

PLANNING STATEMENT TO ACCOMPANY A FULL PLANNING APPLICATION TO RIBBLE VALLEY BOROUGH COUNCIL

FOR :

USE OF LAND AS HOLIDAY SITE FOR 12 NO. LODGES, ACCESS, LANDSCAPING AND ANCILLARY WORKS.

SITE AT :

LAND OFF MOOR LANE, WEST BRADFORD CLITHEROE.

For : Mr. S. Cherry

OUR REF : CHE/01

As atJune 2022

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1. PURPOSE OF THE REPORT.

1.1. This report is made to accompany a full planning application for the installation of 12 no. holiday caravans at the application site ('the site'). It sets out the applicant's aims and aspirations for the site and provides the local planning authority with a written justification for the proposals. This report is therefore set out in the following format :

- Section 2 describes the characteristics of the site
- Section 3 describes the proposals.
- Section 4 gives the background to the development. .
- Section 5 assesses the development against planning policy.
- Section 6 considers highway implications
- Section 7 considers the effect on trees.
- Section 8 considers effect on public footpath
- Section 9 considers drainage
- Section 10 provides our concluding remarks

Limitations.

1.2. This statement is produced to provide a written description and justification of the proposals only and is not intended for any other purpose. It should be read in conjunction with the plans and information supplied in the planning application and not read in isolation. No part of this statement should be reproduced or used in any other document or circular without the prior approval of its authors as to the form and content in which it may occur, as the planning references used may not be appropriate for other purposes. The report is intended for the person to whom it is addressed only and no responsibility can be accepted for any third party for its use of a part or the whole of its content.

2.0. THE SITE AND ITS LOCATION

2.1 The site is located on the north west side of West Bradford on Moor Lane, approximately 900m

north of its junction with Waddington Road. The area is rural in character and the application site forms an agricultural field. There are fields adjoining to the west. To the east there is the Three Rivers Woodland Park, a large caravan and chalet park of holiday and residential caravans and chalets of around 270 or so units. Further to the south there is Eaves Hall, a listed building. Between this site and Eaves Hall there is a large field of about 1.8 hectares which has had planning permission granted in November 2020 for development for 15 eco lodges and infrastructure. (application 2020/0544 refers).

- 2.2.** The site itself extends to about 1/2 hectare in size with frontage onto Moor Lane of about 54 metres. The site has substantial peripheral hedge and tree planting to all boundaries, apart from the southern boundary, which cuts across land in the applicant's ownership. The remaining part of the land to the south in the applicant's control also being surrounded on all sides by substantial peripheral boundary planting. The site is relatively level with a gentle slope from north to south, the gradient following that of Moor Lane. There is an existing available access onto Moor Lane at the northern, which will be reused. There is public footpath that cuts across the north west corner of the site, which will remain. The site is laid to grass with an area of hardcore serving the site entrance.

3.0. THE APPLICATION PROPOSALS.

- 3.1.** What is proposed is the installation of 12 no. holiday lodges that are intended to serve the tourism trade of the area. The lodges are all 'timber' log style and have external balconies. Access to the site will be from the existing access with a central spine road running down the middle of the site with the lodges arranged to either side. This layout allows for following the contours of the land in its gradient from north to south without the need for any extensive ground remodelling or earthworks. The layout also allows for all of the peripheral hedge rows and trees to be left unaffected and no tree loss is proposed.

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4.0. ASSESSMENT AGAINST PLANNING POLICY

4.1. The Planning Policy Position

The Ribble Valley Core Strategy (CS) was adopted in December 2014 and comprises the development plan for the area. Key Statement EC3 states that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourist facilities associated with existing attractions.

The proposals are for a holiday use and therefore the applicable policies to be applied in the development plan are principally policy DMB3 which relates to recreation and tourism development. This is permissive of development proposals that extend the range of tourism and visitor facilities in the Borough. This is subject to meeting several criteria which, amongst other things, require the proposals to be physically well related to an existing main settlement or village or to an existing group of buildings. Other criterion relate to conflict with other policies of the plan; character of the area; be well related to the existing highway network and not generate traffic movements of a scale and type likely to cause problems; be large enough and nature conservation.

4.2. There are other local plan policies that relate to recreation and tourism development in the designated AONB that introduce additional design criteria to be met. In essence. Key Statement EN2:Landscape requires protection of the landscape and character of the AONB, development should not be large scale and should contribute to the conservation and enhancement of the natural beauty of the landscape.

