

DESIGN AND ACCESS STATEMENT

FOR PROPOSED PART CHANGE OF USE TO
ECO RETREAT, WELLNESS AND RE-WILDING CENTRE
AT
BENT HOUSE FARM
LONGTONS LANE
TOSSIDE
NEAR SKIPTON
BD23 4SU



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SECTION 01

INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of an applications for submission of a full planning application in relation to the proposed part change of use to a proposed Eco retreat and wellness and re-wilding centre at:

Bent House Farm, Longtons lane, Tosside, BD23 4SU

Bent House Farm is a farmstead comprised of existing farmhouse and a collection of agricultural buildings. The site is located within the setting of the Forest of Bowland Area of Outstanding Natural Beauty.

1.2 PURPOSE

The purpose of this document is to describe the nature and necessity of the proposals and provide the relevant justification and how the proposals comply with the necessary local planning policies. This document has been written with reference to CABE best practice guidance; Design and Access Statements – How to write, read and use them (2006)¹

¹ Commission for Architecture and the Built Environment (2006) Design and Access Statements – How to write, read and use them (Online) Available at:

<https://www.designcouncil.org.uk/fileadmin/uploads/dc/Documents/design-and-access-statements.pdf> (accessed on 14th June 2022)

SECTION 02

UNDERSTANDING THE SITE

2.1 SITE LOCATION AND DESCRIPTION

The application site is located at Bent House Farm some 1.2km to the north of the small village of Tosside in the Ribble Valley Borough of Lancashire. Bent House Farm is located some 280m to the east of Longton Lane and the farm is accessed via the access track leading between the lane and farmstead.

The site lies in a fairly outlying and rural location, characterised by scattered agricultural communities which populate the rural landscape and which are separated by open fields presumed to be farmland and pastures / meadows. The application site centres around a group of buildings known as Bent House Farm, which is comprised of a farmhouse to the east and a number of agricultural buildings to the west.



2.5 PLANNING HISTORY

A search of the Ribble Valley Borough Council online planning application database has yielded the following results;

Application Number: 3/2014/0887

Development Address: Bent House Farm, Tosside,
BD23 4SU

Proposals: Installation of one 50KW wind turbine
measuring 36.6m in height to tip and 25.5m in height to
hub.

Decision: Refused

Date: 03.12.2014

Appeal Dismissed: 17.06.2015

*Fig 01: Plan Showing Location of Riverside Cottage
(Plan taken from Google Maps 2022 ©)*

SECTION 05

PLANNING POLICY CONTEXT

5.1 NATIONAL LEGISLATION

Section 38 (6) of the Planning and Compulsory Purchase Act Requires that planning applications are determined in accordance with the Development Plan unless material considerations suggest otherwise. In this case, the local development plan for the area is the Ribble Valley Borough Council Core Strategy which was adopted in 2014.

5.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2021, which sets out the Government's economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving 'sustainable development' and that such development should be considered acceptable.

5.3 LOCAL PLANNING POLICY

The relevant local planning policies pertaining to the historic environment are contained within the Ribble Valley Borough Council Adopted Core Strategy which forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant Local Planning policies consist of the following;

Key Statement EN2: Landscape

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

Key Statement EN3: Sustainable Development and Climate Change

The Council will seek to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change. In particular, all development will be required to demonstrate how it will contribute towards reducing the Borough's carbon footprint. The Council will assess applications against the current Code of Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards, or any subsequent nationally recognised standards.

Proposals for the development of new renewable energy generation facilities, including onshore wind turbine technologies, will be considered. This will require the consideration of many factors including the need to reduce the area's carbon footprint whilst also recognising its exceptional environmental and landscape context.

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.

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.

All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, material and landscaping and address any potential issues relating to flood risk.

Ribble Valley Borough Council will liaise with the County Council over development within Mineral Safeguarding Areas (MSAs) in both proposing future site allocations and in determining planning applications. This liaison will include consideration of the issue of preventing the unnecessary sterilisation of mineral resources within MSAs and, where feasible and practicable, the prior extraction of mineral resources.

