

Planning Statement for Outline Planning Application for the Erection of Six Holiday Cottages at Ribchester Road, Preston.

Ribchester Road, Preston, PR3 3XA.

On behalf of Woodhouse Bespoke Ltd.

Date: 27 March 2024 | Pegasus Ref: P23 - 2590

Author: AD



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
1	27/03/2024	AD	AD/GL	1st Draft
2	28/03/2024	AD	GL	Director Review
3	28/03/2024	AD	AD	Client sign off



Contents.

1. Introduction, Site Information and Planning History.....	1
2. Development Proposals	3
3. Relevant Planning Policy.....	5
4. Planning Assessment.....	8
5. Conclusion.....	12



1. Introduction, Site Information and Planning History

- 1.1. Pegasus Group has been instructed on behalf of the Applicant, Woodhouse Bespoke Ltd, to submit an outline planning application, with all matters reserved except for access, for the following description of development:

“Erection of six holiday cottages at Land South of Ribchester Road, Preston.”

- 1.2. This Planning Statement is submitted alongside the following plans in support of the planning application:

- Site location plan
- Indicative layout
- Tree Survey
- Ecology Survey.

- 1.3. The site comprises Tan Yard Farm, located to the south of Ribchester Road (B6245), Ribchester, Ribble Valley. The Farm is accessed via an existing access road taken from Ribchester Road. The site:

- Is not located within a Conservation Area, nor is it located within close proximity to a Listed Building.
- Is not located within the Forest of Bowland Area of Outstanding Natural Beauty.
- Is located within Flood Zone 1 (lowest probability of flood risk).

- 1.4. The site is located to the south of Ribchester Road which has a number of residential buildings located along the road in a ribbon form of development. The site is currently vacant with some trees on the boundary of the site.

- 1.5. There is no planning history that is relevant to this site. However, the wider site does benefit from several recent planning consents, to convert existing buildings on the site to modern family housing, which the current proposals seek to complement. The planning history is summarised as follows:

- **3/2021/0771:** Prior notification of the proposed change of use of two traditional stone barns to form three new dwelling houses with associated building works including the insertion of new door and window openings to achieve natural light in all habitable rooms. **Granted 20/04/22.**
- **3/2023/0074:** Proposed two-storey side and single-storey rear extensions, alterations to roof-pitch over existing lean-to, detached garage, and extension to domestic curtilage. **Granted 22/09/23.**
- **3/2023/0075:** Proposed extensions and remodelling (with associated building works) to the existing two barns, to create two detached dwellings (previously subject to



approval 3/2021/0771) together with the erection of two proposed detached garages and external works and change of use of land to residential curtilage. **Granted 30/11/23.**

- 1.6. The remainder of this report includes the following sections:
 - Section 2 – Development Proposals
 - Section 3 – Planning Policy
 - Section 4 – Planning Assessment
 - Section 5 – Conclusions
- 1.7. The Statement demonstrates that the proposals comply with the Development Plan and the policies of NPPF as a whole and therefore represent sustainable development. The proposals will result in numerous economic, social, and environmental benefits which are not significantly and demonstrably outweighed by the site's location outside of the urban areas.
- 1.8. The presumption in favour of sustainable development should therefore be applied and planning permission should be forthcoming without delay.

