



MAY 2023

Planning Support Statement

Pavilion Restaurant, Northcote, Northcote Lane, Langho,
Lancashire, BB6 8BE



Proposed construction of single storey pavilion restaurant. Change of use of grazing land to hotel grounds and to facilitate new vehicular access, car parking and landscaping.

Job No: 22/L/037

Client: Northcote

Version: 1.0

Prepared by: Paul Tunstall MRTPI

Contents

- 1 | Introduction
- 2 | Site and Surroundings
- 3 | Application Proposal
- 4 | Planning Policy
- 5 | Planning Considerations
- 6 | Summary

Appendix I – Planning History

1. Introduction

- 1.1 This Planning Statement has been prepared by JWPC Chartered to support a full planning application for the construction of a new single-storey pavilion restaurant at Northcote, Langho. In order to facilitate this, the applicants have acquired additional land to north of their established grounds from their neighbours. This provides additional space to site the proposed pavilion restaurant with its own designated vehicular access point, parking and landscaped areas.
- 1.2 This single storey pavilion building will accommodate a Michelin star 'signature' restaurant with approximately 48 covers and ran by the renowned chef Lisa Goodwin-Allen, who has been Executive Chef at Northcote since 2015. She will continue to deliver the same Michelin quality dining experience from the new restaurant with the current restaurant space within Northcote Manor having the flexibility to offer a broader dining experience. The main kitchens within Northcote Manor will still be utilised for much of the preparatory works, with movement of goods to and from each building being via a 'back of house' buggy gravel track.
- 1.3 This application is intended to form the first phase of the wider development of Northcote, following its acquisition in 2019 by Britannia Hospitality, owners and operators of The Stafford Collection of hotels and restaurants. Further phases may include the reconfiguration and extension of the existing building to form a new point of arrival and reception along with additional bedrooms and a spa building. However, those are not yet subject to any planning application.
- 1.4 In accordance with best practice, this proposal and the broader masterplan for the site have been subject to pre-application discussions with the local planning authority during the summer of 2022. Advice has also been separately sought from the Lancashire County Council as highway authority in respect of the proposed new vehicular access off Northcote Road. The application has been refined in light of these comments.
- 1.5 This application is supported by the following documents:
- Existing / proposed plans and elevations (3D Reid Architects);

- Design and Access Statement (3D Reid Architects);
- Planning Support Statement (JWPC Ltd);
- Transport Statement (Vectos/SLR);
- Drainage Strategy (Vectos/SLR);
- Ecological Impact Assessment (Bowland Ecology); and
- Tree Survey and Assessment (BHA Trees Ltd)

1.6 In light of the Local Planning Authority's duty under Paragraph 38 of the Framework it is requested that the agents are contacted in the first instance if any further information or dialogue is required to enable a positive determination. Officers are invited to visit the site by appointment via JWPC Ltd so that they can better understand the context in which this application is being presented.

2. Site and Surroundings

- 2.1 Northcote is a long established luxury hotel and Michelin star restaurant in the heart of the Ribble Valley with an enviable reputation. In addition to its coveted Michelin star, it also a member of Pride of Britain and Relais & Chateaux. It was named the AA Hotel of the Year for England 2016-17 It has recently won the AA Inspector's Choice Small Hotel Award 2022, it boasts a four-red-AA-star hotel award, four rosette award for culinary excellent and an AA breakfast award.
- 2.2 In addition to this, in September 2022, Northcote was proud to be recognised by the AA with an Outstanding Contribution Award for its annual Obsession food festival, which has now ran for 23 years. It is described as a 'gourmet festival' which takes place over 2 weeks and which attracts many world class chefs to Northcote and the Ribble Valley to deliver Michelin quality food to guests. It has also raised many thousands of pounds for charitable causes.
- 2.3 Notwithstanding its success in the catering and hotel industry Northcote performs an important role in the local community in and around Langho and the Ribble Valley. It currently employs 82 members of staff and has for many years sought to utilise local contractors where possible. Of course, this also extends to using local fresh produce suppliers, investing in the local economy and environment.
- 2.4 The success of Northcote means that both its restaurant (circa 70 covers) and existing 26 guest rooms are extremely popular and this can, on occasion, make it difficult for local residents to book a restaurant table as naturally, hotel residents normally wish to dine at Northcote as part of their experience.
- 2.5 Northcote is an historic late 19th century former grand residence previously owned by local merchants until 1979 when it was acquired by a Mr Sitar as a four bedroom hotel with a 50 seat restaurant. In 1983 John Wolstenholme purchased the property with a vision to bring fine dining within a country house hotel to the Ribble Valley. Northcote has evolved from that time, achieving its first Michelin star award in 1996 and retaining it ever since.

