultural landscape.
- 6.6 The LPA should also consider the environmental benefits to the local economy as outlined earlier in this report.
- 6.7 It has been demonstrated in this planning statement that the proposal meets the relevant Policy which the Application must be determined against therefore the Application should be approved.

APPENDIX 1