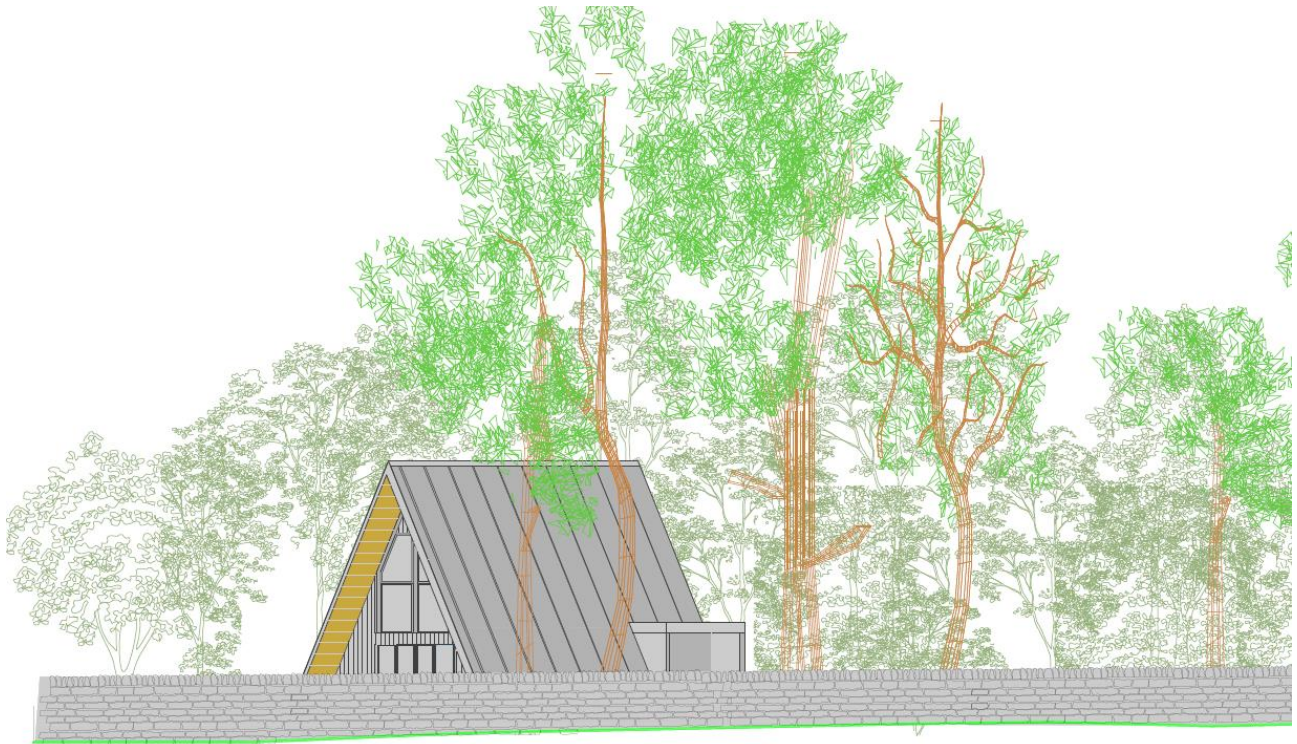




JUDITH DOUGLAS TOWN PLANNING LIMITED

Land adjacent to Brockthorn, Tosside, Skipton BD23 4SX.



Proposed construction of three holiday lodges with associated parking, access and landscaping.

Planning, Design and Access Statement JDTPL0254

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STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE PROPOSED CONSTRUCTION OF THREE HOLIDAY LODGES WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING ON LAND ADJACENT TO BROCKTHORN TOSSIDE SKIPTON BD23 4SX.