- 2.6 The building has naturally been subject to a number of extensions and alterations in the past three decades .A summary of the Planning History of the site can be found at **Appendix 1** of this document.
- 2.7 The application site forms part of the well maintained grounds of Northcote as well as the additional grazing land recently acquired from their neighbours. The manor house itself is fine two and three storey country house constructed in red brick under slate roofs with dressed stone window and door surrounds and quoins. Timbered gables and chimney stacks lend a sense of verticality to its appearance.
- 2.8 Over the years, the owners have worked with Ribble Valley Borough Council to secure extension and alternations to the premises, not least the garden lodge building which was constructed in the late 2010's and which added 8 rooms to the hotel. Smaller extensions to enlarge the back of house facilities and kitchens have also been constructed. However, as the requirement for staff parking and servicing has increased, the sense of arrival to this venue has become confused. The staff/servicing access closest to the A59 is somewhat more prominent that the visitor access and car park with the north-facing entrance to Northcote not particularly easy to find. As part of the long-term strategy for improvements to the hotel, this arrangement will be revisited. Nonetheless, the grounds of the manor house are well established and well kept, with car parking screened with trees and planting wherever possible.
- 2.9 The application site lies just north of the A59 (Longsight Road) close to the Langho roundabout. It is a short walk to the north of Langho village and it's railway station. The site lies around 7km to the south west of Clitheroe and around 16km from Preston. To the north lies Brockhall Village; a small gated community developed in the 1990's following the closure of the former Brockhall hospital in 1992. Northcote is an important community asset to the circa 400 dwellings and their families within Brockhall Village.

Application Proposal

- 3.1 This application represents the first phase of the development of Northcote, building on the enviable reputation of the venue acquired over several decades. As part of the wider Stafford Collection, the owners now seek to develop both a new 'signature' restaurant and additional rooms, along with the reconfiguration of the existing manor and ancillary spaces. A new stand-alone spa building is also envisaged in the future.
- 3.2 For the sake of completeness, the proposed site layout drawing illustrates the approximate positions of these future phases but they do not fall to be considered as part of this application.
- 3.3 At this point, Northcote is seeking planning permission for a single storey pavilion restaurant that will lie to the north of the existing building, on lower land, part of which has been recently acquired from their neighbours.
- 3.4 To facilitate this, a new vehicular access is proposed from Northcote Road that will, in turn, give access to 12 no. car parking spaces and a turning area adjacent to the restaurant where vehicles can drop off and pick up guests, potentially using a concierge service. A canopy will extend over the frontage of the restaurant to allow for disembarkation under cover from the elements. The application also proposes the creation of a track finished in a sympathetic permeable paving that will lead from the rear of the existing garden lodge building and the existing car park to the pavilion which will accommodate buggies operated by Northcote to transport goods and waste between the two locations.
- 3.5 The proposed works will necessitate the removal of a small pond which was constructed several years ago for surface water attenuation purposes. This will be filled and a new pond created close by. Its final design will be informed by the applicants' ecologists.
- 3.6 Surface water will then be attenuated through the use of sub-terranean crates under the service track whilst the new car park and access road will be constructed in permeable paving to allow infiltration and water storage beneath. Foul water from the pavilion will be connected to the existing private network that extends to the north of the site where it meets United Utilities infrastructure. This has been assessed and is considered to be of adequate capacity.

