



PETER NEWHOUSE

**PROPOSED DEVELOPMENT AT COWGILL FARM,
GISBURN ROAD, SAWLEY, LANCASHIRE, BB7 4LH**

**PLANNING STATEMENT IN SUPPORT OF
DETAILED APPLICATION FOR PLANNING
PERMISSION FOR CONSTRUCTION OF A SELF-
BUILD, ECO-HOME WITH INTEGRAL DOUBLE
GARAGE**

October 2021

John Francis Planning Ltd

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1. INTRODUCTION

- 1.1 This planning statement (“statement”) has been prepared by JFP in support of a detailed planning application made to Ribble Valley Council (“council”) by Peter Newhouse (“applicant”) for the proposed demolition of an existing large single storey store / garage building to facilitate the construction of a self-build, eco-home with integral double garage (“proposed development”) at Cowgill Farm, Gisburn Road, Sawley, Lancashire, BB4 4LH (“application site”).
- 1.2 The applicant is the owner of the existing building, an existing property and related farm plus farmland.
- 1.3 The application is made by Zara Moon Architects (“ZMA”) and they are to play the role of agent.
- 1.4 The proposed development envisaged by the applicant is described and depicted in detail through drawings forming part of the planning application drawings pack and the design and access statement by Zara Moon Architects (“ZMADAS”) which form part of and are submitted with the planning application.
- 1.5 The proposed dwelling generally reflects the footprint and height and general design of the existing building that is proposed for redevelopment and is required to facilitate the ongoing operation and future proofing of the farm.
- 1.6 The proposed dwelling has been designed to meet the future living needs of the applicant. The approach to the design of the dwelling reflects the current use of the site and existing buildings located there. It is described later and in greater detail in the ZMADAS.
- 1.7 The scope of the statement is as follows:
 - In section 2 we set out relevant background in support of the application.
 - In section 3 we describe the application site and surrounding area.
 - In section 4 we describe the proposed development.
 - In section 5 we set out the planning framework applying to the site and local area.
 - In section 6 we set out our planning assessment of the proposed development.
 - Section 7 sets out conclusions on the matters covered in the statement.

2. RELEVANT BACKGROUND

- 2.1 The applicant, Peter Newhouse, proposes to demolish an existing storage / garage building to facilitate the development of a single storey, self-build, eco-home as a retirement home for him and his wife.
- 2.2 The applicant is a farmer who has lived at Cowgill Farm since he was born 64 years ago. He grew up on the farm and when young assisted his parents farm the land they owned. Once he grew older and after they retired he took on the running of the farm. He subsequently brought up his own family at the farm while continuing to run it. The farm has always been run as a family business.
- 2.3 In 2001, the foot-and-mouth crisis severely affected livestock farming across the UK. Lancashire was an area that was particularly impacted. The applicant and his farming business were severely affected in financial terms. To enable the applicant and his family to continue farming they had to sell their then home, Cowgill House, to raise funds to support the farming business.
- 2.4 As a consequence of this, the applicant and his family first converted and then moved into one of the existing barns at Cowgill Farm. They also sold the barn attached to their property, Cowgill Cottage, as a separate residence, which was subsequently purchased and occupied by another family.
- 2.5 Prior to foot-and-mouth their farming business included sheep, cattle and a dairy herd. The storage / garage building now proposed for redevelopment was previously, i.e., more than 20 years ago, used to house mixed young stock, especially in the winter months. Since foot-and-mouth the dairy element of the farming business had to be dropped and farming operations became less extensive. This resulted, initially, in their being less need for the building to be used for agricultural purposes, and in more recent years, i.e., over the last 20 years or so, it has only been used for domestic use. But in very recent times it was deemed surplus to even these requirements.
- 2.6 In any case, it should be noted that the building is old and reflective of now outdated and currently regarded as unsustainable farming practices. Reflecting this, the building's proportions are small, tight and restrictive. For example, the low floor to ceiling height of the building meant it was inadequate and generally not large enough to store modern farm vehicles and related machinery. Accordingly, for these reasons the building's use was dropped for agricultural purposes. As already confirmed this was round the time of the last foot-and-mouth epidemic which was more than 20 years ago. At this point it switched to domestic use albeit in its then current condition which was poor.
- 2.7 Since then, the building has been used for a number of purposes including storing small amounts of hay and straw for the family ponies, as a garage to store a caravan and cars, and for general household storage. A small part of the building has also been used in recent years as winter stabling for ponies, albeit as it was not designed for this use, part of the building had to be adapted to accommodate these animals.
- 2.8 In reality the building has now reached the end of its useful and functional life. It is now becoming increasingly delapidated. The area around it is untidy, unkempt and over grown. This is illustrated through photographs presented in the following section of the statement.