1 INTRODUCTION

- 1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicant Mr M Schofield in support of full planning application for the construction of three purposed built holiday lodges. Lodge type 1 is a one bedroom two-person unit and Lodge type 2 is a two bedroom four-person unit.
- 1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

6284-E01 Existing Site plan

6284-P01 Lodge Type 1 and 2 plans and elevations

6284-P02 Site layout and vision splay

6284-P03 Proposed Sections

6284-P04 Block plan 1:500 and Location plan 1:2500

6284-Proposed Scheme illustrations

Arboricultural impact assessment, method statement and tree protection plan.

Business Plan and Financial Statement.

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 The site is located within the open countryside and the Area of Outstanding Natural Beauty as defined in the Ribble Valley Housing and Economic Development, Development Plan Document. The site is approximately 1 mile south-west of the village of Tosside.
- 2.2 The application site comprises a small woodland approximately 0.482 h to the west is a group of buildings which is the former farmstead Brockthorn. The farmhouse which is adjacent to the site is owned by the applicant and is used as holiday accommodation, the barn to the east has recently been converted to a dwelling and to the north is a further barn conversion The Owls. 300m to the south of the site at Marl Barn is a small caravan and campsite, with holiday lets.

- 2.3 The land around the site is used for grazing and the field boundaries are generally dry-stone walls. There are some trees along field boundaries and watercourses. The large forestry plantation of Gisburn Forest is 500m to the north with its associated cycle trails and footpaths with Stock Reservoir with its associated fishing is 2km to the west. Guests will be able to use an existing private footpath from Brockthorn into the forest for walking.
- 2.4 The landscape character type for the site is described as “Rolling Upland Farmland” (L1 Harrop Fold) a gentle landscape of rolling hills with a strong sense of remoteness, isolation and tranquillity.
- 2.5 The site is an existing woodland it is surrounded by a dry-stone wall where it adjoins the fields. It is separated from the road by a ditch and a post and wire fence. Part of the woodland is in a poor condition due to historic damage and site usage. There is an existing access directly off the highway.
- 2.6 There are no public footpaths on or near the site so that public views of the site are largely confined to the highway which passes the site.
- 2.7 The site is within flood zone 1 and area least likely to flood.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposal seeks permission for three holiday lodges. Unit 1 is designed to accommodate two people in one bedroom and the overall size of the building is 7.9m by 8m and 6.377m to the ridge. Unit 2 is designated to accommodate 4 people in two bedrooms and the overall size is 8.6m by 10.236m and is 7.369m to the ridge. The lodges are an ‘A’ frame design which means the majority of the floorspace is contained on the ground floor.
- 3.2 The units are to be finished in timber on the vertical surfaces and grey metal on the sloping surfaces. Glazing is proposed in only one of the elevations and a small porch provides the entrance. The internal layout is open plan on the ground floor and incorporates cycle storage off the entrance area. Car parking is to be provided communally in a dedicated parking and turning area. Access to the holiday lodges from the car park will be on foot along a path. The path will be lit by low level lighting with motion sensors. Supplementary landscaping will be provided around the proposed units and between the car parking area and the boundary to the road.

- 3.3 The existing access off the highway is to be retained and improved. The entrance gates are to be set back off the highway by 5m and the gates open inwards into the site. This will enable vehicles to pull off the highway before opening the gates. The entrance area in front of the gates will be surfaced in a hard bound material whilst the access into the site will have a porous surface. Visibility for drivers at the access point is 75m to the west and 65m to east measured along the centre of the road.

4. PLANNING HISTORY

- 4.1 There are no previous planning applications recorded on the Council's website relevant to this site.

5. PRE-APPLICATION ADVICE

- 5.1 At the time of this application the Council's pre-application advice service was suspended.

6. DEVELOPMENT PLAN POLICY

- 6.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2021).