2. Development Proposals

- 2.1. The development proposals are located at the northern extent of Tan Yard Farm.
 - 2.2. Outline Planning Permission is sought for the erection of six holiday cottages. All matters are reserved except for access. However, a sketch layout plan has been prepared to provide an indicative layout of the scheme. This shows that there will be six holiday cottages with gardens, two parking spaces per dwelling with an area of private amenity space to the south of the site.
 - 2.3. Access to the units will be taken from Ribchester Road, as set out in the accompanying access plan which demonstrates suitable visibility splays. There will be an internal road within the site with a turning circle suitable for all vehicles as shown on the submitted plans.
 - 2.4. The proposals will be designed to be small-scale in nature, appropriate to the rural context and to complement the existing development on Tan Yard Farm. New planting would also be proposed to soften the site and to ensure the proposals are sensitively integrated within the wider landscape. These further details will be submitted as part of a later Reserved Matters planning application.
 - 2.5. In terms of the proposed use, Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 includes 3 sub-categories for dwellinghouses as follows:
 - C3(a) Use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
 - C3(b): Up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
 - C3(c) groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
- 2.1. Indeed, the case law confirms that this is not black and white and comes down to 'a matter of fact and degree' on each individual case, including considerations such as the number of guests, frequency of lettings, patterns of arrival / departure and parking.
 - 2.2. Whilst there is no definitive threshold, it seems to be commonly accepted, in particular there have been a number of examples in Ribble Valley, where entire properties rented to a single group of up to 6 guests, serviced accommodation will usually fall under the C3 use class, as above.
 - 2.3. We also note the recent government consultation where it seems likely that short term lets will become their own standalone C5 use class in the near future.



- 2.4. Therefore, this application would fall under the C3 use class, until the adoption of the standalone C5 use class which is proposed to be adopted in the near future.

3. Relevant Planning Policy

3.1. Local Planning Authorities are required to determine planning application in accordance with the Statutory Development Plan unless material considerations indicate otherwise. If it is to be approved, a development must satisfy as far as possible guidance contained within the National Planning Policy Framework (NPPF 2023) and the relevant Policies of the Council's adopted Development Plan.

3.2. The Development Plan comprises Ribble Valley Core Strategy 2008–2028 (adopted December 2014) and the Housing and Economic Development – Development Plan Document (adopted October 2019).

National Planning Policy Framework (NPPF 2023)

3.3. The NPPF is the main national planning policy guidance influencing planning decision making in England. It states that the main purpose of the planning system in the country is the achievement of sustainable development; and that for decision making, proposals that accord with an up-to-date development plan should be approved without delay.

3.4. Section 6 of the NPPF relates to "Building a strong, competitive economy" and paragraphs 88 and 89 are particularly relevant to this application as they relate to "Supporting a prosperous rural economy".

3.5. Paragraph 88 states:

"Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;

c) sustainable rural tourism and leisure developments which respect the character of the countryside..."

Paragraph 89 states:

"Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist."

Local Development Plan

- 3.6. The adopted Proposals Map confirms that the site is not allocated for any specific purpose or covered by a specific policy designation. The site is not located within any defined settlement boundary and is therefore classed as Open Countryside.

Core Strategy (Adopted December 2014)

- 3.7. **Key Statement DS2: Presumption in Favour of Sustainable Development** states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. 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.
- 3.8. **Key Statement EN2: Landscape** states 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.
- 3.9. **Key Statement EN3: Sustainable Development and Climate Change** states 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.
- 3.10. **Key Statement EN4: Biodiversity and Geodiversity** states 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.
- 3.11. **Key Statement EC1: Business and Employment Development** states 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.
- 3.12. **Key Statement EC3: Visitor Economy** states proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings, or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities.
- 3.13. **Policy DMG1: General Considerations** lists a number of general development management criteria relating to design, access, amenity, environment, and infrastructure. We consider only the following criteria to be relevant to this outline planning application. All development must:

- 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.
- 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.
- Consider the potential traffic and car parking implications.
- Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
- Not adversely affect the amenities of the surrounding area.

3.14. **Policy DMG2: Strategic Considerations** requires development to be in accordance with the core strategy development strategy and should support the spatial vision and identifies certain forms of development that would be acceptable outside of the settlement areas, three of which are:

- The development should be essential to the local economy or social wellbeing of the area.
- The development is for small scale tourism or recreational developments appropriate to a rural area.
- The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.

3.15. The policy goes onto say "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".

3.16. **Policy DME1: Protecting Trees and Woodlands** states 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.

3.17. **Policy DMB1: Supporting Business Growth and The Local Economy** states that proposals that are intended to support business growth and the local economy will be supported in principle.