- 3.7 Having assessed the site, the applicants have striven to retain the important trees. Where trees or groups of bushes etc need to be removed, they will be replaced on a two for one basis. Informed by good arboricultural practice and to optimise BNG.
- 3.8 The new access into the site will allow for the retention of the two larger trees (Oak and Ash) which lie either side of the proposed access – which is currently a field gate. To achieve adequate visibility for car drivers leaving the site, the boundary wall to the south will be lowered in height. Consultation with Lancashire County Council as Highway Authority has confirmed this is an acceptable approach.
- 3.9 The pavilion building will be single storey with a flat roof and will have a maximum height of 4.5m. From the north-facing ground floor of Northcote Manor itself, the land falls by approximately 2m from south to north and therefore, occupants of the main building will still be afforded views over the proposed pavilion the countryside and the Forest of Bowland beyond.
- 3.10 The new pavilion restaurant will have a gross internal floor area of 283m² and will accommodate approximately 48 no. covers. Whilst it is capable of operating on a stand-alone basis, it will include a kitchen that will benefit from links back to the main hotel where ingredients can be stored and partly prepared before being transported via the new track on buggies. Similarly, there is a small bin storage area where waste and recyclable items can be stored for collection and transportation to the main waste collection area at the southern side of the staff car park/service area.
- 3.11 The pavilion building has been designed so as not to compete with Northcote Manor but to appear suitably subservient to it, whilst being clean and contemporary in design. A palate of charred timber vertical boarding and aluminium anodised cladding will provide a muted but elegant finish to a building of this calibre.
- 3.12 Northcote and its Executive Chef Lisa Goodwin-Allen will operate this as a Michelin Star fine dining ‘signature’ restaurant whilst the main Northcote Manor restaurant may provide a more diverse dining experience. This will assist in providing residents and guests with more opportunities to dine at Northcote, as it is apparent that tables are often fully booked by residents, denying local of the opportunity to visit on occasions. The new facility and its

bespoke kitchen will ensure that Northcote remains an award winning restaurant, working with local suppliers and shining a light on the food experiences offered within Ribble Valley.

3.13 Further details of the design and the rationale behind it can be found in the applicant's Design and Access Statement.

4. Planning Policy

- 4.1 In accord with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the National Planning Policy Framework, applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the 'Development Plan' comprises of the Ribble Valley Core Strategy (adopted December 2014) and the Housing and Economic Development DPD (October 2019).
- 4.2 Such 'considerations' include, but are not limited to, the National Planning Policy Framework, the planning history of a site and technical matters such as highway safety and ecology.

Ribble Valley Borough Council Core Strategy 2008-2028

- 4.3 The Core Strategy was adopted in December 2014 and provides a framework for development in the Borough until 2028. The document is split into sections, with the first section providing a strategic vision and following this a delivery strategy is set out.
- 4.4 Key Statement DS1: Development Strategy sets out a settlement hierarchy for the district, with the majority of development being located in the principle settlements of Clitheroe, Longridge and Whalley.
- 4.5 Key Statement EN2 seeks to protect the landscape of the Forest of Bowland AONB which should be conserved or enhanced. As a principle, the Council expects development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale and building materials.
- 4.6 Key Statement EN4 seeks to conserve the biodiversity and geodiversity of the Borough. It states that, as a principle, there should be a net enhancement of biodiversity.

4.7 Key Statement EC1 builds upon Key Statement DS1 by focussing employment development towards the main settlements but also includes 'locations well related to the A59 corridor'. It also confirms that:

'The expansion of existing businesses will, wherever appropriate, be considered favourably.'

4.8 Policy EC3 seeks to encourage proposals that will contribute to the visitor economy of Ribble Valley. Such proposals can include the creation of new visitor accommodation and tourism facilities, where they are associated with existing attractions. The associated text to the policy states that the Council recognises the rising expectations of visitors to the Borough (in terms of quality and service) and this applies to attractions, retails business and cafes/restaurants.