Core Strategy (2014)

- 6.2 The following policies are of relevance to the proposal:

Ribble Valley Core Strategy:

Key Statement DS1-Development Strategy
Key Statement DS2-Sustainable Development
Key Statement EN2 – Landscape
Key Statement EC3 – Visitor Economy

Policy DMG1 – General Considerations
Policy DMG2 - Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DME1 - Protecting trees and woodlands
Policy DME2 – Landscape and Townscape Protection
Policy DMB1 – Supporting Business Growth and Local Economy
Policy DMB3 – Recreation and Tourism Development

National Planning Policy Framework (NPPF)

7 EVALUATION

Principle of the Development

- 7.1 Core Strategy Key Statement EC3 relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged. The proposed development would contribute to the tourism economy and accords with the general intentions of Key Statement EC3.
- 7.2 Core Strategy Policy DMB1 also seeks to support business growth and the local economy, and Policy DMB3 relates specifically to recreation and tourism uses. Policy DMB3 supports the extension of the range of tourism and visitor facilities in the Borough. It also requires new tourism development to 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.
- 7.3 The application site is physically well related to the existing group of buildings surrounding Brockthorn. Whilst the site is outside the settlement of Tosside is only a short distance away. The site is close to the existing countryside attractions of Gisburn Forest and Stocks Reservoir. The business statement accompanying the application shows that visitors to the existing holiday accommodation at Brockthorn have particularly enjoyed the proximity to these outdoor facilities. The site is well placed to provide accommodation for people attending weddings in the Ribble Valley. The location of the proposed accommodation is compliant with policy DMB3. The proposal is for the expansion of an existing tourism accommodation business well-established and successfully run with high rates of occupancy. The development is for small scale tourism development that is appropriate to a rural area and therefore meets one of the considerations listed in Core strategy Policy DMG2.
- 7.4 Paragraph 84 of the NPPF advocates that sustainable rural tourism and leisure development which respects the character of the countryside would assist in supporting a prosperous rural economy.

Design and Visual Appearance

- 7.5 The units have been design to blend into the landscape and take advantage of the screening afforded by the exiting trees on the site and the boundary dry stone wall. The site sections illustrate the height and position of the proposed units in relation to the height and canopy of the existing trees on the site. The palette of materials timber and metal cladding are not uncommon on agricultural buildings in the area. The colour of the materials will allow the

building to blend into the woodland when it is in leaf and in winter. It should be noted that the trees species include evergreen Scots pines. The dry stone wall screens the large lower portion of the units whilst the upper storey diminishes in size towards the ridge. See photograph.



View of the site from the field to the west of the site. Note the potential screening to the development afforded by the boundary stone wall and tree canopies.

- 7.6 The proposed holiday units and associated car parking area are positioned within the site to take best advantage of the existing screening and the existing levels across the site. The development when viewed from the wider landscape will be seen in combination with the woodland, the boundary walls together with the buildings at Brockthorn. This means that they will not appear prominent or intrusive and they will have no harmful impact on the quality of the landscape.
- 7.7 The existing pattern of development in this part of the AONB is one of scattered farmsteads and former farmsteads. More locally these small groups of buildings are situated close to Wigglesworth road for example Higher Stoney Bank Farm, Lower Stoney Bank, Four Lane Ends and Well House Farm. The small expansion of the buildings at Brockthorn as a result

of this development will not deviate from the current and historic pattern of development in the area. The scale, mass, height and detailing of the development will not undermine the visual qualities of the area and complies with the requirements of Key Statement EN2, policies DMB3 and DME2.

Residential Amenity

- 7.8 The proposed development is small scale. The activity resulting from the development is unlikely to impact negatively on the adjacent properties. The recently converted barn and The Owls are positioned away from the development site. The development complies with the requirements of policy DMG1.

