

Seedalls Farm, Eaves Hall Lane, West Bradford, Clitheroe,
Lancs. BB7 3JG



Change of use of domestic garage and store to two-
bedroom holiday accommodation.

[Planning Design and Access Statement JDTPL0525](#)

[January 2024](#)

Judith Douglas BSc (Hons), Dip TP, MRTPI

STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR CHANGE OF USE OF A DOMESTIC GARAGE AND STORE TO TWO BEDROOM HOLIDAY ACCOMMODATION AT SEEDALLS FARM, EAVES HALL LANE, WEST BRADFORD, CLITHEORE, LANCs BB7 3JG

1 INTRODUCTION

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of full planning application for the change of use of a domestic garage and store to a two-bedroom holiday cottage.

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:

Location Plan

Existing site plan

Proposed site plan

Existing floor plans

Proposed floor plans

Existing Elevations

Proposed Elevations

Business plan

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 Seedalls Farm is situated at the end of Eaves Hall Lane (Moor Lane) West Bradford. It comprises the farmhouse which is undergoing renovation, a detached garage and stables, a detached garage and store and an agricultural building. Adjacent to the Seedalls Farmhouse is another detached dwelling. This is a timber clad bungalow set within its own garden area and with pedestrian access off the track at the end of Moor Lane it is also within the applicants' ownership. There are two vehicle accesses to the site from Eaves Hall Lane. The main access is at the western side of the farmhouse and leads directly to the garage and store as well as to the other buildings at Seedalls Farm. The other access leads to the rear of the farmhouse.

2.2 The applicants live at Seedall Farm and keep rare breed livestock on their small holding. They are registered with the Rural Payments Agency and trade under the business name Seedalls Farm. They own 3.74 hectares of land and occupy a further 2.16 hectares of land under an agreement. They currently have [REDACTED]

are bred to supply meat to the family and locals in the village. They also keep [REDACTED] and this year will work with the local school to educate children on the importance [REDACTED] and the vital role they play [REDACTED]

- 2.3 They have registered with the Farming in Protected Landscapes programmes which is part of DEFRA's Agricultural Transition Plan. See <https://www.gov.uk/guidance/funding-for-farmers-in-protected-landscapes>. They have been undertaking extensive tree planting and habitat restoration, planting trees to create wildlife corridors. They have improved the land by restoring fencing and hedging in order to rotationally graze livestock therefore increasing biodiversity and allowing the land to recover and regenerate. The building of leaky dams has helped significantly by reducing the speed of the flow of water from above limiting flooding to areas below their own farm.
- 2.4 Vehicle access is along Eaves Hall Lane (Moor Lane) which according to the Lancashire County Council mario maps is an adopted road up to its most north extent and a bridleway BW 0344003. At the end of Eaves Hall Lane, the bridleway continues north. The access to Seedalls Farm travels west from the top of Eaves Hall Lane along a private gated track to Seedalls Farm. This track does not provide vehicle access to any other properties. It is however a public footpath FP 0344007.
- 2.5 Seedalls Farm is within an area designated as Area of Outstanding Natural Beauty in 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.
- 2.6 The site is within flood zone 1 (least likely to flood).
- 2.7 The planning history of the site is summarised below. Planning permission 3/2021/0882 which relates to the farmhouse and its outbuildings has been commenced. The farmhouse is undergoing the final stages of restoration. The outbuilding to the west of the farmhouse has been replaced by a garage and store and it is this building which it is proposed to convert to a holiday cottage. The stables and garage which it is proposed to be replaced with annexe accommodation has not been started. The agricultural building is completed.

3.0 SITE HISTORY

3.1 The Council's website records the following planning applications at the site.

3.2

Application	Address	Proposal	Decision
3/2020/0580	Seedalls Bungalow Eaves Hall Lane West Bradford BB7 3JG	Application for confirmation that the building can lawfully be used as a dwelling	APPROVED NO CONDITIONS 16/09/2020
3/2021/0882	Seedalls Farmhouse Eaves Hall Lane West Bradford Clitheroe BB7 3JG	Proposed extension, replacement porch, alterations to dwelling, replacement of outbuildings with annex and garage/store.	APPROVED WITH CONDITIONS 17/11/2021
3/2021/0888	Seedalls Bungalow Eaves Hall Lane West Bradford BB7 3JG	Replacement dwelling and creation of parking.	APPROVED WITH CONDITIONS 17/11/2021
3/2021/0900	Seedalls Farmhouse Eaves Hall Lane West Bradford Clitheroe BB7 3JG	Construction of a steel portal frame agricultural building for livestock and machinery. Concrete hardstanding to the southern elevation.	APPROVED WITH CONDITIONS 19/11/2021
3/2022/0039	Seedalls Farmhouse Eaves Hall Lane West Bradford Clitheroe BB7 3JG	Discharge of conditions 3 (materials), 6 (materials and doors) and 7 (Ecology) from planning permission 3/2021/0882.	APPROVED WITH CONDITIONS 08/03/2022
3/2022/0063	Seedalls Farm Eaves Hall Lane West Bradford BB7 3JG	Discharge of conditions 5 (odour management) and 7 (Landscaping) from planning permission 3/2021/0900.	APPROVED WITH CONDITIONS 14/03/2022
3/2022/0041	Seedalls Bungalow Eaves Hall Lane West Bradford BB7 3JG	Discharge of conditions 3 (materials), 4 and 5 (windows), 7 (lighting), 8 (ecology), 9 (boundary treatments) and 10 (landscaping) from planning permission 3/2021/0888.	APPROVED WITH CONDITIONS 14/03/2022