4.9 Policy DMG1 sets out some generation considerations for assessing planning application including Design, Access, Amenity, Environment and Infrastructure. In terms of design matters, it requires schemes to be sympathetic to existing and proposed land uses; consider the relationship between buildings; encourage sustainable building techniques and energy efficiency in developments.

4.10 Policy DMG 2 states that any development in Open Countryside will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area in which it is located.

4.11 Policy DME 2 seeks to protect landscape and townscape features including: traditional stone walls; ponds; characteristic herb rich meadows and pastures, woodland and hedgerows as well as townscape features etc.

4.12 Policy DMB1 sets out the Council's support for businesses and the local economy. Proposals that are intended to support business growth and the local economy will be supported. It allows for the expansion of 'established firms' on land outside settlements provided that it is essential to maintaining the existing source of employment and can be assimilated within the local landscape.

- 4.13 Policy DMB 3 is supportive of recreation and tourism development. Proposals should relate well to existing groups of buildings and should not undermine the character, quality or visual amenities of the area. They should relate well to the existing highway network; provide adequate parking and servicing; and consider nature conservation impacts. There are tighter restrictions within the AONB.
- 4.14 The Proposals Map for the Local Plan identifies the site as falling within the Open Countryside and not within Green Belt or the Forest of Bowland AONB. There are no site specific policies relating to the site or remain 'saved' from the previous Districtwide Local Plan (1998).

Housing and Economic Development DPD (adopted October 2019)

- 4.15 This Development Plan Document builds upon the Core Strategy by allocating a number of housing, retail and employment sites, which were incorporated into the Local Plan Proposals Map. None of the allocations impact upon the application site or the proposal.

National Planning Policy Framework (July 2021)

- 4.16 The most up-to-date iteration of the Framework (July 2021) sets out national planning policies and is confirmed as a material consideration in planning decisions. The Framework defines the purpose of the planning system as being to contribute to the achievement of sustainable development through three overarching objectives, namely: an economic, a social and an environmental objective.
- 4.17 At the heart of the Framework is a presumption in favour of sustainable development which for decision-taking means approving development proposals that accord with the Development Plan without delay.

-
- 4.18 Paragraph 38 of the Framework requires Local Planning Authorities to approach decisions on proposed development in a positive and creative way and confirms that decision-makers at every level should seek to approve applications for sustainable development where possible.
- 4.19 Paragraph 81 places significant weight on the need to support economic growth and productivity whilst Paragraph 84 seeks to support a prosperous rural economy. This includes through the provision of sustainable rural tourism and leisure developments which respect the character of the countryside.
- 4.20 Section 11: Making Effective Use of Land at Paragraph 119 states that planning decisions should promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.21 Section 12: Achieving Well-Designed Places states at Paragraph 126 that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.22 Paragraph 174 requires that decisions should protect and enhance valued landscapes, sites of biodiversity or geological value and soils. They should also recognise the intrinsic character and beauty of the countryside and minimise impacts on, and provide net gains for, biodiversity. Paragraph 176 requires that great weight should be given to conserving and enhancing landscapes and the scenic beauty of National Parks, the Broads and Areas of Outstanding Natural Beauty which it is confirmed have the highest status of protection in relation to these issues.

5. Planning Considerations

5.1 This Statement has sought to describe the application site, the application proposal and the planning policy context against which the application should be considered. This chapter will assess how the proposal is compliant with the Development Plan and set out other material planning considerations that should be taken into account when reaching a decision.

Principle of Development

5.2 The Development Plan for the area seeks to direct the majority of new development to the three mains towns and then what are known as 'Tier 1 settlements' and this is consistent with the general thrust of sustainable development that runs through the NPPF. However, not all development – especially where it is related to an existing business or use – can or should be located in such settlements.

5.3 Provision for this is made within Key Statement EC1 of the Core Strategy which recognises that within the local context, it is also important to foster economic development along the A59 corridor which bisects the Borough in a roughly north-east/south-west direction. The application site lies immediately to the north of the A59, within walking distance of the village of Langho which itself is a Tier 1 settlement. From a locational point of view, expansion of an existing business in this area is entirely policy compliant. Policy DMB1 mirrors this approach, irrespective of location, where expansion is essential to maintaining the viability of a business and subject to appropriate landscape impacts.