4.3. The Housing and Development Plan Document (DPD) does not have any additional policies that change the stance of the adopted CS in supporting rural tourism.

4.4. Government Guidance

The National Planning Policy Framework at section 6 sets out that planning policies should support economic growth in rural areas by taking a positive approach to sustainable new development by, amongst other things, supporting sustainable rural tourism and leisure developments that benefits business in rural areas, communities and visitors and which respect the character of the countryside.

4.5. Paragraph 84 of the NPPF sets out that in Supporting a Prosperous Rural Economy, 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.

Compliance with Planning Policy

- 4.6.** Both adopted planning policy and national planning guidance adopt the position that the creation of tourism facilities that benefit visitors is to be encouraged. These provisions are subject to provisos that such proposals are sustainable; which is interpreted in local planning policy as locational (being well related to an existing group of buildings) (policy DMB 3) and visual, as in protecting the character of the AONB.. There is also reference to highway considerations. These issues are therefore considered to be the main considerations with these proposals. These are now considered below.

5.0. EFFECT ON LANDSCAPE AND CHARACTER OF THE AONB.

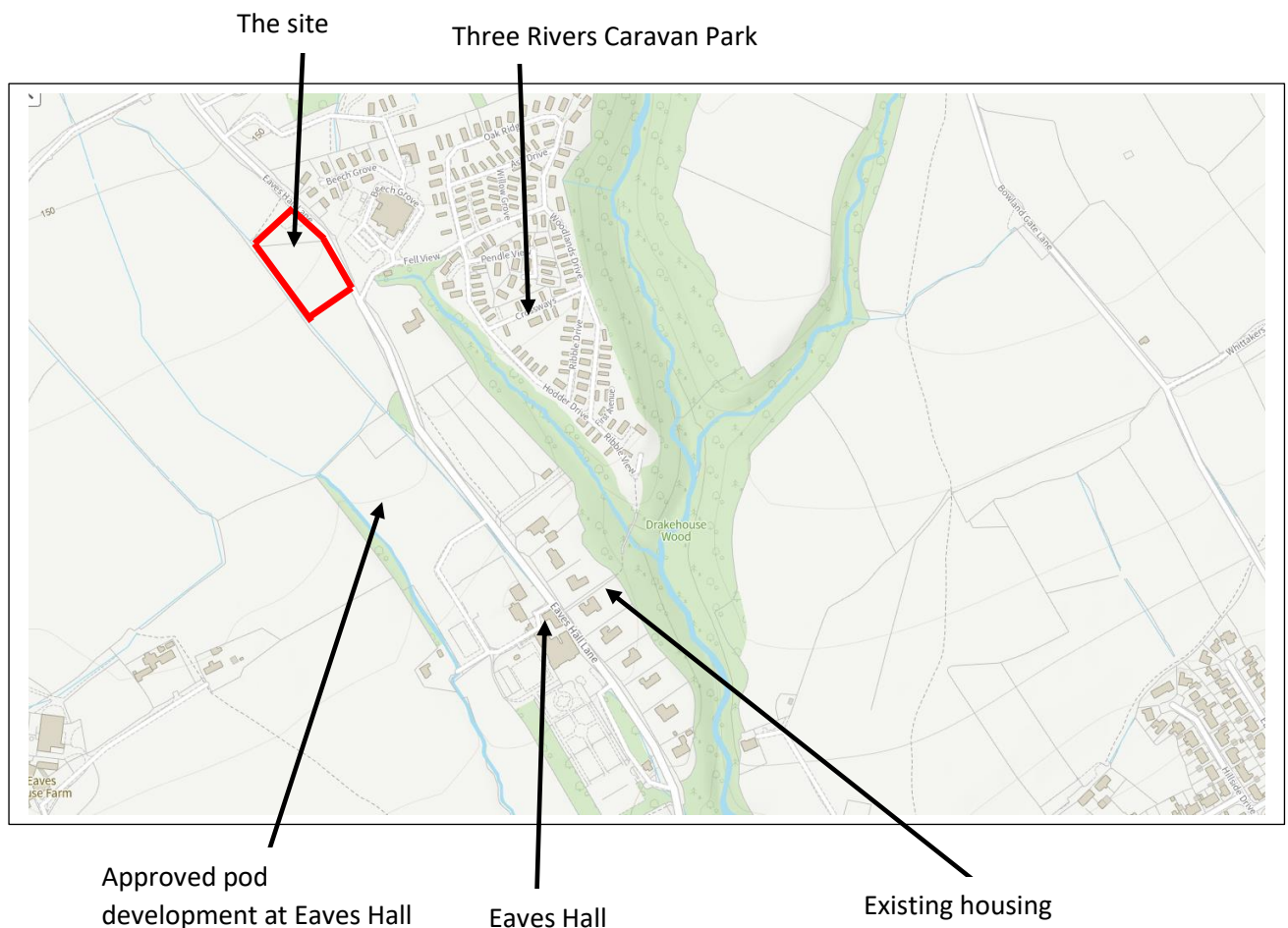
- 5.1.** In the Lancashire Landscape Character Assessment, the site falls within the Landscape Character 05 – Undulating Lowland Farmland, which is essentially a patchwork of woodland and pastures with clustered settlements linked by a network of minor roads.

