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PLANNING STATEMENT

IN RESPECT OF A FULL PLANNING APPLICATION FOR A NEW ACCESS, ACCESS ROAD AND THE DEVELOPMENT OF TWO CAMPING PODS

AT

**PARSONAGE FARM, PARSONAGE LANE,
CHIPPING, PRESTON, PR3 2NS**

Prepared by: Fiona Patterson BSc Hons MRICS FAAV
Our Client: R Seed & Son
Our Ref: See/1005/2990/FP
Date: August 2021



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



CONTENTS

1.	INTRODUCTION AND BACKGROUND INFORMATION	Page 3
2.	PLANNING HISTORY	Page 4
3.	THE APPLICATION SITE AND SURROUNDINGS	Page 4
4.	THE PROPOSED DEVELOPMENT	Page 5
5.	PLANNING POLICY CONSIDERATIONS	Page 6
6.	SUMMARY AND CONCLUSION	Page 13

1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 Gary Hoerty Associates has been instructed by R Seed & Son to submit a planning application on their behalf for a new access, access road and the development of two camping pods at Parsonage Farm, Parsonage Lane, Chipping, Preston, PR3 2NS.
- 1.2 The applicants live in the farmhouse at Parsonage Farm and also own and occupy the adjacent bungalow. The applicants own the application site and surrounding field. Parsonage Farm is a working farm being 500 breeding ewes and they look after 120 Holstein heifers on a “bed and breakfast” basis for a neighbouring dairy farmer which go to the applicants farm at 8 months old and return prior to calving. The farming income is derived from the above.
- 1.3 Our clients are now looking for alternative income streams due to the Government reducing the amount of subsidy payments over the next 5 years or so. By 2027, the Basic Payment Scheme payment will be zero and the replacement scheme has not been finalised therefore scheme requirements and financial reward are very much uncertain.
- 1.4 Our client is aware of the attraction of the Ribble Valley as a tourist destination and that this has resulted in numerous recent planning permissions that have been granted by the Council for new developments of various types of self-catering accommodation, including caravans, lodges, chalets, yurts, pods and shepherds’ huts. They consider, and we agree, that their land is an ideal location for the establishment of a development of a small scale rural accommodation, being two camping pods, hence the submission of this application.
- 1.5 We set out in this Planning Statement the planning history of the site, a description of the application site, a description of the proposed development, details of the relevant planning policies against which the development will be assessed and provide the planning case for the approval of the proposed development.
- 1.6 We have also submitted a highways report and ecological appraisal both of which were taken into consideration in the formulation of the application. We request that the contents of this Planning Statement, the Ecological Appraisal and the highways report are all fully considered by the Council in its determination of the application.

2. PLANNING HISTORY

- 2.1 A planning applications search on the Council website has revealed the following applications; all of which were submitted by previous owners of the property:
1. 3/2011/0724 – Proposed roof over the existing sheep handling facilities. The application was approved on 21 October 2011.
 2. 3/2012/0343 – Proposed new covered agricultural manure store. The application was approved on 21 June 2012.
- 2.2 Overall, the planning applications referred to above are of no particular relevance to this current application.

3. THE APPLICATION SITE

- 3.1 The application site is located on the south side of Parsonage Lane in a rural area located approximately 1.3 miles to the south west of the village of Chipping and approximately 4.5 miles to the north of Longridge. The site of the proposed camping pods, as outlined in red on the plans submitted with the Planning Application, comprises part of a parcel of agricultural pasture land to the west of the farmstead at Parsonage Farm. The total site, including the access track, parking area and the field upon which the camping pods are to be sited has an area of approximately 0.07 hectares.
- 3.2 With respect to the Council's adopted Core Strategy, the site is within the Open Countryside and the Forest of Bowland Area of Outstanding Natural Beauty (the AONB).
- 3.3 With regards to the immediate locality, the applicant's farmstead is located to the east of the application site on both the north and south side of Parsonage Lane approximately 80-90m away. The nearest residential neighbouring property, outside of the applicants ownership, is located approximately 220m away to the north east but is separated from the site of the proposed camping pods by the farmstead and farmhouse. The other nearest residential property is located to the south west of the application site approximately 230m away however the site cannot be seen from the farmhouse due to the orientation of it.
- 3.4 To the north of the site there is dense hedgerow with a number of mature trees in the hedge line which naturally screens the development from Parsonage Lane. Due to the gentle topography of the land, the backdrop of proposed development will therefore be a dense hedgerow when looking up at the application site from Mill Lane and the public right of way to the south east of the application site.