5.4 The Local Plan also recognises the importance of the tourism and leisure industry within Ribble Valley. The Local Plan acknowledges that the expectations of both residents and visitors are increasing in terms of quality and service. Policy EC3 seeks to strengthen the visitor economy through supporting development where (inter alia) it is associated with existing attractions. Northcote has for many years, attracted visitors to the Ribble Valley from across the UK and beyond, enticed by the exceptional accommodation and Michelin starred restaurant. This proposal builds upon that success and the pavilion restaurant and associated works are entirely compliant with Policy EC3.

- 5.5 This approach is built on through the 'development management' Policy DMB3. The proposal complies with the 6 criteria within the policy. From a locational point of view, it relates well to an existing group of buildings with the main Northcote Manor and the garden lodge enclosing the site from the south and east whilst Northcote Stud lies a short distance to the north. This chapter will further examine how it is acceptable in terms of landscape impact, highway safety and servicing and nature conservation impacts.
- 5.6 Overall there is both policy support and written support in the Local Plan through its vision statement and the objectives to *'Improve competitiveness and productivity of local businesses...'* and *'Co-ordinate, innovate and diversity sustainable tourism...'*

Design

- 5.7 Following several design iterations and pre-application discussions with officers of the local planning authority, the design team have developed the concept of a single storey, stand-alone pavilion restaurant to the north of the existing manor and associated buildings. Because of the need to protect the setting and views from Northcote Manor, a position to the north was chosen given that the land falls by over 2 metres from the manor to the application site. A single storey pavilion building retains views from the manor and garden lodge buildings as well as the external courtyard areas to the north of the Manor.
- 5.8 One issue that is experienced with the external dining areas is that they are normally cast in shadow, being immediately to the north of a 2/3 storey building. Creating a largely glazed restaurant structure further north, beyond the shadow of the manor, will provide a light and airy dining space unique to the site.
- 5.9 Care has been taken to ensure the pavilion remains subservient in scale and appearance to Northcote Manor. Coupled with the larger Garden Lodge, there is a clear hierarchy visible across the site. When viewed from Northcote itself, the pavilion will have a modest charred timber-clad finish, with one window opening. Above it will sit an aluminium clad parapet within part of which will sit any necessary air handling plant, obscured from view.
- 5.10 The same cladding will adorn the eastern elevation and frame the large curtain walling/glazing within the southern elevation, which makes the best use of the exception views towards Longridge Fell and Waddington Fell beyond.

5.11 The pavilion is considered to be of an exceptionally high standard of design and relates sensitively to both neighbouring buildings and its broader setting, compliant with the requirements of Policy DMG1 of the Core Strategy.

Access

5.12 Whilst Northcote benefits from two car parks, the staff levels and popularity of the venue for group celebrations and events means that additional parking spaces are required for the proposed development. Having assessed the linkages within the site, it was decided to consider improving the existing field access off Northcote Road, to the north-east corner of the site.

5.13 It is therefore proposed that a new independent vehicular access is proposed for the pavilion and which may, in time, also facilitate access to the proposed spa building (not subject of this application). Given the differences in levels and the need to preserve the setting of Northcote itself, it was not considered appropriate to form an internal link from the main customer car park which would necessitate the loss of the former tennis court garden area and/or the kitchen garden.

5.14 The applicants and their transport consultants have liaised with both Ribble Valley Borough and Lancashire County Councils and are comforted by these discussions. A Transport Statement submitted with this application demonstrates that the existing road network is safe with levels of traffic movements being considered to be low (Paragraph 2.16 of Transport Statement). Traffic speeds are within expectations at 33-34 mph (85th percentile) and this informs the visibility splays required.

5.15 Northcote is accessible via Active Travel as it is within walking and cycling distance of Langho including its railway station. Bus services on Whalley Road are also relatively frequent (at least one per hour).