4.0 THE PROPOSED DEVELOPMENT

4.1 It is proposed to convert the new garage and store to a small two bed bedroom holiday cottage. A small sitting out area is to be provided at the front of the building in the existing yard area. Parking for the holiday accommodation will be in the existing yard area adjacent to the gable of the house. There is ample room within the existing yard area of the farmhouse to provide adequate parking and turning areas for the farmhouse the approved annexe accommodation and the proposed holiday accommodation.

4.2 The applicants wish to promote the holiday accommodation as a stay on the farm holiday where they will encourage visitors to meet the farm animals which they keep. The location is

also suitable for visitors who enjoy outdoors activities such as countryside walking and there is easy access to public footpaths across spectacular countryside.

- 4.3 The income generated from the holiday accommodation will also assist in the running of the farm and management of the land. The applicants have invested in regenerative agriculture and hope to continue with developing strong future structures of ground cover, promoting photosynthesis, the use of electric fencing to further manage the grazing ground area and the development of a pond scrape to increase biodiversity and biomass.

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 a modest two-bedroom holiday cottage 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”*. The proposed holiday accommodation is located on a farm. The applicants have already carried out extensive habitat creation works and land management which will have significant improvement to the future farm enterprise. Mrs Evans is based full-time on the farm, and she will be able to run the holiday accommodation alongside this. The income from the holiday accommodation will help to support the farming enterprise at Seedalls Farm.
- 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 part of an existing group of buildings at Seedalls Farm. The proposal re-uses an existing building and the associated parking area and modest outdoor amenity space is within the existing curtilage of the farmhouse. As such the development will have no impact on the landscape qualities of the AONB
- 6.7 It is envisaged that the proposed holiday accommodation would appeal to couples or families with young children visiting the area for a holiday, to attend a wedding or other local events. The applicants can offer the added attraction of a farm stay allowing visitors to experience life on a farm and interaction with farm animals.

Landscape impact

- 6.8 The existing building is designed as a garage and store. The only external alteration proposed is the change of the door to a window in the gable and the provision of a modest outdoor sitting out area. This area is in front of the building within the existing yard area. To the

southeast of the building is a mature tree which screens the sitting out area from view from the public footpath which passes to the south of the site. The provision of parking is within the existing yard area so that no additional hard surfacing is required. The development does not intrude into the surrounding countryside and will not undermine the character, quality or visual amenities of the area. The proposal is compliant with Key Statement EN2 and policy DME2.

Highways and Access

- 6.9 Vehicle access to the site is along Eaves Hall Lane. Eaves Hall Lane between Waddington Road and the access for Three Rivers Woodland Park varies in width and for the most part is sufficient width for two-way vehicle movements or a vehicle and horse rider/cyclists to pass. Beyond Three Rivers Woodland Park the road is generally narrower but there are several passing places along its length and the level of vehicle traffic is light. The available passing places are shown in the appendix 1 and the accompanying photographs. The access to Seedalls Farm travels west from the top of Eaves Hall Lane along a private gated track to Seedalls Farm. This track does not provide vehicle access to any other properties. The level of vehicle traffic associated with the proposed development is light and is unlikely to cause difficulties for other road users. The proposal is compliant with Key Statement DMI2 and policy DMG1.

Tourism Development - Economic Benefits

- 6.10 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 25th 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.
- 6.11 The applicants can provide potential added value to a holiday by providing visitors with the experience of staying on a farm and having access to animals that are kept on the farm. The applicants' business plan shows how they intend to market the holiday accommodation and the visitors they intend to attract. As can be seen the location of the holiday accommodation will have a broad appeal being in a countryside location, on an active farm, with easy access to walking routes but also close to local visitor attractions, pubs and restaurants. The site is ¾ mile from the Three Milestones restaurant West Bradford, 2 miles from the pub/restaurants the Higher Buck, the Lower Buck and the Waddington Arms at Waddington and 2 ¾ miles from the pub/restaurant the Rum Fox in Grindleton.

