



JUDITH DOUGLAS TOWN PLANNING LIMITED

2 Bailey Cottages, Clitheroe Road, Mitton, Clitheroe, Lancs.  
BB7 9PL



Change of use of land for the siting of two shepherds' huts for use as holiday accommodation, alteration to access, creation of parking area and storage shed.

[Planning Design and Access Statement JDTPL0472](#)

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**STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR CHANGE OF USE OF LAND  
FOR THE SITING OF TWO SHEPHERDS' HUTS FOR USE AS HOLIDAY ACCOMMODATION,  
ALTERATION TO ACCESS, CREATION OF PARKING AND STORAGE SHED AT  
2 BAILEY COTTAGES, CLITHEORE ROAD, MITTON, CLITHEROE LANCS BB7 9PL**

**1 INTRODUCTION**

- 1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of full planning application for two shepherds' huts, for use as holiday accommodation at 2 Bailey Cottages.
- 1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:
- 23-016 PL01\_rB Location Plan
  - 23-016 PL02 Existing site plan
  - 23-016 PL03 Proposed floor plans
  - 23-016 PL04\_rB Proposed typical elevations
  - 23-016 PL05\_rB Proposed site plan
  - 23-016 PL06\_rA Proposed typical shed elevations
  - Business plan

**2.0 THE APPLICATION SITE AND SURROUNDING AREA**

- 2.1 2 Bailey Cottages is a semi-detached house on the south side of Clitheroe Road. On the west side of the house is the vehicle access, turning area and parking to the house. Land to the west of this used as garden with various wooden domestic outbuildings. At the north western corner of the garden is another vehicle access onto Clitheroe Road marked by a gate. The land is separated from the highway by a post and rail fence and a dry-stone wall. In front of the fence is the highway verge
- 2.2 1 and 2 Bailey Cottages forms a group with Poultry Cottages and the agricultural buildings to the north. The landscape is characterised by fields bounded by hedges and trees inter dispersed with farms and cottages. The area is described in the Landscape Strategy for Lancashire-Landscape Character Assessment as Character Type as - Undulating Lowland Farmland 5c Lower Ribble.

*“The Lower Ribble is an area of lowland gritstone farmland between Longridge Fell to the north and Mellor Ridge to the south. It has a distinctive broad valley landform; the north and south valley sides are separated by a flood plain which contains the meandering course of the River Ribble. There is a particularly distinctive pattern of wooded cloughs which descend the valley sides, their streams emptying into the Ribble. A complex pattern of hedges and woodland form links to these wooded cloughs, giving an overall impression of a well wooded landscape. Although a rural valley, the area is well settled; a dense network of winding country lanes and tracks link the large number of stone farm buildings. Other features of this area are the country houses and designed landscapes, for example Stonyhurst College, Huntingdon Hall and Showley Hall. The Roman settlement of Ribchester is sited at an historic crossing point of the Ribble, a tranquil village in the centre of the valley.”*

2.3 2 Bailey Cottages, the land and buildings are within an area designated as open countryside on the adopted Housing and Economic Development, Development Plan Document (HEDDPD). There are no public footpaths through the site. The Lancashire County Council mapping service ‘mariomaps’ does not record any traffic collisions near to the site.

2.4 The site is within flood zone 1 (least likely to flood).

2.5 The site is within walking distance of a bus stop outside The Three Fishes public house, Mitton Road which carries an hourly service number 5 - Clitheroe to Chipping via Barrow, Whalley, Hurst Green, Ribchester and Longridge. In addition to The Three Fishes, close by is the Aspinall Arms and Mitton Hall Hotel and restaurant.

### **3.0 SITE HISTORY**

3.1 The Council’s website does not record any previous planning applications at the site.

### **4.0 THE PROPOSED DEVELOPMENT**

4.1 The proposal seeks permission to place two ‘shepherds’ huts’ on the site. These are purpose built one-bedroom holiday units providing a modest level of accommodation. The shepherds’ huts are constructed by a local company based in Ribchester called Wells Shepherd Huts. <https://www.wellsshepherdhuts.com/> The proposed shepherds’ huts are constructed in timber and clad in corrugated steel with a mono-pitch corrugated steel roof. The huts are raised above the ground on wheels and have steps to access them. Examples of similar units can be seen on the company website and below.





Wells Shepherds Huts



Wells Shepherds Huts





Interior of Well Shepherds Hut

- 4.2 No decking is proposed. The site will be grass with areas of gravel next to the huts for sitting out and gravel areas for parking and turning. A small shed is proposed next to hut 1 which can be used to store guests outdoors activity equipment and cycles.
- 4.3 An electric vehicle charging point is to be provided next to the parking area. New hedge planting is proposed to separate the site from the remainder of the garden to 2 Bailey Cottage and along the boundary with Clitheroe Road
- 4.4 Low key lighting is proposed as single lamp on the exterior of each the shepherd's hut.

## 5 DEVELOPMENT PLAN POLICY

- 5.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2023).

### *Core Strategy (2014)*

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

Key Statement EN2: Landscape  
Key Statement EC1: Business and Employment Development  
Key Statement EC3: Visitor Economy  
Key Statement DMI2: Transport Considerations  
Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations  
Policy DMG3: Transport and Mobility  
Policy DME2: Landscape and Townscape Protection  
Policy DMB1: Supporting Business Growth and the Local Economy  
Policy DMB3: Recreation and Tourism Development

- 5.3 National Planning Policy Framework. Section 6 Building a strong, competitive economy, state at paragraph 84 planning decision should enable the sustainable growth of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings and sustainable rural tourism and leisure developments which respect the character of the countryside.