- 2.9 The applicant's existing home, Cowgill Farm, is a 2-storey, 4 bedroom family home. This property is now too large and is no longer suitable for [REDACTED]
[REDACTED] Their plan is to leave this property to a younger family member. Their plan is to downsize to a smaller property suitable for their retirement. Ideally, this will be a property that is predominantly on one-level; has appropriate accommodation; benefits from low running costs and needs minimal maintenance. This will future-proof their home ensuring they can continue living on the farm contributing as much as they can until either their health deteriorates or they go into full retirement. The key consideration though is the fact that there is currently no such property available at the farm.
- 2.10 The applicant's sons are also involved in the family farming business. Although Peter Newhouse is still currently actively involved in the day-to-day running of the farm, the plan they have put in place will see the applicant and his wife start to withdraw from the business now and increasingly so over the new few years as they take on retirement. Responsibilities for running the farm will pass to their sons who will take over the running and operation of the farm. Peter Newhouse's eldest son will move into Cowgill Farm to assume this role. While they are able, Peter Newhouse and his wife want to assist in advising their sons on the management and operation of the farm. The benefit of living close by their son is that he will be able to provide support during their later years.
- 2.11 A further point to make about the benefit of demolishing the existing building is that it is timber clad but has an asbestos roof, which is unsafe and unsightly. The proposal to replace the existing building therefore delivers benefits in this regard.
- 2.12 If successful, the plan is for the applicant to self-build the new property with his sons, which is designed to make the project affordable and achievable.
- 2.13 It should be noted that there are no single-storey properties at or within close proximity to the farm, which are either available or suitable to purchase, or indeed that Peter and his wife can afford. The only way of downsizing is to self-build their own property on their own land, which seems reasonable given the 60+ years they have dedicated to farming the land that comes with the farm.

3. THE SITE

Address and LPA

- 3.1 The address of the site is Cowgill Farm, Gisburn Road, Sawley, Lancashire, BB7 4LH. The site falls within the administrative boundary of Ribble Valley Council.

Location

- 3.2 The site is located 450m as the crow flies south of the Dunbia Industrial Complex which is located on the southern side of A59 approximately 1km to the south east of Sawley which is the closest settlement to the site.
- 3.3 The site's location and extent are identified on the following plans:

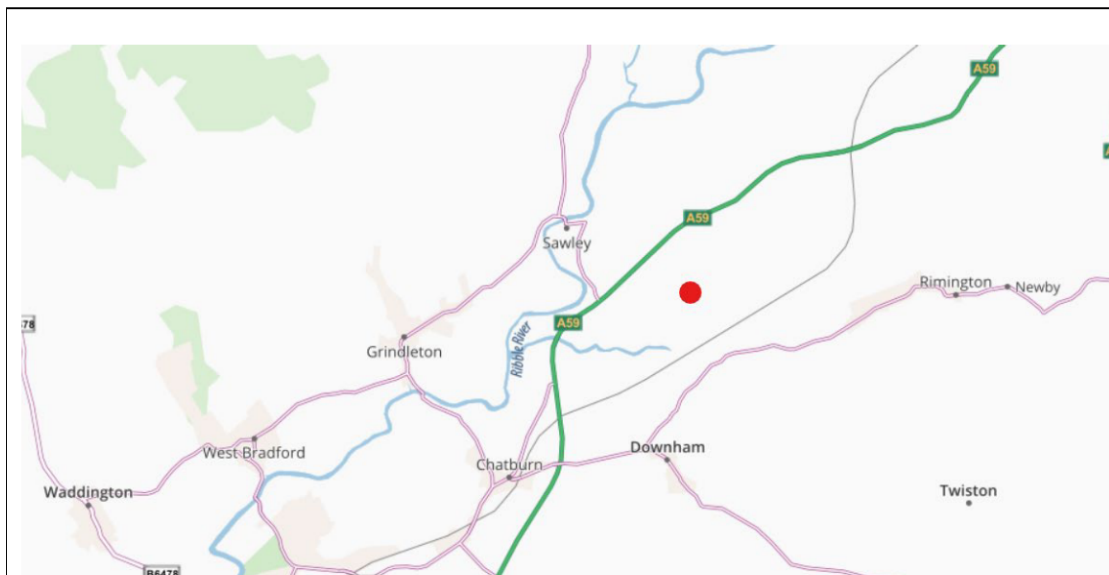


Figure 1 above: Location of the site (depicted by red dot)