Trees and biodiversity

- 7.9 A tree survey, arboricultural impact assessment, and arboricultural method statement have been submitted with this application. The trees on the site are in the mature age category with no replanting having been implemented in recent times. The tree survey has indicated that a number of trees in the upper western section are either dead, dying or in poor condition. This is the result of poor care and treatment historically. The site has since been carefully cleared and lightly regrading where tipped across and the small watercourse re-established. The site has been effectively secured and new ground cover is appearing. Unfortunately the damaged trees are unlikely to recover and even if the site is not developed further tree loss is inevitable.
- 7.10 The layout of the scheme has carefully aimed to retain healthy trees. In order to carry out the development some trees will require removal. This includes 1 category C tree and the rest are category U. The tree report points out that all the trees impacted upon are either dead or in such poor condition that they would be lost regardless of any proposals so as to ensure acceptable levels of safety.
- 7.11 Part of the attractiveness of the site to visitors will be its woodland setting. It is intended to undertake planting once the development is complete to introduce a range of native species to re-establish a high/mature tree canopy together with low level screening and amenity utilising a range of shrubs and trees. A narrow grass verge with native wildflowers extending through a taller herb layer into shrubs and trees is proposed. This will enhance biodiversity through the introduction of native plant species which in turn will support native fauna.
- 7.12 Overall the development will secure the future management of this woodland site and it is likely to enhance its ecological value and deliver a biodiversity net gain. The proposal is in accordance with Key Statement EN2, and policies DME1 and DME2.

Access and Highways

- 7.13 The existing access to the site is to be upgraded. The access will allow vehicles to pull clear of the highway so to avoid vehicles standing on the highway before entering the site. The entrance area in front of the gates is to be covered in a hard bound surface to prevent loose material being carried off the site and onto the highway. There is adequate space on site for visitors to park and turn so that vehicles can enter and leave in forward gear. Sight lines of 65m and 75m are available. Although the speed limit is 60mph the nature of the road is such that traffic speeds are likely to be lower. We noted that the Highway Authority did not object to the recent application approved for 3 additional caravan pitches and 4 glamping pods at nearby Marl Barn Camp site the entrance to which is 80m to the south-west of the proposed site entrance. We conclude that development is unlikely to adversely affect highway safety. The proposal complies with the requirements of DMG1 and DMG3.

Tourism Development and Business Information

- 7.14 The Ribble Valley Tourism Destination Management Plan September 2018, recorded figures (2016) for tourism in the Ribble Valley which showed £225,914 million tourism spend, 5 million day-visitor days and night and a growth of 6.3%. 25th March 2021 states the most recent figures show that tourism in Ribble Valley contributes £260 million into the local economy. In recent years, and certainly up until the current crisis, it has been an expanding sector, in which both the economic impact and visitor numbers were rising by over 7% per annum with employment figures growing by more than 6%p.a.. Tourism is undeniably a significant part of the Ribble Valley's economy. The report states that there is currently a *“unique opportunity for British domestic tourism to make its mark, with an estimated 18 months in which to achieve this whilst competition remains weak. That is why it is so important for Ribble Valley, a place where tourism and hospitality are integral to the local economy, to not only restore post-Covid levels of business but moreover, to grow from and fully exploit this unique opportunity.”* The report also points to distinct consumer trends which are emerging from the crisis from which Ribble Valley would benefit and this includes *“An increased desire to visit open space and countryside and to experience nature.”* The style of the proposed holiday accommodation responds directly to this.
- 7.15 The applicant has provided a financial statement which demonstrates that the scheme is financially viable and it likely to secure a good return on investment. The benefits to other local businesses should not be underestimated as visitors use local facilities such as pubs and restaurants or may be attending weddings and the new accommodation is also supporting local servicing businesses such as cleaning services and laundry companies.

7.16 Tourism accommodation comes in many forms and includes hotels, bed and breakfast, people letting existing houses, purpose-built holiday homes, prefabricated units, and novel accommodation such as 'pods' and 'yurts'. People often seek in holiday accommodation an experience which is different to usual everyday life. The proposed accommodation provides unique accommodation. The applicant has identified that the holiday market responds positively to such accommodation and in terms of their business plan it provides accommodation which is different to but complements their existing offer. The proposed development will contribute to the range of holiday accommodation in the area which conforms to the aims of policy DMB3 to extend the range of tourism and visitor facilities.

8 CONCLUSIONS

8.1 The proposed development of the site for tourism accommodation will bring benefits to the local economy. The design of the development is appropriate to its location and will not have any adverse impact on the quality of the landscape of the AONB. The proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.