

PLANNING STATEMENT

14th October 2024

Siting of 5 Camping Pods At Longridge Road



Land on the North of Longridge Road, Chipping, PR3 2TH

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on behalf of Mr John Smith

CONTENTS

1. INTRODUCTION	3
2. THE APPLICATION SITE & BACKGROUND	3
3. PLANNING HISTORY	4
4. THE PROPOSAL	5
7. TREES	12
8. DRAINAGE	12
9. ECOLOGY	12
10. LANDSCAPE AND VISUAL IMPACT	12
11. NOISE	12
12. BNG	12
13. CONCLUSION	13

Appendices

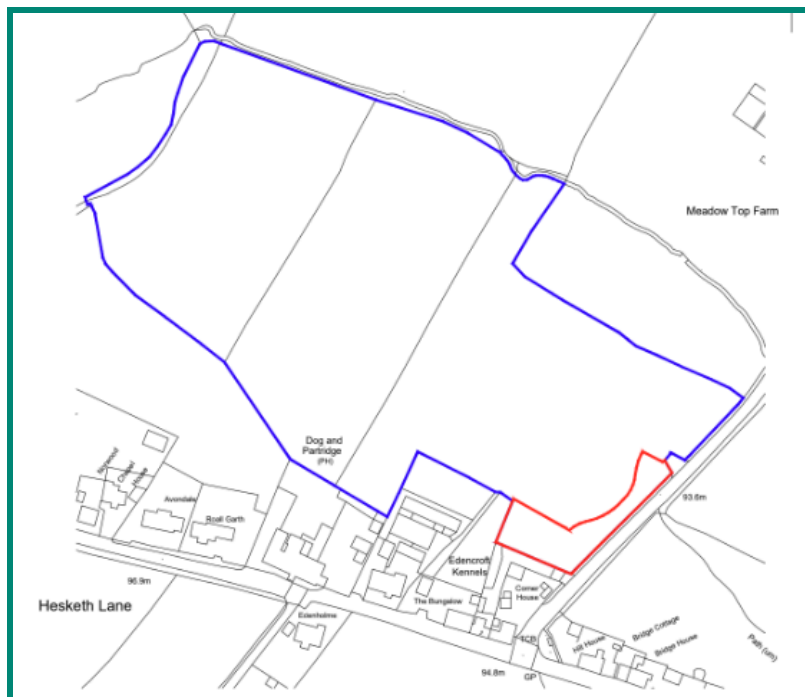
- 1. Location Plan*
- 2. Hard and Soft Landscaping*
- 3. Proposed Street Scenes*
- 4. Proposed 3D Views*

1. INTRODUCTION

- 1.1. This statement has been prepared in association with a full planning application to Ribble Valley Borough Council, in respect of the change of use of land to tourism, including the siting of 5 camping pods for use as holiday accommodation with associated landscaping, outdoor space car parking, and extension of vehicular access road.
- 1.2. Previous pre-applications were submitted, which included a much larger scheme over a much larger site area. The pre application was re submitted, and this current proposal has considered the pre application response and as a result only a small scale proposal is proposed.

2. THE APPLICATION SITE & BACKGROUND

- 2.1. 'The site', is referred to as land off Longridge Road, Chipping, PR3 2QD, shown by the red edge on the below location plan extract.
- 2.2. The site sits to the north east of the junction between Longridge Road and Hesketh Lane, and is adjacent to Edencroft Kennels and Corner House.
- 2.3. It can be accessed by Longridge Road which runs parallel to the east side of the site.



Appendix 1: Site Location Plan

- 2.4. The site is located in the Forest of Bowland Area of Outstanding Natural Beauty (AONB) within the open countryside. It lies approximately 1.7 miles from the village of Chipping, where local facilities can be found.
- 2.5. Chipping and its surrounding areas are popular with ramblers and tourists alike. It is close to the Hodder River, with its network of paths leading to ancient moorland and the Bowland fells that also adjoin the site. Here panoramic views and waterfalls are found. There are more than 500 listed buildings and 18 scheduled monuments within the AONB, which attract many tourists to the area.
- 2.6. Local attractions also include:
- Gisburn Forest & Stocks;
 - Bowland Wild Boar Park;
 - The Clitheroe Mystery Treasure Trail;
 - Clitheroe Castle Museum;
 - Pendle Hill;
 - Ingleborough Cave;
 - Pendle Witches mystery Treasure Trail.