Figure 2 above: red and blue line areas of site (depicted in more detail in ZMAPAS)

General Profile

- 3.4 The site is located within the cluster of buildings that originally formed the main extent of Cowgill Farm. It is dominated by a storage / garage building and its immediate curtilage.
- 3.5 The site is bounded towards the south east by the domestic curtilage of Cowgill House, the main farmhouse of the farm, and the access lane that serves it, plus related outbuildings. Towards the north west is the main access lane off A59 that serves Cowgill Cottage and Cowgill farm and the main barn and areas of parking for agricultural vehicles.
- 3.6 The enclave of development that the site and existing building sits within is a well and clearly defined zone of development in that it comprises existing residential dwellings, outbuildings, farm buildings and parking for cars and agricultural vehicles. It is a feature in the immediate landscape.
- 3.7 The site sits within and is surrounded by gently rolling open countryside which is mainly in use as pasture. To the east, some 160m away, is the Clitheroe to Gisburn section of the Preston to Settle and Carlisle Railway. The A59 is approximately 450m to the north.

- 3.5 The site is bounded towards the south east by the domestic curtilage of Cowgill House, the main farmhouse of the farm, and the access lane that serves it, plus related outbuildings. Towards the north west is the main access lane off A59 that serves Cowgill Cottage and Cowgill farm and the main barn and areas of parking for agricultural vehicles.

- 3.6 The enclave of development that the site and existing building sits within is a well and clearly defined zone of development in that it comprises existing residential dwellings, outbuildings, farm buildings and parking for cars and agricultural vehicles. It is a feature in the immediate landscape.

- 3.7** The site sits within and is surrounded by gently rolling open countryside which is mainly in use as pasture. To the east, some 160m away, is the Clitheroe to Gisburn section of the Preston to Settle and Carlisle Railway. The A59 is approximately 450m to the north.

- 3.8 As has already been confirmed the applicant currently lives at Cowgill Farm. He also owns and farms the surrounding pasture land which he has farmed for the last 64 years.
- 3.9 The application site and the related building are the only part of the wider land holdings which are no longer required or fit-for-purpose for their original use, which was agriculture, and are in need of redevelopment.
- 3.10 The site and existing building are heavily screened by existing mature hedgerows and trees located immediately around and in the wider locale.
- 3.11 The building is not isolated and will continue to be seen and considered in conjunction with the adjacent cluster of rural dwellings and buildings and the major industrial development to the north of it served by A59.

Access

- 3.12 The site is currently accessed via a tarmacked access drive running directly off the southern side of the A59. Visibility east and west up and down the A59 is very good as the hedge to the rear of highway land is set back by over 20m and the verge is managed grassland. And the access is some 160m to the west of the access serving the Dunbia Industrial Complex.

Topography

- 3.13 The site is located in an area of gently undulating rolling countryside although it rises in a pronounced way towards the south east through the start of the foothills leading to and early sections of Pendle Hill proper.

Landscape and Visibility

- 3.14 The land around the site is interspersed with small copses of broadleaved trees and individual trees plus field boundaries in the form of hedges, fences and dry stone walls. The nature of the topography and screening features in the vicinity of the site mean that it cannot be easily seen from the A59 and most publicly available viewing points. It can be seen from the PROW to the south as this is close by.