On larger schemes, planning permission will only be granted for developments on sites that deliver a proportion of renewable or low carbon energy on site based on targets elaborated within the relevant Development Management

policy and also incorporate recycled or reclaimed materials or minimise the use of energy by using energy efficiency solutions and technologies. Where developments fail to achieve any of these, it must be demonstrated why this cannot be achieved.

Key Statement EN4: Biodiversity and Geodiversity

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.

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. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle be a net enhancement of biodiversity.

These sites are as follows:

- Sites of Special Scientific Interest (SSSIs)
- Local Nature Reserves (LNRs)
- Local Biological Heritage sites (CBHs)
- Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)
- Local Geodiversity Heritage Sites
- Ancient Woodlands
- Lancashire Biodiversity Action Plan priority habitats and species
- European Directive on Protected Species and Habitats - Annexe I Habitats and Annexe II Species
- Habitats and Species of Principal Importance in England

With respect to sites designated through European legislation the Authority will be bound by the provisions of the relevant Habitats Directives and Regulations.

For those sites that are not statutorily designated and compensation could be managed through a mechanism such as biodiversity off-setting via conservation credits.

Key Statement DS2: Presumption in Favour of Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in 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.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then 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 the National Planning Policy Framework taken as a whole; or
- specific policies in that Framework indicate that development should be restricted.

Policy DMG1: General Considerations

In determining planning applications, all development must:

Design

1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE /English Heritage building on context toolkit).
2. 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.
3. 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.
4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.
5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

Access

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of public rights of way and access.
- 4.

Amenity

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

Environment

1. Consider the environmental implications such as SSSIS county heritage sites, local nature reserves, biodiversity action plan (BAP) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.
3. All development must protect and enhance heritage assets and their settings.
4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.
5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.

Infrastructure

1. Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to

meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.

2. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.
3. Consider the potential impact on social infrastructure provision.

Other

Not prejudice future development which would provide significant environmental and amenity improvements.

Policy DMG2: Strategic Considerations

Development should be in accordance with the core strategy development strategy and should support the spatial vision.

1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

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.

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. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

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, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.

For the purposes of this policy the term settlement is defined in the glossary. Current settlement boundaries will be updated in subsequent DPD's.

Policy DMG3: Transport and Mobility

In making decisions on development proposals the local planning authority will, in addition to assessing proposals within the context of the development strategy, attach considerable weight to: the availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development –

1. The relationship of the site to the primary route network and the strategic road network.
2. The provision made for access to the development by pedestrian, cyclists and those with reduced mobility.
3. Proposals which promote development within existing developed areas or extensions to them at locations which are highly accessible by means other than the private car.
4. Proposals which locate major generators of travel demand in existing centres which are highly accessible by means other than the private car.
5. Proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their vitality and viability.
6. Proposals which locate development in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly.
7. Proposals which limit parking provision for developments and other on or off-street parking provision to discourage reliance on the car for

work and other journeys where there are effective alternatives.

All major proposals should offer opportunities for increased use of, or the improved provision of, bus and rail facilities.

All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.

The council will protect land currently identified on the proposals map from inappropriate development that may be required for the opening of stations at Gisburn and Chatburn. Any planning application relating to these sites will be assessed having regard to the likelihood of the sites being required and the amount of harm that will be caused to the possible implementation of schemes.

The council will resist development that will result in the loss of opportunities to transport freight by rail.

Policy DME1: Protecting Trees and Woodlands

There will be a presumption against the clearance of broad-leaved woodland for development proposes. The council will seek to ensure that woodland management safe guards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the borough. The council encourages successional tree planting to ensure tree cover is maintained into the future.

Where applications are likely to have a substantial effect on tree cover, the borough council will require detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars. These will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be within influencing distance and could also include other relevant information such as stem diameter and crown spread.