5.16 The surveyed traffic speeds necessitate visibility splays of 50m (north) and 51m (south) which can be achieved through some careful removal and replacement of hedge to the north and potentially some lowering or rebuilding of the stone boundary wall to the south.

- 5.17 A total of 12 additional car parking spaces will be provided. In the experience of the management of Northcote, this is considered adequate given that many guests arrive by taxi or are dropped off, are already residents on site, or could potentially benefit from a concierge service. Pedestrian links in the site allow movement from the main manor, the Garden Lodge and the pavilion itself. Goods will be transported via a new buggy track by Northcote staff only whilst refuse will continue to be collected from the current location to the south of the site.
- 5.18 The Transport Statement confirms that the proposed access will be safe and can accommodate the scale and type of traffic likely to be generated by the development, in compliance with the second part of Policy DMG1.

Landscape and Visual Impact

- 5.19 The application site does not fall within the Forest of Bowland Area of Outstanding Natural Beauty. At its nearest point, the AONB lies 2.7 kilometres to the north, north-west of the application site; to the north of the River Ribble. This intervening land includes Brockhall Village and Northcote Stud – a large equestrian centre and livery.
- 5.20 The former is a village of around 400 dwellings with a significant football academy and associated floodlit playing fields, fencing and considerable indoor sports and schooling facilities. The latter accommodates wide-span agricultural style buildings of up to 8.255m in height (See Application 3/2011/0311) in a courtyard arrangement and is often heavily parked with large scale horse boxes/transporters etc
- 5.21 The land falls approximately 40m to the north and the bank of the River Ribble before rising up to a similar height at Lambing Clough Lane, Hurst Green, where the AONB boundary is located.
- 5.22 Given the topography and the intervening landscape features there are no longer distance views towards the application site from the AONB from the north and east that could discern the presence of the pavilion structure within the landscape or against the backdrop of Northcote manor itself.
- 5.23 More locally, Footpath FP0306007 runs in a roughly south-west to north-west direction approximately 200m to the north east of the application site. This links Peter Wood Crescent

in Langho with Northcote Road to the north of Northcote Stud via a crossing of the A59 and appears a lightly used route. Views from this receptor, to the application site would be seen in the context of the Langho/A59 roundabout and the screen planting and embankment around it as well as the grounds and buildings at Northcote. In this context the single storey pavilion building would not appear obtrusive or jarring within the landscape.

- 5.24 Views of the pavilion building from Northcote Road itself would be obscured by vegetation for the most part. There is a mature boundary of trees and hedges behind a stone wall along the boundary. In addition, the proposed access drive has been designed in such a way to allow existing and new tree planting to create a green landscape feature than would screen the building and to some extent, the parking area.
- 5.25 A number of trees will be removed because of their condition or to facilitate the proposed development. These will be replaced as part of a wider landscaping strategy on a 2:1 basis. See Part 7 of the Design and Access Statement. These will be a mix of woodland trees along the northern boundary, and multi-stem and Fastigate trees within the site. A wildflower meadow is proposed immediately to the north of the pavilion building will some selective ornamental planting around publicly accessible areas.
- 5.26 The application proposal is considered to comply with the requirements of Key Statement EN2 insofar as it does not cause any harm to the character of the landscape of the Forest of Bowland AONB. It also complies with Policy DMG1 in terms of protecting the visual amenity of the area and provides an interesting, well designed but appropriately scaled building within this semi-rural location.

Ecology

- 5.27 The habitat of the application site has been surveyed and an assessment of the proposal's impact upon it has been prepared. This has been informed by a desk study and walk over survey in March 2023. The desk study found that the site offers some potential for roosting bats within trees and buildings, amphibians and invertebrates. The site survey found that the trees on site has low potential for bat roosting and the buildings has 'negligible' potential. The pond on the site which will be removed and replaced was surveyed using eDNA techniques and found not to accommodate great crested newts and other than toad, there was no evidence of any other amphibians or invertebrates. The Assessment offers a number of

mitigation measures and opportunities which will be adopted by the applicants, including replacement planting, a new pond, native, species rich wildflower seeding and retention of brash piles and dead wood to encourage habitat creation. The proposal will not give rise to the loss of protected species' habitats and is consistent with Key Statement EN4 of the Core Strategy.