Flood Risk Status

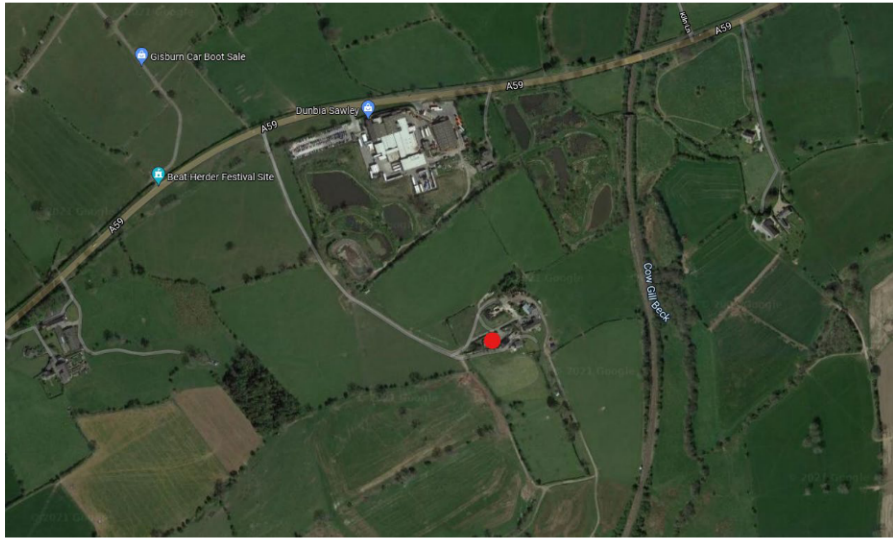
- 3.15 The EA Planning Flood Risk Map of England confirms that the site is in Flood Zone 1 and it is therefore at little risk of surface or watercourse related flooding. As such flood risk is not a planning impediment to redevelopment / development.

Planning History

- 3.16 The planning history of the site relates to the creation of residential dwellings at the site and the alteration of existing buildings plus developments related to the agricultural use of the wider site.

Photographs of the Site

3.17 Photographs profiling the site are set out below:



Photograph 1 above: Google Aerial photograph of site (denoted by red dot)



Photograph 2 above: Existing storage / garage building on site



Photograph 3 above: Front elevation of existing storage / garage building



Photograph 4 above: Entrance to site off main access lane

4. PROPOSED DEVELOPMENT

- 4.1 The proposed development is depicted and described in detail in the ZMADAS. Accordingly, what follows is mainly a summary of the contents of that document. We include some drawings and illustrations that are drawn from the ZMADAS where helpful.

Summary of the Proposed Development

- 4.2 The development proposals involve the following:

- Redevelopment / demolition of the existing storage / garage building to form a new single dwelling.
- The dwelling will be on the same footprint as the existing building.
- The dwelling will have a reduced volume compared to the existing structure.
- The proposed ridge-height, pitch and building form will match the existing building.
- The dwelling's materials will be high-quality rural materials to match the adjacent stone-built barn conversions, farmhouse and rural setting.
- The proposed dwelling will be built using natural random stonework, large timber sliding doors, and a highly insulated agricultural style roof with an integrated solar system.
- Openings will be kept to a minimum with a large 'barn-door-style' opening to each gable.
- The site is heavily screened by existing mature hedgerows and trees, and the proposal does not have any greater visual impact than the existing building, but probably much less as the materials are of a higher quality.
- The scheme comes with landscaping.
- The scheme will bring a derelict building / site back into use.
- The building forms part of a small enclave of existing buildings a number of which are in use for residential and as such the site cannot be regarded as isolated or un-residential in character and will continue to be read in conjunction with the adjacent cluster of rural dwellings.
- The proposal is a unique opportunity for a family to continue contributing towards living at and running their family farm by allowing their son to move into the family farmhouse, thus allowing them to downsize into a single-storey retirement home on the farm

Envisaged Layout

- 4.2 The envisaged site and building layouts are described in detail in the ZMADAS but are as depicted below:



Figure 3 above: Envisaged site layout of new dwelling

4.3 The envisaged layout of the new building is depicted below:

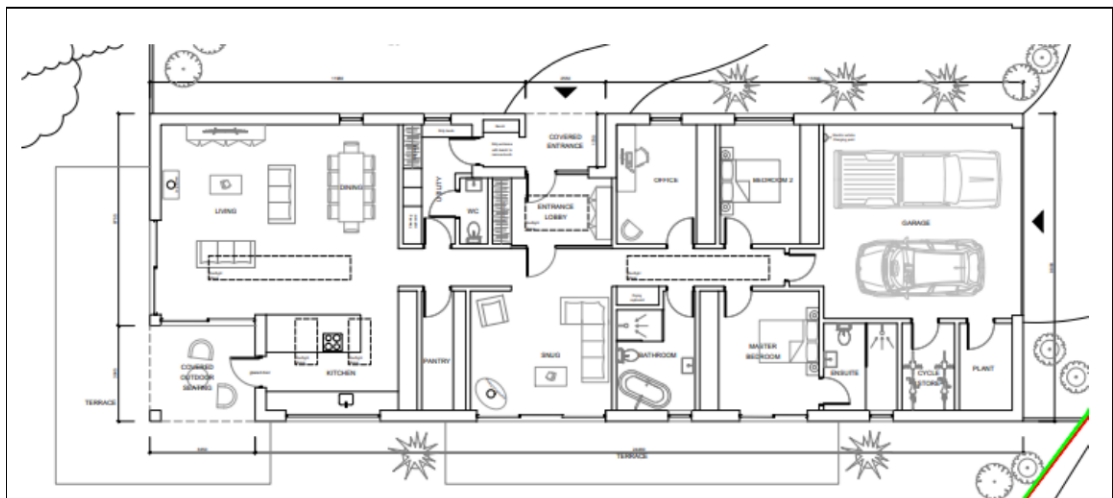


Figure 4 above: Envisaged layout of proposed building plus internal layout of new dwelling

Visual Character and Appearance

4.4 CGIs of how the new dwelling might look if developed are set out below:



Figure 5 above: CGI of main elevation of proposed dwelling



Figure 6 above: CGI of rear elevation of property in context of garden area

5. PLANNING FRAMEWORK APPLYING TO THE SITE

Background

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, where in making any determination under the planning acts, regard is to be had to the development plan and the determination shall be made in accordance with the plan unless material consideration indicates otherwise.
- 5.2 Material considerations can be anything to do with the purposes of planning and include all typical planning and land use factors that have a bearing on whether a planning application should be granted.
- 5.3 National planning policy guidance is also an important material consideration. It can be given greater weight where there is the absence of a comprehensive and fully up to date development plan.
- 5.4 For ease, but notwithstanding the importance of the development plan in planning decisions, we present policy in a top down approach, i.e., national policy first followed by development plan and other local policy.

National Planning Policy

National Planning Policy Framework

- 5.5 The National Planning Policy Framework (“NPPF”), the latest edition of which was published in Summer 2021, sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced and how decisions should be taken on applications (para 1).
- 5.6 Achieving sustainable development is dealt with in NPPF in Section 2. It confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs (para 7).
- 5.7 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - a) an economic objective;
 - b) a social objective; and
 - c) an environmental objective (para 8).
- 5.8 At para 11 NPPF sets out that plan making and planning decisions should apply a presumption in favour of sustainable development. Plan-making is not relevant to the matters this statement addresses. For decision-taking, which is relevant as it applies to those on planning applications, this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 5.9 Regarding decision-making, NPPF confirms at para 38 that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.10 Section 5 of NPPF deals with delivering a sufficient supply of homes (para 60). To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. This includes those who wish to build or commission their own homes (para 65), as is the case with the applicant.
- 5.11 At para 62 NPPF confirms that, within the contexts covered under para 4.10 above, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).
- 5.12 At para 69 NPPF advises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should address this through decisions and plan making.
- 5.13 The latest version of NPPF 12 places considerable emphasis on achieving well-designed places. In fact it notes that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process (para 126).
- 5.14 Regarding rural housing, this is covered at para 78 of NPPF. It confirms that, in rural areas, planning policies and decisions should be responsive to local circumstances and support

housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

5.15 At para 79 NPPF advises that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

5.16 At para 80 NPPF confirms that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

c) the development would re-use redundant or disused buildings and enhance its immediate setting;

d) the development would involve the subdivision of an existing residential building; or

e) the design is of exceptional quality, in that it:

- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area

5.17 At para 130 NPPF confirms that, with regard to good quality design, planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.18 The role of trees in development and the importance that should be placed on protecting them is covered at para 131. Wherever possible trees should be retained and new trees planted.

5.19 At para 132 NPPF confirms that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.

5.20 At para 134 NPPF confirms that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

5.21 Regarding meeting the challenge of climate change, flooding and coastal change, NPPF confirms at para 152 that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

National Planning Practice Guidance

5.22 Since 2012, to complement the first edition of NPPF, the Government has run and managed an online advice service on national planning policy and related planning topics in the form of planning practice guidance (“PPG”). This is regularly updated by Government.