## 6 EVALUATION

- 6.1 The main planning considerations are:

- The location and scale of the development in relation to Policy DMG2
- Economic development and recreation and tourism development Key Statements EC1, EC3 policies DMB1 and DMB3.
- Potential impacts on the character of the landscape Key statement EN2 and policy DME2.
- Potential impact on the highway network Key Statement DMI2 and Policy DMG1

### Location and scale of development

- 6.2 Policy DMG2: Strategic Considerations states that outside defined settlement areas development must meet at least one of a set of criteria which include (4) “the development is for small scale tourism or recreational developments appropriate to a rural area”. As the

development is for two modest holiday accommodation units the proposal meets the requirements of policy DMG2.

#### Tourism and Economic development

- 6.3 The Council's planning policies are supportive of tourism development as it provides employment and contributes positively to the local economy.
- 6.4 Core Strategy Key Statement EC3 relates specifically to the visitor economy stating that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged. The proposed development would contribute to the tourism economy and accords with the general intentions of Key Statement EC3. Key Statement EC1 'Business and Employment Development states that *"Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle"*.
- 6.5 Core Strategy Policy DMB1 generally seeks to support business growth and the local economy. Policy DMB3 requires additional criteria to be met with regards to the provision of tourism and visitor facilities:

*"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:*

- 1. The proposal must not conflict with other policies of this plan;*
- 2. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings,*
- 3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
- 4. 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;*
- 5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*



6. *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.*

6.6 The proposal meets the tests in DMB3 in that the site is well related to an existing group of buildings at Bailey Cottages and Poultry Houses. The proposed holiday accommodation will be seen as forming part of this existing group of buildings and is adjacent to existing outbuildings at 2 Bailey Cottages. The units are single storey and simple in design and will not appear out of place in this rural setting.

6.7 It is envisaged that the proposed holiday accommodation would appeal to couples visiting the area for a holiday, to attend a wedding or other local events. Self-contained single bedroom accommodation is also limited in supply and can often attract a premium rent. Additionally, 'quirky' accommodation providing a 'close to nature experience' such as 'yurts' and 'shepherd huts' also provides popular holiday accommodation. The proposed unit has been designed for the visitor to be able to enjoy the outdoor space provided with views of the landscape whilst being close to nature.

#### Landscape impact

6.8 2 Bailey Cottages is within an area of open countryside. The site is currently used as garden to the cottage which includes domestic outbuildings. The garden is surrounded by a mature hedge to the south and matures trees and shrubs along the north boundary to the brook. The scheme includes proposed hedge planting along the boundary with the road and to separate the accommodation from the remaining garden. The proposal will be well screened and not prominent in the landscape. The buildings are dispersed within the site and relate well to the existing outbuildings at 2 Bailey Cottages. The parking and turning areas are screened by the existing wall. The proposed materials are not unusual on buildings in the countryside and will blend well with the surrounding and will not stand out in the landscape.

6.9 The landscape description in the Landscape Character Assessment mentions winding country lanes as being part of the character of the area. Clitheroe Road is one such lane and characterised by cottages and former farm building now converted to dwellings at intervals at the side of the road. The proposed holiday accommodation reflects this pattern of development. The proposal is compliant with Key Statement EN2 and policy DME2.

Highways and Access

- 6.10 The development will use an existing access off Clitheroe Road. The submitted proposed site plan drawing PL05rB indicates that visibility splays 2m by 54m are achievable to the west and 2m by 67m to the east. Clitheroe Road is lightly traffic as most vehicles use the nearby B6243 and B6246 Mitton Road. The amount of traffic to and from the site is unlikely to cause any serious difficulties on the highway network. The proposal is compliant with Key Statement DMI2 and policy DMG1. The site is also within walking distance of a bus stop on Mitton Road and facilities are provided for cycle storage. Visitors can access the site by other means than the private car in accordance with policy DNG3.

Tourism Development - Economic Benefits

- 6.11 The Ribble Valley Tourism Destination Management Plan September 2018, recorded the latest figures (2016) for tourism in the Ribble Valley which show £225,914 million tourism spend, 5 million day-visitor days and night and a growth of 6.3%. The Tourism Progress Report presented to the Economic Development Committee on the 25<sup>th</sup> March 2021 states the most recent figures show that tourism in Ribble Valley contributes £260 million into the local economy. Tourism is undeniably a significant part of the Ribble Valley's economy.
- 6.12 The provision of short term let accommodation specifically supports the tourism economy of the Ribble Valley. The property is a short distance from local wedding venues including, Mitton Hall (0.5. miles), Whalley Abbey (2.2 miles), Bashall Barn (2.3 miles), Shireburn Arms (2.5 miles) Holmes Mill, in the centre of Clitheroe (3.0 miles), Foxfield Country Hotel and Mytton Fold (about 4m) and slightly further afield, Eaves Hall, West Bradford about 5 miles. As already mentioned, the site is also a short distance from local pubs/restaurants at The Three Fishes, Aspinall Arms and Mitton Hall.
- 6.13 The business plan submitted with the application demonstrates that the proposed accommodation is designed appeal to a specific market which will serve and support the tourism and visitor economy of the Borough. The development is supported by Key Statements EC3 and policies DMB1 and DMB3.

## **7 CONCLUSION**

- 7.1 The proposed shepherds' huts, parking and shed to provide unusual high quality one bedroomed self-catering holiday accommodation will expand the choice of holiday accommodation in the area and boost the local economy through the provision of additional tourism accommodation. We have demonstrated that the proposal can be carried out without harm to the landscape. The proposal complies with the policies of the Core Strategy and the NPPF.
- 7.2 The provision of the Shepherds' Hut will provide employment during the construction phase and afterwards to run and service the accommodation.

## **Appendix Business Plan**