3.18. **Policy DMB3: Recreation and Tourism Development** states planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. The criteria states that the proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, and must be well related to the existing highway network. The site should also be large enough to accommodate the necessary car parking, service areas and landscaping.

4. Planning Assessment

4.1. Section 38(6) of the Planning and Compulsory Purchase Act, 2004 confirms that if regard is to be had to the development plan for the purpose of any determination, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

4.2. This section assesses the proposal against adopted local and national planning policy, as well as other key planning matters including:

- Principle of Development
- Effect upon the Landscape/Visual Amenity
- Residential Amenity
- Ecology
- Trees
- Highways
- Mineral Safeguarding Area

Principle of Development

4.3. Core Strategy Key Statement EC3 relates specifically to the visitor economy and supports proposals that contribute to and strengthen the visitor economy of Ribble Valley.

4.4. The application site is located in the Open Countryside. Core Strategy Policy DMG2 requires development outside of defined settlement areas to meet at least one of six considerations, which include:

“4. The development is for small scale tourism or recreational developments appropriate to a rural area.”

4.5. There is no definition of “small scale” in the Core Strategy, nor any requirement to demonstrate a specific need for such uses.

4.6. However, the applicant is happy to accept a condition restricting the occupancy to ensure that the properties are retained in holiday/ tourism use and cannot be used as permanent accommodation; as well as any other conditions that are considered necessary in respect of the management and maintenance of the properties and guests.

4.7. Therefore, the proposed development will provide tourism accommodation on the site in accordance with criteria 4 Policy DMG2.

Effect upon the Landscape/Visual Amenity

4.8. As required by Policy DMG2 of the Core Strategy, development within the open countryside 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.

- 4.9. The application site is located to the south of Ribchester Road which has a number of existing residential buildings located along it on both sides, comprising ribbon development. The proposed development would be in keeping with the existing built form of development in this location and would fill a gap.
- 4.10. Whilst this application is outline, based on the indicative layout, development on this site would be low level (1 storey) and taking into account the site's location including its proximity to existing built form and character of the local landscape, the proposed development would not appear unduly harmful to the visual appearance of the area.
- 4.11. The A59 corridor is a well-settled area and the main transport route through the borough and Key Statement EC1 of the Core Strategy seeks to direct employment development to locations well-related to the A59 corridor. Whilst not a traditional employment use, the creation of six tourist accommodation dwelling would generate associated visitor expenditure in the area, and tourism is a key part of the borough's economic strategy.
- 4.12. The proposals would also include parking to the front to accommodation (two cars per dwelling). Whilst there would generally be a requirement to minimise the visual prominence of vehicular parking in the open countryside, there is an existing hedgerow along the northern site boundary which would screen the proposed parking area. There are also south facing gardens associated with each unit.
- 4.13. Taking all of the above into account, whilst the erection of new buildings within the countryside will inevitably have an impact, particularly on the openness of the area, in this case the development will be 'read' as part of the existing built form and will not create a visually discordant form of development significant enough to warrant a refusal. The Reserved Matters application will ensure that the development is acceptable from a visual perspective through the sensitive use of materials, landscaping, boundary treatments and external lighting.

Residential Amenity

- 4.14. It is acknowledged that some short-term guests, particular if in larger groups, may have a tendency to create more noise than they would do in their own homes. However, it is considered that the proposed use in itself would not result in unacceptable noise or disturbance. There would be a requirement to ensure that the proposed holiday accommodation is appropriately managed, so those nearby residents are not unduly impacted. Should consent be granted, a 'Management Plan' can be prepared which would set out measures to ensure that the behaviour of guests at the site is reasonable and not detrimental to the amenities of nearby residents.
- 4.15. Given that the units are for short-term holiday accommodation only there is no requirement to consider whether future short-term guests would be afforded light, outlook and privacy levels that would be normally expected of a permanent residence. However, adequate privacy, light and outlook will be assessed as part of the future Reserved Matters application.