Local Planning Policy

Development Plan

5.23 The Ribble Valley Core Strategy (“RVCS” was adopted in December 2014 and forms the central document of the council’s Local Development Framework (LDF). It sets out the vision, underlying objectives and key principles that will guide the development of the area to 2028.

- 5.24 Following the adoption of the RVCS the council prepared a Housing and Economic Development DPD ("HEDDPD") which they adopted in 2019. This plan sets out more detailed policy coverage for matters relating to housing and economy to fully implement the policies of the Core Strategy. Its policies are geared more towards large scale development proposals and allocations for residential and employment. As such it is not of direct relevance to the proposals this application covers.
- 5.25 On the combined RVCS and HEDDPD Policies Plan the site is not specifically allocated. Instead it is identified as being outside of identified settlement boundaries and classed as being in open countryside. It should be noted that it is outside of the area of open countryside designated as AONB. As such it is to be treated as a site that forms part of a wider area of designated open countryside. It is also within a zone identified as of significance for possible minerals extraction as per the relevant extracts below:



Figure 7 above: Extracts from Local Development Framework Policies Plan for Ribble Valley showing policy treatment of site (location shown by red dot)

- 5.26 A review of both plans set out above suggest that the following main policies from the RVCS are the most relevant:
- Policy DS1 – Development Strategy
 - Policy DS2 – Sustainable Development
 - Policy EN3 – Sustainable Development and Climate Change
 - Policy DMG1 – General Considerations
 - Policy DMG2 – Strategic Considerations
 - Policy DMG3 – Transport and Mobility
 - Policy DMH3 – Dwellings in Open Countryside and AONB
 - Policy DMH4 – The Conversion of Barns and Other Buildings to Dwellings
- 5.27 In terms of the content and intent of these policies, least the main ones, which are DMG1, DMG2, DMH3 and DMH 4, relevant policies seek to direct development to allocated sites in defined settlements or other locations/sites defined settlements, but there can be situations where other developments, including developments in open countryside which involve the conversion of existing buildings, can be supported. We consider these policies further in the following section of the statement.
- 5.28 As a secondary consideration, we understand that the council can currently, i.e., as at October 2021, demonstrate a 5YHLS (over 6 years).

6. PLANNING ASSESSMENT OF PROPOSED DEVELOPMENT

Background

- 6.1 This section of the statement assesses the proposed development and sets out the planning case in support of the planning application. Specifically, it considers whether the planning application generally accords with the provisions of the development plan. This is by reference to the policies identified in section 5 of the statement. In so doing it also considers whether the planning application can be regarded as acceptable by reference to other material considerations. These encompass national planning policy and usual planning and land use considerations.

The Case in Support of the Planning Application

Approach

- 6.2 The decision making framework, development plan policy and other planning policies of relevance are set out in the previous section of the statement. From this it can be seen that development plan policies are the most important in planning decisions. Of those we identified as having relevance, it is our view that Policies DMG1: General considerations, Policy DMG2: Strategic Considerations, Policy DMH3: Dwellings in the Open Countryside and AONB and Policy DMH4: The Conversion of barns and Other Buildings to Dwellings are the most relevant.
- 6.3 In view of the fact these policies are development management orientated and very detailed in content, when setting out the case in support of the proposed development, we follow the structure and topic coverage of these policies.

General Considerations

- 6.4 Policy DMG1: General Considerations confirms that new development must be of a high standard of building design. We now assess the proposed development against the specific requirement of this policy to ascertain whether it can be regarded as according with it.

Quality of Design

- 6.5 It is clear from the drawings pack and ZMADAS that the proposed development is architect designed and of a high standard of building design. In addition, proposed materials are also of a high quality and sympathetic to the site, its surroundings and the locale of this part of Ribble Valley. It should also be remembered that the proposed development is of a considerably high quality than the one it will replace. As such it is our position that this element of Policy DMG1 is satisfied.