3. PLANNING HISTORY

- 3.1. The following planning applications which relate to the proposal within the local authority were obtained from Ribble Valley Council's online portal:

3/2023/0156 - Conversion and extension of former Dog & Partridge to form one dwelling and six residential apartments and the erection of three buildings for holiday accommodation use and detached garage. Approved 0/10/2023

3/2023/0089 - Proposed installation of eight holiday accommodation pods with associated service buildings, access track and use of land for associated holiday use.e. Approved 13/10/2023

3/2021/1120 - Renovation and extension of the farmhouse and the provision of three 'glamping pods'. Approved 30/05/2022

3/2021/0457 - extension of existing campsite to provide additional 3 caravan pitches and 4 camping glamping pods. Approved 04/06/2021

3/2020/1034 - Proposed glamping village comprising 20 glamping tents with privacy fencing and outdoor seating. Application withdrawn 09/09/2021

3/2020/0942 - Change of use from agricultural to the siting of a camping pod and decking.
Access track to camping pod - Refused 22nd December 2020

3/2017/1024 - Change of use of agricultural land for the siting of five shepherds huts for holiday letting ('glamping') use and the construction of an extension to the existing car park. Approved 19/01/2018

4. THE PROPOSAL

- 4.1. The current proposal seeks approval to implement the change of use of the site to tourism, and the siting of glamping pods on the site to be used as short term holiday lets. This will supplement farming the land holding. Additional landscaped areas are proposed with an extension of the existing agricultural track.
- 4.2. There will be no hardstanding or decking and the proposal will be well screened by proposed landscaping. An excerpt of the hard and soft landscaping plan is shown below.



Appendix 2: Hard and Soft Landscaping Plan

- 4.3. An enclosing hedgerow as part of the landscaping provides a screening of the pods, which allows privacy while visually containing the built form from the surrounding area. This is shown in the excerpt of the proposed street scene below.



Appendix 3: Proposed Street Scenes

- 4.4. Each pod will be capable of being moved around on site, therefore they are completely mobile structures. They will be single storey and of a modest height, which will be screened by the hedging as shown above. Proposed elevations and 3D views of the pods are shown below.



Appendix 4: 3D Views

- 4.5. The boundary of the site is in line with the curtilage line along Hesketh Lane apart from the extended access track. It relates well to the buildings on Hesketh Lane and rounds off development between Hesketh Lane and Longridge Road.
- 4.6. The proposal will benefit the area through increased local expenditure and will provide countryside access to more people.

5. **PLANNING POLICY**

- 5.1. The following policies are relevant to the proposal:

5.1.1. **National Planning Policy Framework (NPPF) - December 2023**

Achieving Sustainable Development

Building a Strong, Competitive Economy

Making Effective Use of Land

Achieving Well-Designed and Beautiful Places

5.1.2. **Ribble Valley Core Strategy 2008 – 2028**

Key Statement DS1 - Development Strategy;

Key Statement DS2 - Sustainable Development;

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 DME3 - Site and Species Protection and Conservation;

Policy DMB1 - Supporting Business Growth and the Local Economy;

Policy DMB3 - Recreation and Tourism Development.

6. ASSESSMENT

6.1. It is necessary to consider the following main matters relating to this proposal:

- The principle of the development;
- The impact of the development on the character and visual appearance of the area;
- Impacts on residential amenities;
- Effects on the highway network.

6.2. Principle of development

6.2.1. Economy

- 6.2.1.1. Key Statement EC3 states that proposals that contribute and strengthen the visitor economy in the Ribble Valley will be encouraged. Additionally, EC1 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.’*
- 6.2.1.2. Small scale tourism is recognised as being one of the appropriate development types outside of defined settlement areas. This proposal relates to the creation of new tourist accommodation that could offer small scale economic benefits to the Borough.
- 6.2.1.3. Policy DMB1 generally seeks to support business growth and the local economy.
- 6.2.1.4. Policy DMG2 (Strategic Considerations) within the Tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:
1. *The development should be essential to the local economy or social well-being of the area.*
 2. *The development is needed for the purposes of forestry or agriculture.*
 3. *The development is for local needs housing which meets an identified need and is secured as such.*

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

5. *The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*

6. *The development is compatible with the enterprise zone designation.*

6.2.1.5. This proposal relates to section 4 of Policy DMG2, small scale tourism or recreational development. As this proposal is for the siting of 5 camping pods within the countryside area, it constitutes small scale tourism provisions. As mentioned above, the Forest of Bowland has many attractions for tourists. The use of environment friendly accommodation is beneficial to the economical and environmental development of the local area.