4. THE PROPOSED DEVELOPMENT

- 4.1 The proposed development comprises the siting of two camping pods, a new access off Parsonage Lane and an access road leading to the pods.
- 4.2 As shown on the submitted plans, the first pod will measure 3.3m x 7.2m with a ridge height of 3m with a timber clad exterior. This pod will offer temporary holiday accommodation for 3 individuals with a double bed and single bed, kitchenette, living room and shower room. The second pod will measure 3.25m x 6.65m with a ridge height of 3m with a timber clad exterior. The pod will also offer temporary holiday accommodation for 2 individuals with a double bed, kitchenette, living room and shower room. Each pod will be set on a dark grey stone chipping base.
- 4.3 There will be no decking or hot tubs outside of them.
- 4.4 As part of this application, we have proposed a new access as the existing access does not allow us to achieve the correct visibility splays. We have therefore engaged with a highways engineer to achieve a safe access and he has prepared a report to support the proposed development which has been submitted with the application. The new access is located closer to the farmstead. Although the volume of traffic entering and exiting the site will be minimal due to only proposing two camping pods, we have ensured the access is safe. A speed survey has also been carried out to support the highways report. We do not consider the highway will be significantly affected by the proposed development due to the development being such a small scale. The proposed new track will be also be dark grey stone chippings with a central grass verge.
- 4.5 We are proposing to translocate the hedge as the per the submitted plans which is in line with the ecological appraisal also submitted with this application. The ecological appraisal states:
- “Planting of native wildflower seed at the site will be an enhancement in comparison to the existing ground-flora.”*
- 4.6 The applicants are proposing to plant some wildflower seed to the north and south of the new proposed track. They are also proposing to plant a new hedge along the western boundary. Both of these proposals will enhance the wildlife in the area and provide environmental benefits as a result of the proposed development being granted.
- 4.7 The proposed development also includes the siting of a package treatment plant as illustrated on the proposed site plan. Water will be provided by an extended underground water pipe from the farmstead. Electric will also be supplied from the farmstead.

5. PLANNING POLICY CONSIDERATIONS

- 5.1. Local Planning Authorities are required to determine planning applications in accordance with the Statutory Development Plan unless material considerations indicate otherwise. If it is to be approved, a development must satisfy as far as possible guidance contained within the National Planning Policy Framework (NPPF 2021) and the relevant policies of the Council's Adopted Core Strategy.
- 5.2 We set out below extracts from the relevant documents to facilitate the assessment of the application proposal against the principal appropriate policies and guidance.

National Planning Policy Framework (NPPF 2021)

- 5.3 The NPPF 2021 is the main national planning policy guidance influencing planning decision making in England. It states that the main purpose of the planning system in the country is the achievement of sustainable development; and that, for decision taking this means that proposals that accord with an up to date development plan should be approved without delay.
- 5.4 Section 6 of NPPF relates to "Building a strong, competitive economy" and paragraphs 84 and 85 are particularly relevant to this application as they relate to "Supporting a prosperous rural economy"
- 5.5 Paragraph 84 states:

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.*
- 5.6 The approval of this application will support the establishment of a small scale new rural tourist accommodation business together with the diversification of an agricultural business. As discussed above, the application is looking for ways to achieve alternative sources of income from the farm so that they can remain

farming in a profitable way and the approval of this application will assist with that.

5.7 Paragraph 85 states:

“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 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.”

5.8 The approval of this application will support the development of a sustainable rural tourism business which will provide an attractive location for visitors to the Ribble Valley to stay. The NPPF clearly supports sustainable rural tourism and leisure development provided that it respects the character of the countryside, which this development does.

5.9 Paragraph 176 states:

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Paragraph 177 states:

When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development⁶⁰ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

5.10 The proposed development is very small in scale and the camping pods are clad in timber so designed in a way that will minimize any adverse impacts. The applicants need to find alternative sources of income and there is high demand for rural tourism accommodation in the Ribble Valley. The local economy will benefit from tourists in the area mainly being shops, pubs, restaurants, cafes etc. Chipping is only 1.3 miles to the north east and Longridge only 4.5 miles to the south. There are attractions in both Chipping, Longridge and Clitheroe for tourists therefore supporting the local economy.