- 6.12 The Wedding Sector in the Ribble Valley report to the Economic Development Committee on the 2nd November 2023 stated *"Weddings form an important part of the visitor economy, not only in direct spend at venues but also in supplementary accommodation, wedding suppliers, dining and retail. Given the diverse range of business which benefit from weddings, the full economic value is hard to measure. Moreover, it is also quite challenging to measure how many weddings actually take place. For example, weddings recorded by the Registrar, for which statistics are readily available, account only for civil ceremonies and do not include religious ceremonies. Then there are those weddings where the ceremonies take place outside of Ribble Valley, but the reception or celebration is hosted here, and visa versa. Of course, the actual economic benefit of weddings relates as much to the reception/celebration as it does the actual ceremony. It is estimated that 2,000 and 3,000 weddings now take place annually in Ribble Valley and, given that 2022 recorded the highest national average cost per wedding at just over £19,000, the economic value of wedding tourism as an economic driver begins to be appreciated. Also, this average cost per wedding figure does not include additional guest accommodation, local dining and retail benefits."* Weddings take place all year round and the proximity to local wedding venues is a benefit of the location of the proposed development.
- 6.13 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, Eaves Hall, West Bradford (0.8 miles), Bashall Barn, Bashall Eaves (3.5 miles), Calf's Head Worston (3.75 miles), Spread Eagle Sawley (4.2 miles), Browsholme Hall Tithe Barn (5.75 miles). The development is supported by Key Statements EC3 and policies DMB1 and DMB3.

7 CONCLUSION

- 7.1 The proposed two-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 holiday accommodation provides employment and income in to the farming enterprise at Seedalls Farm.

Appendices

Appendix 1 Location of passing places on Eaves Hall Lane

Appendix 2 Business Plan

Seedalls Farm, Eaves Hall Lane, West Bradford, Clitheroe,
Lancs. BB7 3JG



Change of use of domestic garage and store to two-
bedroom holiday accommodation.

Appendix to Planning Design and Access Statement
JDTPLO525

Judith Douglas BSc (Hons), Dip TP, MRTPI

APPENDIX 1

SEEDALLS FARM, EAVES HALL LANE, WEST BRADFORD CLITHEROE BB7 3JG LOCATION OF PASSING PLACES



Source goggle maps

Location of passing places

See images below.



1 North of entrance to Three Rivers Woodland Park looking south



2 South of entrance to Drake House Farm looking south.



3 Entrance to Drake House Farm looking north



4 Entrance to Dove Syke looking south.



5 Below Hancock's Farm looking north.



6 At the side of Hancock's Farm looking south.



7 Above Hancocks looking north.



8 Entrance to Eaves Hall Farm looking south.



9 Top of Eaves Hall Lane from the track leading to Seedalls Farm looking east.

**Business Plan
Proposed Holiday Let
Seedalls Farm, Eaves Hall Lane, West Bradford
Clitheroe, BB7 3JG.**

Applicant

Mrs and Mrs J Evans Seedalls Farm, West Bradford,
Clitheroe Lancs BB7 3JG.

Business Summary

To provide high quality holiday letting accommodation for a couple or small family with on farm activities.

Proposal

To provide a two-bedroom self-catering holiday unit at Seedalls Farm with parking and a modest area of outdoor space for relaxing. The accommodation will be provided within the existing domestic outbuilding and yard area at Seedalls Farm. The accommodation is aimed at couples or small families with young children wanting a break in a quiet, rural area who might enjoy interacting with farm animals and tasks. Mrs Evans will provide the opportunity

for guest to get involved with planned activities on the farm including collecting eggs, bottle feeding lambs (during lambing season), brushing goats, hand feeding donkeys, petting small animals (guinea pigs and rabbits) etc.

Mr & Mrs Evans both have extensive experience working with children and adults with learning disabilities and are passionate about ensuring that their property and farm is inclusive and can meet their needs when on holiday. A booklet can be sent over which can show the individuals what they can expect when they get here, including pictures of the cottage and farm, animals that live here, a breakdown of a simple routine if needed etc so that this can be discussed before arrival and can make the stay more enjoyable for all. A discount for carers breaks will be implemented into the future booking system as they understand the importance of 'caring for the carers.'

The accommodation is also suitable for people wanting to retreat to the countryside to relax and explore the outstanding natural landscape with many walks and visitor attractions nearby. There are several pubs and restaurants within 3 miles of the property for guest wishing to expand their culinary experiences.

The accommodation is located close to the many wedding venues in the Ribble Valley making it an ideal location for wedding guests to stay.

Background

The applicants live at Seedalls Farm and run a small holding with a particular interest in rare breed animals. Mrs Evans runs the farm and was previously a primary school teacher with a passion for outdoor learning and mental well-being. She will be close at hand to welcome guests and to look after the accommodation. Her background in teaching will enable her to encourage guests with children to interact with the animals on the

farm and get a hands-on experience of what's involved in the day to day running of a small holding. The income generated from the holiday accommodation will assist in maintaining the farm and progressing further with implementing the principles of regenerative farming.

Guests will be provided with eggs produced on the farm and can have access to seasonal produce from the farm including honey.

Marketing and Administration

Marketing will utilise holiday let platforms or websites targeting on farm holiday accommodation. It is intended to forge links with local wedding venues and events. A website for the venue will be provided and advertising will take place on social media such as Instagram.

Employment

The project will create 1 part time job for Mrs Evans. Visitors are likely to support local businesses such as shops, pubs and restaurants as well as the farming enterprise at Seedalls.

Occupancy

The accommodation will be available all year round.