

## Application for Planning Permission

## Town and Country Planning Act 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**Site Location**

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Foxfields Country Hotel

Address Line 1

Whalley Road

Address Line 2

Address Line 3

Lancashire

Town/city

Billington

Postcode

BB7 9HY

Description of site location must be completed if postcode is not known:

Easting (x)

371634

Northing (y)

435030

Description

## Applicant Details

### Name/Company

Title

Mr

First name

David

Surname

Haigh

Company Name

### Address

Address line 1

Foxfields Country Hotel Whalley Road

Address line 2

Address line 3

Town/City

Billington

County

Lancashire

Country

Postcode

BB7 9HY

Are you an agent acting on behalf of the applicant?

Yes

No

### Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

Mr

First name

Caleb

Surname

Auty

Company Name

Sunderland Peacock

### Address

Address line 1

Hazelmere, Pimlico Road, Clitheroe

Address line 2

Address line 3

Town/City

Clitheroe

County

Country

GB

Postcode

BB7 2AG

### Contact Details

Primary number

[REDACTED]

Secondary number

[REDACTED]

Fax number

[REDACTED]

Email address

[REDACTED]

## Site Area

What is the measurement of the site area? (numeric characters only).

14875.66

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See [help](#) for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

The proposal consists of three single-storey leisure facility buildings located within the existing hotel grounds. Each building will contain a W.C., kitchen, and storage space, designed to support a range of complementary hotel uses.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

The existing land is currently a hotel.

Is the site currently vacant?

- Yes  
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes  
 No

Land where contamination is suspected for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

Natural Stone to match local buildings with Reclaimed stone quoins

**Type:**

Roof

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

Flat rubber roof

**Type:**

Windows

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

Aluminium window frames with stone window surrounds

**Type:**

Doors

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

Aluminium door frames

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes  
 No

If Yes, please state references for the plans, drawings and/or design and access statement

7337 - Design and Access statement dated April 2026  
The\_Statutory\_Metric\_Macro\_Disabled\_1.0.4\_Foxfields Hotel  
Habitat condition assessment\_Foxfields  
FoxfieldCountryHotel\_pre\_A3  
388\_02\_Foxfields Country Hotel\_BNG Strategy\_Apr26\_Merged.  
388\_01\_Foxfields Country Hotel\_Preliminary Ecological Appraisal\_Apr26\_Merged  
7337 - E01 - Existing topographical land survey  
7337 - E02 - Location Plan  
7337 - F&S01 - Foul and Surface Water Drainage Plan  
7337 - SK02B - (A1) - Proposed Plans, Elevations & Site Plan  
7337 - 01 (A4) - Visuals  
7337 - S01 - Existing Site Plan  
7337 - S02 - Proposed Site Plan  
7337 - S03 - Proposed BNG Plan  
7337 - SE01 - Proposed and Existing Site Section

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

**Vehicle Type:**

Cars

**Existing number of spaces:**

136

**Total proposed (including spaces retained):**

136

**Difference in spaces:**

0

## Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes

No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- Yes  
 No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

0.21

Please provide the date the onsite pre-development biodiversity value was calculated

24/04/2026

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

When was the version of the biodiversity metric used published?

23/04/2026

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

<p><b>Document/Plan:</b> Biodiversity metric calculation</p> <p><b>Document name/reference:</b> The_Statutory_Metric_Macro_Disabled_1.0.4_Foxfields Hotel</p>
<p><b>Document/Plan:</b> Onsite habitats existing on the date of the application for planning permission</p> <p><b>Document name/reference:</b> Habitat condition assessment_Foxfields</p>
<p><b>Document/Plan:</b> Other (please specify)</p> <p><b>Please specify:</b> Ecological Appraisal</p> <p><b>Document name/reference:</b> 388_01_Foxfields Country Hotel_Preliminary Ecological Appraisal_Apr26_Merged</p>
<p><b>Document/Plan:</b> Other (please specify)</p> <p><b>Please specify:</b> BNG Strategy</p> <p><b>Document name/reference:</b> 388_02_Foxfields Country Hotel_BNG Strategy_Apr26_Merged.</p>

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- Yes  
 No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- Yes  
 No

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

7337 - F&S01 - Drainage Plan

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

7337 - P02B - (A1) - PROPOSED PLANS, ELEVATIONS AND SITE PLAN

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Please add details of the Use Classes and floorspace.

<p><b>Use Class:</b> C1 - Hotels and halls of residence</p> <p><b>Existing gross internal floorspace (square metres) (a):</b> 2433.5</p> <p><b>Gross internal floorspace to be lost by change of use or demolition (square metres) (b):</b> 0</p> <p><b>Total gross new internal floorspace proposed (including changes of use) (square metres) (c):</b> 2730.5</p> <p><b>Net additional gross internal floorspace following development (square metres) (d = c - a):</b> 297</p>
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Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
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2433.5

0

2730.5

297

### Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

Yes

No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

**Use Class:**

C1 - Hotels

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

07:00

**End Time:**

21:00

**Saturday:**

**Start Time:**

07:00

**End Time:**

21:00

**Sunday / Bank Holiday:**

**Start Time:**

07:00

**End Time:**

21:00

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes  
 No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes  
 No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Caleb

Surname

Auty

Declaration Date

28/04/2026

Declaration made