

To Whom It May Concern

RE:- Planning application for mixed use The Brows Barn, Higher Rd, Longridge, Preston PR3 2YX

I have addressed below areas that I feel you will look into, in relation to the application to change the above property to a mixed use application:-

1. Loss of employment space in the local area:- This is from when the first brick was laid I worked out of the caravan when we first moved to site, it has never been rented to anybody other than my family businesses.

We have operated our business from the offices for the last 11 years when we first started it was just myself and 1 other member of staff that worked in the offices, ample space and outdoor seating for when we had meetings and training days.

The company grew and over the 11 years we have trebled in size, however when the country went into lock down in March 2020 it was advised that we all started to work from home. I continued to work from the office being the only person in the premises, I purchased laptops for all of my staff and they started to work from home. This just did not work due to the nature of the business. So, we went to trying to work on scheduled days, however this just did not work and our production dropped drastically. We were classed as key workers due to the nature of our business and the fact that we have to have 24hrs cover. So, we had meetings and decided that it was time for us to separate the businesses and the Utilities should move premises into a bigger area that we could confidently work from in a safe socially distanced environment.

As we are a company that believes in employing local people, operatives and supporting our local community being born and bred in Longridge we approached a local businessman that had a vacant yard at the local industrial estate and agreed a lease for 10 years, we started to source modular offices and eventually moved down to the new premises in September 2020 by which time we had taken on more contracts for Cadent and United Utilities, all in the local area but again meant an increase in staff and vehicles. We currently employ 7 office staff all from the local area of chipping, Longridge, Ribchester and our Operations Director from Oldham, in the field we have gone from 8 staff to at max capacity 30 operatives including lorry drivers. Again 80 % all being local people just one team from North East who we pay accomadation for in Ribchester again giving back to the local economy.

During this period of time we have also built our holiday lodges which are all run from Brows Barn by myself and my daughter-in-law named company Valley View Lodges. Our operators licence is also at this address which we also run this operation from. We operate from the said property which will continue to be operated from there so you could say that the premises is semi commercial as we have a reception check in area for our guests and all laundry is kept there and the three cleaners/chamber maids that we have taken on all also all operate from the premises. We also offer a Country Kitchen which delivers food to the lodges and we bake celebration cakes in the kitchen dining area of the barn, all of this is purely for our guests who can have afternoon tea ready for them in the lodges on arrival or a breakfast hamper delivered to their lodge, I have attached a list which is sent out with our booking confirmations all being a service to the guests staying in our lodges and again the staff all being local people again an increase in employment that was previously not

available to the community, and operating from Brows Barn. We also have office staff for the Haulage company again working from the said property.

So now we have three businesses that we have grown and brought into the area increasing the number of jobs in the area and people that use the facilities of the local area.

2. We have ample parking and outside area to accommodate all of the above and the key to it all is that we live in the upstairs two bedrooms so are on site constantly to address any problems the guests have. We work 24/7 looking after our livestock animals and maintaining the site. Which is really appreciated by our neighbors we have a small community of three neighbors Haseed Barn, and The Brows Farm House we look after each other and always know there is someone here for safety.
3. In relation to the garden paraphernalia I assume you mean the table and four chairs at the front of the property or maybe the bench at the side of the property all of which my staff have used over the number of years as an outside coffee area and to eat lunch on their lunch breaks or maybe it's the bird tables which we have around the property to increase the wild life. Whichever I do have to provide an outside area and especially when the pandemic started to hit people want to have fresh air not be stuck in an office and now the chamber maid and cleaners like to have meetings outside, obviously we have a large meeting table inside for when the weather is unfit.
4. So as a re-cap we have not lost employment or employment area we have in fact trebled our staffing diversified and brought more staff to Brows Barn.
5. With the addition of the holiday lodges we have also brought revenue into the local economy as I work on a referral basis and all of our guests are sold on the local restaurants, the local farm shops and village shops and the local attractions Pony Treking, e-bike hire, Bowland wild Boar centre, Mrs Dawsons etc. The workers from the main business have been staying at a local holiday lets in Ribchester as they are key workers and stay Monday to Friday which again helped a local business throughout one of the most trying times.
6. All I have asked is that as part of our growing business I also have the ability to stay on site 24hrs to enable safe care of the livestock, and the guests staying in our lodges and pods that I was granted permission for. I have in fact even put a clause that states the property will never be sold separately and will always have a tie to the Business of Valley View lodges and Brows Barn. When I was granted my agricultural building I had also had to give a written statement to say that I would not change the barn as a redundant building into accommodation when three years was up I made the statement and said that if ever there was going to be living accommodation it would be this building for a warden of the site.

I hope that this assists you with the knowledge to be able to consider more thoroughly our application. If I can be of any further assistance please do not hesitate to contact myself and please use all site plans so there is no misunderstanding of which building we are discussing, as when we previously applied the town council thought we were talking about our agricultural building.

Regards

Ann Louise Degnen
Director Valley View Lodges
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