5.11 The application site has been carefully considered in relation to the wider area and due to the existing dense hedgerow, mature trees and the topography of the land where the proposed camping pods will be positioned, we consider the pods have been sensitively located to minimise adverse impacts on the AONB.

Council's Core Strategy 2008/2028 – A Local Plan for Ribble Valley Adoption Version

5.12 We comment below on the Key Statements and Policies within the Adopted Core Strategy that we consider to be relevant to the determination of this application.

Key Statement DS2: Presumption in favour of Sustainable Development.

5.13 Key Statement DS2 identifies that the Council, when considering development proposals, should take a positive approach that reflects the presumption in favour of sustainable development contained in NPPF. The policy states that where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, 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 NPPF taken as a whole; or specific policies in that framework indicate that development should be restricted. The proposed camping pods offer a sustainable form of accommodation and it is anticipated that visitors will explore the area on foot or bike, as well as by car. The camping pods will be bought from a local business called Lune Valley Pods in Morecambe, Lancashire therefore not having to travel far when delivered.

Key Statement EN2: Landscape

5.14 Key Statement EN2 states that the landscape character of the Forest of Bowland Area of Outstanding Natural Beauty (the AONB) will be protected conserved and enhanced; and that, as a principle, the Council expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials. We consider that the proposed development adequately addresses all the requirements of the Key Statement as applicable to a site that is within AONB by providing high quality

camping pods with appropriate external materials in an appropriate and sympathetic location. In view of its location being adjacent to the farmstead and being a sympathetic design using external timber cladding without external areas or hot tubs, we consider that the proposed development will not, therefore, appear either isolated or incongruous within the local landscape. The proposed development is very small in scale and therefore the visual impact being minimal.

Key Statement EC1: Business and Employment Development

- 5.15 Key statement EC1 states “*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*”. As discussed above, the applicants are actively running a working farm and are “hands on” farmers therefore the proposed development is most definitely a farm diversification. The development will also provide extra custom for local businesses thereby strengthening the rural and village economies.

Key Statement EC3: Visitor Economy

- 5.16 This Key Statement relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged. This proposal will strengthen the visitor economy by providing increased custom for local businesses, including public houses, restaurants, shops and tourist attractions, not only in the countryside and the nearby villages of Chipping, but also the larger towns of Longridge and Clitheroe.

Policy DMG1: General Considerations

- 5.17 This is a general development management policy which states that, in determining planning applications, all development must satisfy a total of 20 criteria relating to the matters of design, access, amenity, environment and infrastructure. We consider only the following criteria to be of relevance to the consideration of this application:
- The development must 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.
 - The development must 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.
 - The development must consider the potential traffic and car parking implications.

- The development must ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
- The development must not adversely affect the amenities of the surrounding area.

- 5.18 For reasons previously stated, we consider the proposed camping pods to be sympathetic to the existing landscape with regards to their design and external building materials. With regards to the matter of intensity/density/layout we consider that the siting of only 2 pods on the site of 0.07 hectare represents a very low intensity and density of development. The pods are located very close to each other and as a result the proposal will not impact negatively on the landscape character of the area. With regards to existing amenities, there will be no residential properties that will be affected to any significant degree by the proposal as the closest dwelling is approximately 190m away.
- 5.19 A highways report and plan has been prepared and submitted with this application. We have demonstrated the proposal will not impact negatively on the highway network. Due to the small scale of the development proposed, the impact on the local highways will be negligible.
- 5.20 With regards to parking provision, a parking area for 2 cars will be provided next to the proposed pods. We consider this to be an appropriate level of parking provision.
- 5.21 Overall, in our opinion, the development undoubtedly complies with the relevant requirements of Policy DMG1.