Ecology

- 4.16. Key Statement EN4 states 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.
- 4.17. In this regard a Preliminary Ecological Appraisal Report has been prepared to support this application by Collington Winter.
- 4.18. In conclusion, the site was found to predominantly comprise of a modified grassland field with boundary hedgerows, and lines of trees with a woodland and wet ditch. The habitats present onsite and within the surrounding habitats are anticipated to support local flora and fauna populations. The site was found to have potential value for birds, bats, amphibians, reptiles, and terrestrial mammals.
- 4.19. Specific enhancement recommendations for the site include the following:
- Bat and bird boxes could be placed on the new buildings / retained trees. A plan to show the locations of these boxes and the specifications should be produced by a suitably qualified ecologist once the layout is finalised.
 - The site was identified as suitable to support hedgehog. The proposed development should include 'hedgehog highways' to facilitate movement across the site. This includes holes of 13 x 13cm at the bases of fence panels, leaving a sufficient gap beneath gates and/or leaving brick spaces at the bases of brick walls.
- 4.20. Subject to these mitigation measures which would be incorporated into any Reserved Matters application, the proposed development would be in accordance with Policy EN4.

Trees

- 4.21. Policy DME1 states 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.
- 4.22. The Arboricultural Impact Assessment prepared by Ascerta confirms that the proposed development can be accommodated with minimal impact on existing trees, with the vast majority retained, and just 2 trees and a small section of hedgerow to be removed (none of which are of high value). Any impacts can be more than off-site through mitigation measures such as use of protective fencing and careful treatment of root protection areas, and compensation including new tree and shrub planting within the development, which can be conditioned and secured at the Reserved Matters stage.
- 4.23. As such the proposed development accords with Policy DME1 in respect of trees.

Highways

- 4.24. Policy DMB3 requires recreation and leisure developments to be well related to the existing highway network. The application site is accessed off the Ribchester Road, a key strategic route in the borough. The scale and type of development would not result in a significant increase in traffic movement to produce any undue problems or disturbance.

- 4.25. The six proposed units of holiday accommodation would be accessed from Ribchester Road via the existing farm entrance and as such would be well-related to the existing highway network.
- 4.26. An access plan has been prepared is the only matter not reserved on this outline planning application.

Mineral Safeguarding Area

- 4.27. The site is located within a Mineral Safeguarding Area. Key Statement EN3 states 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.
- 4.28. The Ribble Valley Validation Checklist states that A Mineral Safeguarding Assessment is required for large scale or major development proposals. As this is a small-scale development this is not considered a necessary requirement, as the small footprint of the site would be highly unlikely to preclude or sterilise any future mineral extraction on the site.

5. Conclusion

- 5.1. To conclude, the development proposals for six holiday cottages at Tan Yard Farm is entirely acceptable from a planning perspective. The proposals accord with Core Strategy Policy DMG2, as the proposals represent a small-scale recreational development appropriate to a rural area.
- 5.2. The NPPF and adopted Core Strategy are both supportive of rural tourism and strengthening the visitor economy in the Borough. It is considered that these holiday cottages will be popular with visitors due to their easily accessible location and proximity to the many tourist attractions of the Ribble Valley.
- 5.3. Paragraph 11 of the NPPF also confirms that development proposals that accord with the development plan should be approved without delay, in line with the presumption in favour of sustainable development. This should be seen as a golden thread running through both plan-making and decision-taking.
- 5.4. On balance therefore, in accordance with paragraph 11 of the NPPF, there are no adverse impacts which outweigh the benefits of the proposals and as such the presumption in favour of sustainable development is applicable and permission should be granted for these proposals.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Manchester

Queens House, Queen Street,
Manchester, M2 5HT

T 0161 3933399

E Manchester@pegasusgroup.co.uk

Offices throughout the UK.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: 33 Sheep Street, Cirencester, GL7 1RQ

We are ISO certified 9001, 14001, 45001



[Pegasus_Group](#)



[pegasusgroup](#)



[Pegasus_Group](#)

PEGASUSGROUP.CO.UK