The borough council will ensure that:

The visual, botanical and historical value, together with the useful and safe life expectancy of tree cover, are important factors in determining planning applications. This will include an assessment of the impact of the density of development, layout of roads, access points and services on any affected trees.

That a detailed tree protection plan is submitted with appropriate levels of detail.

Site-specific tree protection planning conditions are attached to planning permissions.

Tree Preservation Orders

The borough council will make tree preservation orders where important individual trees or groups of trees and woodland of visual, and/or botanical and/or historical value appears to be under threat. The council will expect every tree work application for work to protected trees to be in accordance with modern arboricultural practices and current British Standards.

Ancient Woodlands

development proposals that would result in loss or damage to ancient woodlands will be refused unless the need for, and the benefits of, the development in that location outweigh the loss of the woodland habitat. In addition, in circumstances where a development would affect an ancient woodland, the borough council will seek to include appropriate woodland planting and management regimes through planning conditions and agreements.

Veteran And Ancient Trees

The borough council will take measures through appropriate planning conditions, legislation and management regimes to ensure that any tree classified identified as veteran/ancient tree is afforded sufficient level of protection and appropriate management in order to ensure its long-term survivability.

Hedgerows

The borough council will use the hedgerow regulations to protect hedgerows considered to be under threat and use planning conditions to protect and enhance hedgerows through the use of traditional management regimes and planting with appropriate hedgerow species mix.

Felling Licences

when consulted on felling Licence applications, the council will attempt to minimise the short-term adverse impact on the landscape and ensure replanting schemes contain an appropriate balance of species to safeguard and enhance the biodiversity and landscape value of woodland.

Policy DME2: Landscape and Townscape Protection

Development proposals will be refused which significantly harm important landscape or landscape features including:

1. Traditional stone walls.
2. Ponds.
3. Characteristic herb rich meadows and pastures.
4. Woodlands.
5. Copses.

6. Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management).
7. Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area.
8. Upland landscapes and associated habitats such as blanket bog.
9. Botanically rich roadside verges (that are worthy of protection).

Policy DME3: Site and Species Protection and Conservation

Development proposals that are likely to adversely affect the following will not be granted planning permission. Exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. Planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection:

1. Wildlife species protected by law
2. SSSI's
3. Priority habitats or species identified in the Lancashire Biodiversity Action Plan
4. Local nature reserves
5. County biological heritage sites

Developers are encouraged to consider incorporating measures to enhance biodiversity where appropriate that will complement priority habitats and species identified in the Lancashire BAP.

With regard to sites designated under European legislation the authority will follow the relevant processes as defined within the Habitats Regulations 2010. Development will not be permitted unless either it is established that it is not likely to have a significant effect on any RAMSAR site or natura 2000 site (including special protection areas, potential special protection areas, special areas of conservation, candidate special areas of conservation), either alone or in combination with other projects, or it is ascertained, following appropriate assessment, that it will not adversely affect the integrity of any RAMSAR site or natura 2000 site. The habitats regulations include provision for development which may cause an adverse effect on integrity to be allowed under exceptional circumstances. These include where there are no alternative solutions, imperative reasons of overriding public interest can be demonstrated and appropriate compensatory measures are

implemented. In terms of the protection of the soil resource and high-quality agricultural land development and land management practices should seek to avoid soil erosion; avoid contamination of land and promote restoration, protect the peat resource and recognise the importance of peat in particular for its carbon sequestration value, water quality improvements for both drinking water and biodiversity, reduction of local flood risk and reduction of moorland wildfire risk. The important link between soil quality, the natural environment and the landscape should be recognised.