Policy DMG 2: Strategic Considerations

- 5.22 Policy DMG2 requires development to be in accordance with the Core Strategy Development Strategy and to support spatial vision and identifies certain forms of development that are acceptable outside of the settlement areas, three of which are that the development
- (1) should be essential to the local economy or social well-being of the area;
 - (2) should be for small scale tourism or recreational developments appropriate to a rural area; and
 - (3) should be for a small scale use appropriate to a local area where a local need or benefit can be demonstrated.
- 5.23 As a proposal for a development of only 2 relatively small units of holiday accommodation, the development is very small in scale and there is no requirement under the Council's policies for the applicant to show a need/demand

for the proposed units. However, as evidenced by the popularity and success of similar developments in the locality, we do consider there to be a demand for this type of holiday accommodation (indeed all types of holiday accommodation) from visitors seeking to enjoy the natural beauty and visitor attractions of the Ribble Valley.

- 5.24 The Policy also states that ‘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.’ For reasons already given in this Statement, we consider that the proposal satisfies those requirements of Policy DMG2.

Policy DME 2: Landscape and Townscape Protection

- 5.25 This policy identifies that development proposals will be refused which significantly harm important landscape features and sets out a list of relevant landscape features of which only “hedgerows and individual trees” is relevant to this application. An ecology survey has been carried out on the hedge to the east and west of the new proposed access and we have submitted this the application and the report concluded:

“The site survey found that the hedgerow does not meet the criteria of being classified as ‘important’ by the Hedgerow Regulations 1997. The translocation of the proposed relatively short stretch is not deemed to adversely affect the quality or value of the remaining hedge and disturbance is judged to be temporary with no significant long term effects on the hedge or the local wildlife.

As such, it is recommended that, where possible, the original hedge is translocated to its new position. Where this is not possible, a new hedgerow should be planted using a native species mix, with additional hedgerow wildflower seed / plug plants to be planted in the base. Planting of native wildflower seed at the site will be an enhancement in comparison to the existing ground-flora.

The adjacent pasture land on which development will take place was judged to be of low ecological value.”

- 5.26 The applicant proposes to translocate the hedge therefore the proposal would not cause any harm to any existing important landscape features.

Policy DMB 1: Supporting Business Growth and the Local Economy

- 5.27 Policy DMB1 indicates that the Council will support proposals that are intended to support business growth in the local economy provided such proposals are in conformity with other relevant policies of the local plan. The proposed development is in full conformity with all the relevant policies and policy DMB1 clearly supports the proposed development.

Policy DMB 3: Recreation and Tourism Development

- 5.28 Policy DMB3 states that planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the Borough subject to a number of criteria being met. As far as the criteria are concerned, the proposed development does not conflict with other policies of the plan. The site is located adjacent to the farmstead. The proposal does not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design. The proposal is particularly well related to the highway network and would not create any adverse traffic problems.
- 5.29 The proposed development will support the development of tourism in the Ribble Valley by providing 2 high quality camping pods in a highly accessible location that will be used by visitors for holiday occupation purposes throughout the year when they wish to visit the Ribble Valley.

- 5.30 DMB3 also states:

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*

- 5.31 The proposed camping pods are a high standard of design and would be well related to the existing farmyard area and existing highway. The proposal is very small in scale and would therefore not have a significant negative impact upon the AONB.

6. SUMMARY AND CONCLUSIONS

- 6.1 The proposed development comprises the siting of 2 camping pods, a new access and access road. The design of the camping pods incorporates materials that are sympathetic to the rural location. In particular, they will be clad in wood, which is a natural material appropriate to the location. The proposed development is very small in scale.
- 6.2 The intention of the proposal is to site the camping pods in an unobtrusive manner by making best use of the topography of the land and the natural screening provided by existing trees and hedges that are to be retained together with proposed additional planting. If the Council considers it necessary for additional landscaping to be provided, we request that they advise us of this requirement, and we will seek to address it either during the consideration of the application or through our agreement to a condition requiring the submission, approval and implementation of a landscaping scheme at a later date.
- 6.3 We consider that we have demonstrated in this Planning Statement and the separate Ecological Appraisal and Highways report that the proposal represents sustainable development that is in compliance with NPPF and the relevant Policies of the Council's adopted Core Strategy. Therefore, in order to comply with paragraph 11 of NPPF and Core Strategy Key Statement DS2 we consider that permission should be granted without delay subject to any reasonable conditions that the Council considers to be necessary.
- 6.4 If, however, the Council requires any amendments to the proposal, and/or the submission of any additional information in order for permission to be granted, we would ask that you give us the opportunity to address the same prior to the determination of the application.

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.....Date.....25/08/2021.....

