

Two Holiday Units at Land adjacent to Brows Farm,

Higher Road
Longridge
PR3 2YX



Design and Access Statement May 2026

Design and Access Statement

Proposed Two Holiday Units at Land Adjacent to Brows Farm, Higher Road, Longridge, Lancashire, PR3 2YX

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the proposed development of two holiday accommodation units on land adjacent to Brows Farm, Higher Road, Longridge, Lancashire, PR3 2YX.

The statement explains:

- the design principles underpinning the proposal;
- the context of the site and surrounding area;
- the proposed appearance, layout, scale, and landscaping;
- and the access arrangements for the development.

The proposal seeks to deliver small-scale rural tourism accommodation that integrates appropriately within the surrounding countryside setting.

2. Site Context

The application site is located adjacent to Brows Farm on Higher Road within a rural area to the south-west of Longridge.

The surrounding character is defined by:

- open agricultural land;
- traditional farm buildings and rural properties;
- hedgerows and mature vegetation;
- and dispersed countryside development.

The site forms part of the wider rural landscape associated with existing agricultural land uses.

Access to the site is available from Higher Road via existing rural access arrangements.

3. Proposed Development

The application seeks permission for:

- the siting/erection of two holiday accommodation units;
- associated parking and access arrangements;
- landscaping works;
- and ancillary development.

The units are intended for short-term visitor accommodation and will support rural tourism within the area.

The scale of development is intentionally modest and designed to complement the rural setting.

4. Design Principles

The key design objectives for the proposal are:

- to create a low-impact form of rural tourism accommodation;
- to respect the character of the countryside;
- to integrate the development within the existing landscape;
- to minimise visual intrusion;
- and to provide functional, attractive, and sustainable visitor accommodation.

The proposal has been informed by the agricultural and rural character of the surrounding area.

5. Layout

The layout has been designed to:

- minimise disturbance to the site and surrounding landscape;
- maintain appropriate spacing between structures;
- preserve openness where possible;
- and provide practical access and parking arrangements.

The units are positioned to sit comfortably within the site and relate appropriately to the existing farmstead and surrounding land uses.

Vehicle parking and turning areas are arranged to ensure safe and convenient movement within the site without dominating the overall appearance of the development.

6. Scale

The proposed holiday units are small-scale in nature and appropriate to the rural context.

The development has been designed to avoid excessive height, massing, or bulk and will remain subservient within the wider landscape.

The limited scale of the proposal ensures that it will not appear overdeveloped or visually intrusive.

7. Appearance

The appearance of the proposed units will reflect the rural vernacular character of the surrounding area through:

- simple building forms;
- natural and muted colour palettes;
- rural-style materials and finishes;
- and restrained architectural detailing.

Materials are anticipated to include:

- timber cladding and/or natural-effect finishes;
- dark roof materials;
- and landscaping elements that soften the appearance of the development.

The design approach seeks to ensure the development blends sympathetically with its countryside setting.

8. Landscaping

Existing landscape features, including hedgerows and vegetation where possible, will be retained and incorporated into the scheme.

Additional landscaping may include:

- native planting;

- reinforcement of existing boundaries;
- and grassed or natural surface treatments.

The landscaping strategy will assist in:

- integrating the development into the landscape;
- enhancing biodiversity;
- and reducing visual impact.

9. Access and Highway Safety

The site will be accessed from Higher Road using the existing or improved site access arrangements.

The development includes:

- on-site parking provision;
- turning space for vehicles;
- and safe pedestrian access within the site.

Given the small scale of the proposal, traffic generation is expected to be limited and would not materially impact upon the local highway network.

Visibility and access arrangements can be provided in accordance with highway authority requirements.

10. Inclusive Access

The development has been designed to provide safe and convenient access for all users where reasonably practicable.

Measures include:

- level or gently graded access routes where possible;
- convenient parking adjacent to the accommodation;
- and practical circulation space within the site.

The proposal seeks to create accessible and usable holiday accommodation within the constraints of the rural site.

11. Environmental Considerations

The proposal adopts a low-impact approach to development through:

- modest scale and footprint;
- use of sustainable drainage principles;
- retention of landscape features;
- and careful integration into the rural setting.

The development is intended to operate in harmony with the surrounding countryside character.

12. Conclusion

The proposed two holiday units at land adjacent to Brows Farm, Higher Road, Longridge, Lancashire, PR3 2YX have been carefully designed to respond positively to the rural context.

The proposal:

- respects the character and appearance of the countryside;
- provides appropriately scaled tourism accommodation;
- incorporates suitable access and parking arrangements;
- and integrates effectively through landscaping and sympathetic design.

Overall, the development represents a sustainable and well-considered form of rural tourism development that is appropriate to its setting and acceptable in design and access terms.