Policy DME5: Renewable Energy

The borough council will support the development of renewable energy schemes, providing it can be shown that such developments would not cause unacceptable harm to the local environment or local amenity. In assessing proposals, the borough council will have particular regard to the following issues:

1. The immediate and wider impact of the proposed development on the landscape, including its visual impact and the cumulative impacts of development.
2. The measures taken to minimise the impact of the proposals on residential amenity
3. The potential benefits the proposals may bring
4. The visual impact of the proposals, including design, colour and scale
5. The degree to which nuisance caused by noise and shadow flicker to nearby residential amenities, agricultural operations, recreational areas or the function of the countryside can be minimised
6. National or local targets for generating energy from renewable sources and for reducing carbon emissions as specified within policy DMG1 7. The potential impact on biodiversity. The council will require decentralised and renewable or low carbon energy in new developments to meet national standards.

Development proposals within or close to the AONB, sites of special scientific interest, special areas of conservation and special protection areas, notable habitats and species, local nature reserves, biological heritage sites or designated heritage assets and their setting will not be allowed unless:

1. The proposals cannot be located outside such statutory designated areas
2. It can be demonstrated that the objectives of the designation of the area or site will not be compromised by the development
3. Any adverse environmental impacts as far as practicable have been mitigated

Policy DMB1: Supporting Business Growth ad the Local Economy

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.

The borough council may request the submission of supporting information for farm diversification where appropriate.

The expansion of existing firms within settlements will be permitted on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other plan policies of the LDF.

The expansion of established firms on land outside settlements will be allowed provided it is essential to maintain the existing source of employment and can be assimilated within the local landscape. There may be occasions where due to the scale of the proposal relocation to an alternative site is preferable.

Proposals for the development, redevelopment or conversion of sites with employment generating potential in the plan area for alternative uses will be assessed with regard to the following criteria:

1. The provisions of policy DMG1, and
2. The compatibility of the proposal with other plan policies of the LDF, and
3. The environmental benefits to be gained by the community, and
4. The economic and social impact caused by loss of employment opportunities to the borough, and
5. Any attempts that have been made to secure an alternative employment generating use for the site (must be supported by evidence (such as property agents details including periods of marketing and response) that the property/ business has been marketed for business use for a minimum period of six months or information that demonstrates to the council's satisfaction that the current use is not viable for employment purposes.)

Policy DMB3: Recreation and Tourism Development

Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:

The proposal must not conflict with other policies of this plan;

1. The proposal must 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 and there are no suitable existing buildings or developed sites available;
2. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;
3. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;
4. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and
5. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.

borough council will, unless suitable mitigation measures are made, protect from the development footpaths which:

1. Provide a link between towns/villages and attractive open land;
2. Link with the Ribble Way Footpath;
3. Are associated to the local nature reserves; and
4. Are heavily used.

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.

Policy DMB5: Footpaths and Bridleways

The borough council will seek to ensure the retention, maintenance and improvement of by-ways and un-surfaced/unclassified roads as part of the public rights of way network. In situations where a public right of way will inevitably become less attractive (due to adjacent/surrounding development), the policy should require compensatory enhancements such that there is a net improvement to the public right of way network. The

SECTION 04

DEVELOPMENT PROPOSALS

4.1 USE

The development proposals of a part change of use which consists of the creation of an eco-retreat, wellness and rewilding centre, focussing on nature-based therapies to rehabilitate people with addiction. The proposed includes the erection of a single yurt, internal modification of an existing cowshed and disused barn annexe to be used as an eco-rehabilitation and wellness centre and washing/WC facilities respectively.

The adaption of the cowshed will accommodate a number of movement based therapies such as yoga and other treatment activities. The yurt will provide a simple and secluded accommodation that is immersed in nature. Both aspects of the proposal will be used to form a holistic nature-based rehabilitation approach.

4.2 LAYOUT

The site arrangement is to remain as existing and the proposed uses will be accommodated within existing buildings on site and no new buildings are required, with the exception of the permanent 'yurt' structure to the south of the existing cowshed. The location of the yurt has been positioned close to the existing farmstead, on a portion of field that slopes down away from the farm. The subservient yurt position will provide the client with a sheltered and private area, whilst visually it has very little impact. A proposed planting scheme will provide screening of the yurt and will not be visible apart from the farm adjacent. A yurt in this position was recommended and supported within the formal written pre-application response ref: RV/2021/ENQ/00055.