6.2.1.6. Policy DMB3 (*Transport and Mobility*) - 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, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
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.*

6.2.2. Impact of Character and Visual Appearance

6.2.2.1. In the Forest of Bowland Area of Outstanding Natural Beauty the following criteria will also apply:

- *The proposal should display a high standard of design appropriate to the area.*
- *The site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses). In the AONB it is important that development is not of a large scale. In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape.*

6.2.2.2. Similarly, Key Statement EN2 requires *that any development will need to contribute to the conservation of the natural beauty of the area... development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.*

6.2.2.3. In reference to the above, the siting of the 5 glamping pods have been carefully considered so as to have minimal impact on the landscape. Their positioning and the implementation of green infrastructure will provide privacy and protection from the weather for occupants, whilst blending into the surrounding environment. The proposed site is directly adjacent to the land serving Edencroft Kennels and therefore the development would consolidate the existing form between Longridge Road and Hesketh Lane. The proposed pods would not be seen as an isolated addition to the landscape. The associated structures and hardstanding has been kept to a minimum and only what is necessary has been applied. Landscaping is shown on the submitted plans, and will include the planting of native trees and the incorporation of the existing hedgerow. This complies with the requirements of Policy DMB3.

6.2.2.4. Occupants also have the ability to walk out to the local settlements and fells right from the pods, minimising travel on and off site whilst in occupation. The site also sits at a 2 minute walk (100m) to the local bus stop, which is served by four bus routes (5, 5A, 645, 706) which reduces the need for private transportation while opening up access to explore further local areas.

6.2.2.5. Policy DMB3 requires new tourism development to be physically well related to an existing main settlement or village; or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction. In this respect the application site is not located within an existing main settlement or village but it is not considered to be visually isolated due to the existing residential properties forming ribbon development on Hesketh Lane.

6.2.3. In this respect the application site is not located within an existing main settlement or village but it is not considered to be visually isolated due to the existing residential properties forming ribbon development on Hesketh Lane.

Impacts on residential amenities - There will be no negative impact on residential amenity of neighbouring properties as they are located far enough away not to cause a disturbance and

the landscaping proposals provide privacy for the visitors and residents in the area. A noise report supports this view.

Effects on the highway network - Policy DMB3 requires that developments are well related to the existing highway. The application sits on Longridge Road which leads to Chipping and the town of Longridge. The small-scale nature of the development will only require at most one car per pod to travel to and from the site (if not using public transport). There is no capacity within each pod for more than one couple/family. Accordingly, the proposal is not thought to create any problems or disturbance on the highway network.

6.3. **Policy DMG1 (Design):** All development must:

1. *Be of a high standard of building design*
2. *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.*
3. *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.*
4. *Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within Policy DME5, has been incorporated into schemes where possible.*
5. *The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

6.4. **Policy DME2 (Landscape and Townscape Protection)** - Development proposals will be refused which significantly harm important landscape or landscape features including:

1. *Traditional stone walls*
2. *Ponds*
3. *Characteristic herb rich meadows and pastures*
4. *Woodlands*
5. *Copses*

6. *Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management)*
7. *Townscape elements such as the scale, form and materials that contribute to the characteristic townscapes of the area*

6.4.1. In relation to policies DMG1 and DME2, the reduced number of structures to only the siting of 5 glamping pods in the proposed location does not constitute a layout that will detract from the visual amenity of the area. The landscape views that are discussed in DME2 are not expected to be harmed as a result of the proposed development.

7. TREES

7.1. No trees are impacted by the proposal as the pods will be positioned between them or new trees planted around them if in an open area

8. DRAINAGE

8.1. Existing surface water drains and watercourses drain the site. Water flows into the lower valleys, away from residences via the watercourses. Hardstanding will be minimal and permeable. Surface water from the roofs will be diverted into the watercourses via the land drains and soakaways where possible. There will be no adverse impacts to the surrounding watercourses.

9. ECOLOGY

9.1. It is considered that the proposal will not have any adverse impacts on protected species or habitats as no trees will be removed, nor are any buildings being affected. However there will be extensive landscaped areas with new plantings and meadow areas

10. LANDSCAPE AND VISUAL IMPACT

10.1. An LVIA has been submitted alongside this application, for confirmation that this proposal will not have a negative effect on the immediate and surrounding environment. The assessment concludes the site area will be able to accommodate the proposed campending pods and, in landscape and visual terms will not have an unacceptable effect.

11. CONCLUSION

11.1. This application has been prepared in response to previous pre application comments from the council, and has inputted the feedback into this proposal.

- 11.2. It is believed that this development will promote tourism and be incidental to the farming of this land, opening up the area for more people, while respecting the character and beauty of the surrounding countryside. The proposal meets the requirements of the NPPF and Ribble Valley's Core Strategy and Policies. It is therefore concluded that planning permission should be granted

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