5.2. The Forest of Bowland AONB Landscape Character Area has the site as falling within Landscape Character Type F : Undulating Lowland Farmland with Wooded Brooks.

5.3. In the immediate character area of this site, the site is already influenced by existing development.

There are dwellings along the approach road to the site at the southern end of Moor Lane (Eaves hall Lane) and the Manor House at Eaves Hall. Directly opposite the site to the east is the large Three Rivers Caravan Park. This site is already influenced by these perceptual characteristics. The Mario Map extract reproduced below shows this relationship.

Mario Maps extract showing nearby development – not to scale.



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- 5.5.** Whilst the site will change from a field to a holiday site, however in the immediate and wider landscape, those changes would be negligible or indirect with only changes perceived to the visual amenity of the site itself. The overall character of the site in its setting will remain largely unchanged with the potential landscape effects from the proposals being low, as it would not directly affect the wider landscape and it would not be uncharacteristic of the surrounding area.
- 5.4.** The site is fully enclosed established by its well vegetated boundaries. These will visually confine the impact of the proposals from the surroundings. The established rectangular pattern of field boundaries will not be changed. As an access already exists, there will be little interruption to the roadside mature landscaping along Moor Lane.
- 5.6.** The proposals will enable the proper management of the defining features of the site which can be retained, reinforced and protected. These are the mature landscape boundaries of the site whilst at the same time, introducing more biodiversity to this currently grassed field to ensure that they continue to contribute to the visual quality of the area. For all of these reasons, the proposals will protect the character of the AONB and preserve and enhance its natural beauty, in accordance with policy requirements.

6.0. HIGHWAY CONSIDERATIONS

- 6.1.** The existing access to the site is to be reused to serve the proposals. There is a wide verge to the highway along this stretch with overgrown vegetation along it. This can be cut back to achieve visibility to the access, which is otherwise on a stretch of road with a good alignment.
- 6.2.** Moor Lane is a good standard of country road with several access along it to serve houses and business sites. Given the small number of holiday lodges proposed, the traffic generated will be

minimal. It is not envisaged therefore that the amount of traffic generated from the proposals will create traffic problems on the surrounding highway network.

7.0. EFFECT ON TREES.

7.1. The positioning of the existing trees is peripheral to the site and so there is no need for tree removal to accommodate the proposed development. The recommendations of the tree arboricultural practice will be followed, meaning that the existing trees will be retained as recommended, again helping to assimilate the proposed development into its surroundings.

8.0. EFFECT ON ECOLOGY

8.1. An ecological survey accompanies the application. This does not find any ecological restraint to the development of the site. There are no protected ecological sites on or nearby to this site to be affected. However, site enhancements of wild flower planting and additional tree planting areas will act to facilitate ecological opportunities.