Sympathetic to Existing Land Uses

- 6.6 In addition, the policy requires new development to be sympathetic to existing and proposed land uses in terms of size, intensity and nature as well as scale, massing, style, features and building materials.
- 6.7 Regarding the existing and proposed land uses, at present the existing building which stands where the proposed new dwelling will sit is in domestic use. It was once used for agriculture

but for the last 20 years of so it has been used as a storage / garage building. In essence, it hasn't been used for agriculture for many years, rather it has been in domestic use associated with an adjoining residential property. The new form of development proposed for the site remains domestic albeit in the form of a single storey dwelling. As such the proposed development and use can be regarded as being sympathetic to existing land uses adjoining the site.

Intensity of Development

- 6.8 In the context of the policy's concern that development shouldn't raise issues associated with increasing the intensity and related effects of development at a site, in this instance all the development proposals propose is the redevelopment of an existing building to facilitate the development of a new single dwelling and in the context of an existing enclave of development that is already mainly in residential use. The development itself will involve the redevelopment of an existing domestic building of similar proportions (the new dwelling will be smaller in footprint). Accordingly, the development proposal cannot be regarded as raising scope or concerns that it will unacceptably intensify the level of development found at and immediately surrounding the site. For all intents and purposes the status quo, least in perception terms, will remain as at present.

Impact on Nature and Profile of Site / Area

- 6.9 The point made above also applies regarding the policy's concerns about development not unduly changing the nature or profile of the location where the proposed development will take place. In this case the existing former storage / garage building is in domestic use rather than being agricultural in profile and this has been the case for many years, over 20. For this period it has been an ancillary building to another nearby residential property. We would argue that the nature of the site and immediate locale will not be changed through the proposed development.

Scale and Massing

- 6.10 Regarding scale and massing, which is a key requirement of the policy, the new dwelling, like the building it will replace, will be single storey and will be of a similar scale and massing to it (slightly smaller). Accordingly, the new building will virtually reflect the old in terms of footprint and volume. This is a key point and adds to our view that impact levels associated with the new development cannot be regarded as being greater than the one it will replace. The fact the new dwelling will be a single storey building is also a significant point in its favour.

Proposed Style and Building Materials

- 6.11 Regarding proposed style, related features and proposed building materials, the drawings pack and ZMADAS clearly demonstrates that the proposed style of the new dwelling is sympathetic to its surroundings and reminiscent of local vernacular styles of older residential properties, mainly single storey cottage type dwellings. This is also the case with regard to proposed features, although we concede that some of the proposed dwelling's features reflect and are incorporated to meet modern lifestyle needs and conventions.
- 6.12 On materials, these have been selected to match local materials seen in local developments and how they are used in a vernacular sense. Again, these are points to be considered in the application's support.

Density and Relationship to Existing Buildings

- 6.13 The policy requires development to be carefully presented and for consideration to have been given to resultant density, layout and relationship between buildings, which is regarded as being of major importance.
- 6.14 As we have already confirmed, the development proposal is a redevelopment initiative. The resultant number of buildings without and with the proposed new dwelling remains as it is at the present time. And the replacement building, the new dwelling, is very similar in footprint and volume terms to the building it replaces. The development proposals can, therefore, be regarded as acceptable in terms of resultant density. This is also the same with regard to layout as the new dwelling will sit on the site of the existing storage / garage building. The current layout of the existing enclave of development is regarded as acceptable and the new proposals will not change this. This is also the same with regard to the point about relationship between buildings.

Visual Appearance

- 6.15 As with many policies of this nature, particular emphasis is placed on visual appearance and the relationship of new development to its surroundings, including impact on landscape character, as well as the effects of development on existing amenities. The need for development to be well designed, to be of a high quality and to look beautiful is also now emphasised through the latest edition of NPPF, which post-dates the RVCS.
- 6.16 As is well presented in the drawings pack and through the ZMADAS, the proposed development is attractive and has a pleasing visual appearance, certainly when compared to the poor quality, unattractive storage / garage building it will replace. As such the development will improve the visual qualities and profile of this part of the wider enclave of development the new residence will sit in, which will benefit short, medium and longer views of the enclave of development. As already said, the development has an acceptable relationship to existing buildings, including those in residential use. The unattractive nature and general profile of the application site also means that the proposals can be regarded as offering scope to improve the visual profile and character of the landscape of the area surrounding the site.

Sustainable Construction

- 6.17 The policy also requires development to use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within Policy DME5, has been incorporated into schemes where possible. The development can be regarded as a high quality eco-development and the reasons for this are set out in the ZMADAS. As such this requirement is satisfied. This also extends to the code for sustainable homes and lifetime homes and nationally recognised equivalent standards. This is also covered through the ZMADAS.