Drainage

5.28 The application site lies in Flood Zone 1 and is too small to require a flood risk assessment. The applicants have however, commissioned a full drainage strategy for the site. This addresses the loss of the existing pond, currently used for surface water management in association with the Garden Lodge whilst a private foul water drainage connection from Northcote to the UU network to the north is gravity fed to the wastewater treatment works off site. In accordance with SuDS policy, infiltration of surface water has been considered but discounted as the principal solution following percolation testing. However, some limited filtration is possible as part of a hybrid approach. Permeable paving is proposed for the driveway where appropriate and a geo-cellular storage tank under the access track may also be used. There are no opportunities to discharge to a watercourse or to a surface water sewer and therefore some water will discharge to the combined sewer to the north of the site. In this regard, the proposal complies entirely with Policy DME6 of the Core Strategy.

6. Summary

- 6.1 This Statement has sought to set out the details of the application proposal, the geographical context within which it sits, the policies within the Development Plan that apply to the development and has assessed the proposal against these. It has also set out what are important material planning considerations including the planning history of the site.
- 6.2 This application represents the first phase of a significant invest in Northcote by its parent company Britannia Hospitality. A new 'signature' restaurant ran by Executive Chef Lisa Goodwin-Allen will allow Northcote to move to the next step in offering an exceptional dining experience allied to award winning rooms. As such it will cement Ribble Valley as a location for excellence in hospitality and cuisine.
- 6.3 This significant investment will create over 30 new full-time jobs and drive considerable investment in the local supply chain of goods and services – both during and after construction.
- 6.4 This Statement has sought to set out the details of the proposal and which Development Plan policies must be considered as part of the assessment of this planning application. It has found that in strategic terms, the proposal is entirely compliant with the spatial strategy of the Ribble Valley Core Strategy (Key Statements DS1 and EC1); being located on the A59 corridor and associated with an existing business. Similarly, both the objectives of the Core Strategy and Policy EC3 recognise the existing tourism offer in the Borough but that it needs to step up a level to draw in additional visitors. This proposal aligns entirely with this policy. Finally, this Statement has demonstrated that there are no site-specific matters that create policy conflict. This is an exceptionally designed building, unique to the Ribble Valley and appropriate to its landscape setting.
- 6.5 In light of the above, the application falls to be considered under the terms of Section 38(6) of the 2004 Planning Act and should therefore be approved.

Appendix 1: Planning History

Ref. no	Proposal	Decision	Date of decision
3/2018/0795	Proposed extension to provide function room, with associated patio areas.	APPROVED WITH CONDITIONS	02/11/2018
3/2014/0154	Proposed construction of a new bedroom lodge building with guest bedrooms and access track and car parking	APPROVED WITH CONDITIONS	14/04/2014
3/2012/0332	Application for the renewal of planning permission 3/2009/0133P for proposed development to improve the hotel and restaurant facilities including bay window extension to private lounge, increase number bedrooms with a new bedroom block, new spa building and site landscaping and parking.	APPROVED WITH CONDITIONS	31/05/2012
3/2009/0133	Proposed development to improve hotel and restaurant facilities, increase number of bedrooms with new bedroom block, new spa building and site landscaping and parking.	APPROVED WITH CONDITIONS	22/05/2009
3/2006/0462	Proposed extension to bedroom block and dining room. (Re-submission)	APPROVED WITH CONDITIONS	05/07/2006
3/2000/0756	Extension to provide staff accommodation and facilities with catering kitchens and stores	APPROVED WITH CONDITIONS	07/03/2001
3/1996/0716	Extensions to rear and conservatory	APPROVED WITH CONDITIONS	06/03/1997
3/1992/0179	Bedroom, kitchen, restaurant and lounge extensions	APPROVED WITH CONDITIONS	28/05/1992



Thank you.

JWPC Ltd

1B Waterview, White Cross
Lancaster, Lancashire, LA1 4XS

Tel: 01524 599980

