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3 April 2024

STATEMENT FOR THE APPLICATION FOR THE LAWFUL DEVELOPMENT CERTIFICATE TO EVIDENCE OPERATIONAL DEVELOPMENT OF THE PROPOSAL

Planning application ref 3/2021/0268

**Proposed change of use of agricultural land for the development of a holiday park
containing 9 lodges and a managers lodge with associated access and
landscaping.**

Location: Land south west of Ribblesdale Hall Sawley Road Chatburn BB7 4LD

This statement has been written to support the applicants application for a Lawful Development Certificate for the commencement of the site works (operational development) of the proposal as detailed in the planning application above. The works have been carried out in line with section 56 of the Town & Country Planning Act 1990.

Introduction

The proposed development site is located on the north west side of Sawley Road Chatburn adjacent to the applicant's residence at Ribblesdale Hall. The development site is approximately 500m to the north-east of the village of Chatburn and approximately 4.5km from the principle settlement of Clitheroe.

There is a continuous footway from the proposed development site into the village of Chatburn from which there is a regular bus service from Clitheroe and approximately 90 meters from Sawley road with access and good visibility splays to the existing entrance. The site is within designated open countryside on the edge of Chatburn taking advantage of the long views north west. Access to the site is via an existing field gate entrance south-east of the site onto Sawley Road.

The works

On 15 March 2024 the applicant has employed contractors to carry out formation works for the approved access road leading into the site from Chatburn Road. Figures 1 and 2 show the commencement of the land strip to the area of the access road within the site. Figures 4 and 5 show the installation of the terram matting on 18 March 2024 and the stockpiling of the gravel sub base. Figures 6 and 7 show the works as completed to date. The road will receive a cellular grid to be filled with appropriate gravel grading for the completed access. Refer to the site plan which accompanies this application also.



Figure 1



Figure 2



Figure 3



Figure 4



Figure 6



Figure 7