

Design and Access Statement

In Support of a Planning Application for

**The siting of a Shepherds Hut for Holiday
Accommodation and access track**

(retrospective)

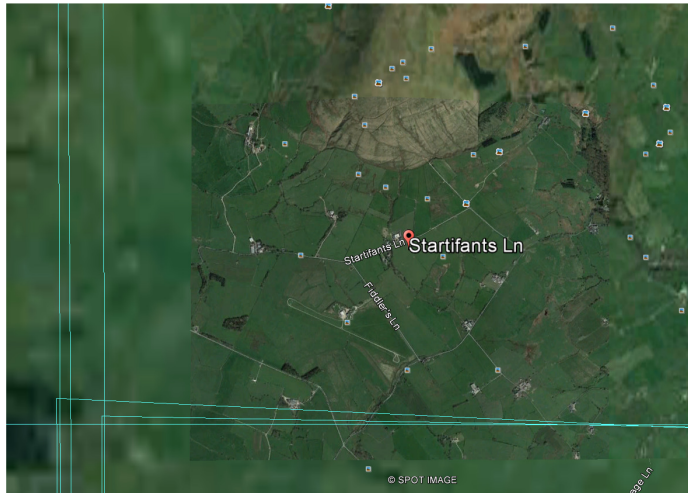
**Hillcrest Farm
Startifants Lane
Chipping
Preston
PR3 2NP**

Steven Pye

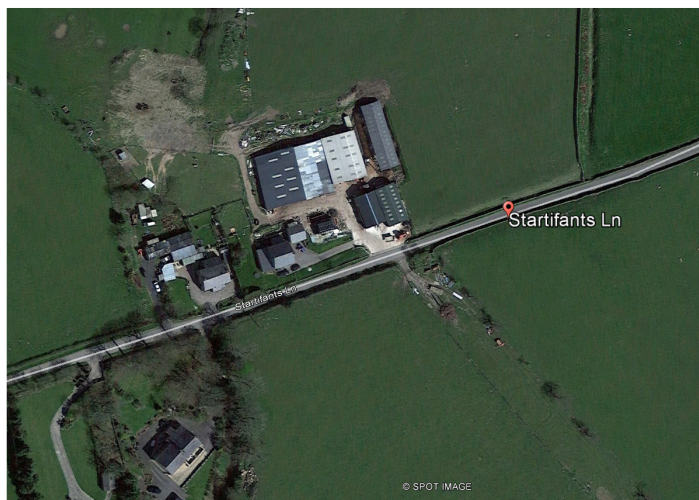
27th July 2022

The Site

The application site is located on Hillcrest Farm, Startifants Lane, Chipping, Preston PR3 2NP. The site is located with the Forest of Bowland AONB.



Wide view of the site



Close view of the site

Background

Hillcrest is a small hill farm, with various parcels of owned and tenanted land in the local area the Pye family are long established at the site. Land surrounding the farm stead, and relevant to this application amounts to 20 acres, owned by the applicant. This proposal is a farm diversification which is a result of the recent, loss of some of the rented land and sale of the sheep flock.

Proposed Development

The proposal is to site a Shepherds Hut adjacent the farm yard for use as a small-scale holiday letting unit. The hut is single storey and will measure 5.4 metres by 2.2 metres.

The applicant has an existing holiday chalet within Hillcrest Farm which is marketed by Sykes Cottages. Notwithstanding the Covid restrictions bookings have been consistent for the chalet and the applicant believes there is sufficient demand for a second holiday let.

Relevant Planning History

3/2019/0558 – siting of mobile home for holiday accommodation - approved

Policy

The Ribble Valley Core Strategy sets out development in the borough up to 2028.

Policy DMG2 provides for development for small scale tourism or recreational developments appropriate to a rural area.

POLICY DMG2: Strategic Considerations

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following Considerations:

- 1. The development should be essential to the local economy or social wellbeing of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. The development is compatible with the enterprise zone designation.*

Policy DMB1 seeks to support business growth and the local economy.

POLICY DMB1: Supporting Business Growth and The Local Economy

Proposals that are intended to support business growth and the local economy will be supported in principle.

Policy DMB3 relates specifically to recreation and tourism uses.

POLICY DMB3: Recreation and Tourism Development

In the Forest of Bowland Area of Outstanding Natural Beauty the following criteria will 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.

Principle of Development

The proposal is for use as a small holiday let. The site has spectacular views of Parlick Fell to the north and provides an excellent location for tourists wanting to enjoy the calm and splendour of the Trough of Bowland. There are several public footpaths within the vicinity for tourists to explore on foot or by bike.

The development site is an existing farm with a homestead and a number of existing agricultural buildings.

The hut will be sited adjacent to the existing buildings and will not be visible when viewed from Startifants Lane. The hut will be clad in stained wood which is a typical material found on agricultural buildings and is similar to the existing holiday let on the applicant's property. The hut is small in size and would not be a prominent addition to the detriment of the surrounding landscape.

The proposal will satisfy demand for holiday accommodation in the area and will benefit the local economy.

It is considered that an additional holiday let on an established site would comply with the requirements of Policies DMG2, DMB1 and DMB3 of the Core Strategy.

Impact Upon Residential Amenity

There are residential properties within the vicinity of the site. Whilst it is accepted that the proposal could invite additional noise at the site, it is considered that the siting of the hut adjacent the agricultural buildings would not result in a substantial amount of noise nuisance, and furthermore the proposed shepherds hut is 66m away from the nearest non associated dwelling, and is extremely small scale, with its amenity area on the north facing side, away from the nearby properties. The scale of the proposal compared to the existing facility is de minimis in comparison.

Amount

The proposal is for one Shepherds Hut

Scale

The Shepherds Hut is single storey and will measure 5.4 metres by 2.2 metres.

Landscaping

No landscaping is proposed.

Access

The site has existing established access from Startifants Lane. It is not considered that the proposal would cause any significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

Conclusion

The proposal would have not any undue impact upon residential amenity for any neighbouring residents, nor is it considered that the proposal would be of detriment to the visual amenities of the immediate area or the aesthetic character of the surrounding AONB landscape.

Furthermore, the proposal meets the criteria outlined in Policies DMG2, DMB1 and DMB3 of the Ribble Valley Core strategy in as much that the shepherds hut would be appropriately sited and utilised for the purposes of small-scale tourism which in turn would be beneficial to the local economy.