9.0. EFFECT ON PUBLIC FOOTPATH

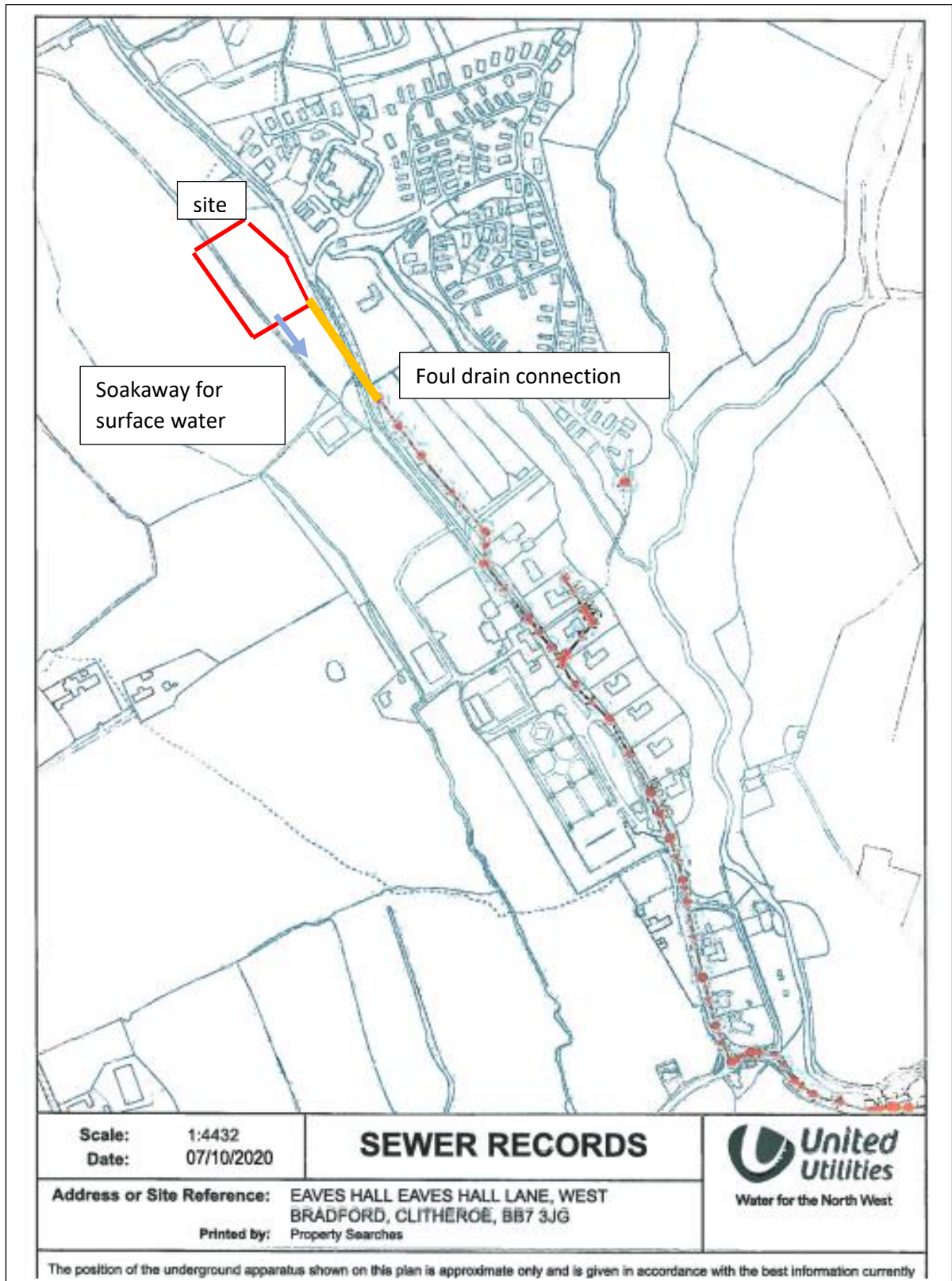
9.1. Footpath no FP 10 cuts across the site at the marginal north west corner for a section of about 45 metres. This will be retained through the site. The overall effect to the users of the footpath is negligible, as further to the east the footpath cuts through the Three River Park. The further encroachment of the footpath on this small stretch the enjoyment or perception of it.

10. DRAINAGE.

10.1 A foul drainage connection will be requisitioned along Moor Lane to the existing mains drain in Moor Lane, which is about 150 metres to the south

10.2 Surface water will go to ground, with an interceptor tank installed to ensure that run off is at

greenfield rates. The applicant owns the ½ hectare or so of field to the south of the site where soakaway discharge of surface water can be provided – as shown below.



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11. CONCLUDING REMARKS

- 11.1** Local plan policy is permissive of extending the visitor and tourism offer of the Ribble Valley. The site presents no obvious restraint to the proposed development in terms of designated areas of protection. The site is close to the established large holiday park at Three Rovers and does not appear isolated. The layout put forward has been carefully considered so as to not unnecessarily detract from the character of the surrounding countryside and the AONB.