Transit for clients to and from the site will be provided. Individuals will be dropped-off on what is now a disused grain silo. As a result no permanent parking provision are necessary to be provided.

All other buildings will be unaffected and fully utilised and remain active in the day to day workings of the farm. (See Agricultural Statement dated 31.01.2023, Version 1.2.

Please refer to application drawings for exact site layout.

4.3 APPEARANCE

The general appearance of the site is to remain unchanged and the proposed new uses will be accommodated in

existing buildings and land. The most significant change to the appearance of the site will be through the proposed planting scheme consisting of native trees and shrubs, however this will be beneficial to the site and the setting. The planting is to be provided to screen the proposed yurt from the South.

The appearance of the existing buildings will be improved in order to accommodate the proposed uses.

A drawing of the proposed yurt have been provided to indicate the appearance and size.

4.4 LANDSCAPING

No new landscaping is proposed as part of the proposals with the exception of the provision of the yurt area, which will consist of native trees and shrubs detailed on drwg. 6681-S02. A walkway between the drop-off point and the yurt will be made of compacted gravel with timber edging.

4.5 HIGHWAYS AND ACCESS

Longtons Lane (U8935) provides access to Bent House Farm and which travels between Tosside and Settle. The road is a 'U' classification road meaning that it is unclassified which is the lowest class of road in the road classification system.

The existing site access from Longtons Lane is in use at present and already provides access to Bent House Farm and is likely to be in infrequent use. The proposed part change of use to the site would have limited use of the site for dropping off. Clients will have very limited to negligible increase to traffic compared to the farms current activity. Subsequent improvements to the site entrance i.e., improved visibility, are not deemed to be necessary.

The site has good access to the local network of public footpaths and has access to the existing road network via Longtons Lane.

The public footpath REF: 3-19-FP9 which momentarily connect to the farm track will be unaffected by the proposals. With no visual impact or changes from it caused by the part change of use.

4.6 FLOOD RISK

The application site is located in an area designated as flood Zone 1 meaning there is a low probability of flooding from rivers or the sea.

4.7 TREES AND HEDGES

No works to existing trees and hedges are suggested as part of the development proposals. However, the planting of additional native tree / shrub planting is proposed to the south of the site, as part of a proposed re-wilding scheme. This will provide benefits to the environment, biodiversity and ecology and accords with general intentions of Key Statement EN3 of the Ribble Valley Core Strategy.

4.8 PROTECTED SPECIES

The existing farm buildings which have been proposed for conversion within the proposals have roost potential for protected species of wildlife i.e., bats. As such, a protected species survey has been submitted as part of this forthcoming planning application see Ref 6681, dated 01.02.2023 as well as compliance with any suggested mitigation in order to accord with Policy DME3 of the Ribble Valley Core Strategy.

4.9 RESIDENTIAL AMENITY

The nearest dwelling is Studforth Gill Farm and which is located some 180m to the north east of the site and is a sufficient distance away from the buildings and proposed camping areas so as not to suffer any loss of amenity from the proposed uses of the site. The development is small scale and is unlikely to cause significant disturbance through noise, loss of light and privacy matters which would warrant the refusal of planning permission on this basis.

4.10 CONCLUSION

In summary, the proposal which forms the basis of this planning application has been designed to provide a positive and visual impact and architectural design for the site and the surrounding area. The dwellings will provide an appealing and quality aesthetic whilst using traditional materials to respect and ensure it is keeping in harmony with the surrounding agricultural buildings.

Looking to seek approval for part of small scale change of use to an eco-retreat, wellness and re-wilding centre. The development proposals are vastly reduced to reflect the pre-application advice, so that the submitted scheme can be supported.