Accessibility and Traffic Impacts

- 6.18 On the question of accessibility, the policy requires development proposals to be accessible and for the proposed development to be acceptable by reference to potential traffic

generation and impacts and car parking implications. The proposal is for a single dwelling located within an existing enclave of development and the existing use of the building to be redeveloped is a storage / garage building.

- 6.19 The enclave of development is served by a high quality access off the A59 via a metalled road. The development will generate no additional traffic above and beyond what the current use of the site does / could generate. As such access and traffic generation considerations should not be of concern given the nature of the proposed development. This also extends to the proposed development being capable of ensuring the proposed access is suitable to accommodate the scale and type of traffic likely to be generated, which will of course be domestic in profile and numbers.
- 6.20 The policy also requires the consideration of and protection and enhancement of public rights of way and access. No PROW will be adversely affected by the proposed development. So this requirement is satisfied.

Amenity Considerations

- 6.21 Amenity and related effects is also a key factor that the policy requires consideration of. In essence, proposed development must not adversely affect the amenities of the surrounding area. We have by default already addressed this point above. In summary, the proposed redevelopment of the existing storage building / garage to form a new single storey dwelling will not impact on existing amenity levels enjoyed by other residential properties making up the enclave of development here. Indeed, it provides scope to improve amenity levels by removing a large unattractive storage / garage building, which through its legitimate use and operation, could give rise to disturbance.

Other Considerations

- 6.22 The policy also requires new development to provide adequate day lighting and privacy distances to other existing dwellings. This is the case in this instance as shown through drawings making up the application drawings pack and the ZMADAS. Development must also have regard to public safety and secured by design principles. These points are also satisfied.
- 6.23 Development must also consider and satisfy air quality considerations and not give rise to related issues. Clearly, a single dwelling located where the application is located will not cause or give rise to air quality related issues.
- 6.24 The policy requires the environmental implications of proposed developments on the likes of SSSIs, county heritage sites, local nature reserves, biodiversity action plan (BAP) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation to be considered. Development should not adversely impact on such designations. There are no designations of this nature either adjoining or close to the application site. As such these are not matters that should be of concern regarding the development proposals.
- 6.25 Development should not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. This

consideration does not need to be assessed in this instance given the nature of the proposed development.

- 6.26 Regarding the policy's points about development needing to have regard to the availability of key infrastructure with capacity, this is also not relevant, but in any case can be satisfied.
- 6.27 Based on the assessment set out above, it is our view that Policy DMG1 can be satisfied in the sense that the proposed development accords with it.

Strategic Considerations

- 6.28 Policy DMG2: Strategic Considerations, confirms that development should be in accordance with the core strategy's development strategy and should support the spatial vision.
- 6.29 Specifically, the policy encourages most development to take place in the principal settlements of Clitheroe, Longbridge and Whalley. This is not the case here so this expectation cannot be satisfied.
- 6.30 Within tier 2 villages and outside defined settlements, which is the case here, development is expected to 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.
- 6.31 Although the proposed development is not directly essential to the local economy it is of course needed to facilitate the ongoing management and running of a valuable local farming enterprise. By this we mean the proposed dwelling is needed to support the retirement of the current farmer to facilitate his son taking over the running of the farm. This also allows us to argue that the development is required to benefit the social well-being of the area; and in this regard the incoming farmer will also be in a great position to offer help and support to his parents as they grow old and enjoy their retirement.
- 6.32 The criterion relating to forestry and agriculture is relevant, specifically regarding agriculture. For the reasons given above, the need for the proposed dwelling can be argued to be linked to agriculture and the needs of agriculture. In essence the proposed development will support the ongoing running and operation of the farm.
- 6.33 The development is not linked to local needs housing and so this criterion is not relevant or satisfied.

- 6.34 The development isn't for small scale tourism or recreational developments appropriate to a rural area so this criterion isn't relevant or satisfied.
- 6.35 We would argue that the development is for a small-scale development / uses appropriate to a rural area and there is a local need for and the development delivers tangible benefits, and this can be demonstrated, which suggests this criterion is satisfied.
- 6.36 The development isn't compatible with an enterprise zone designation and so this criterion cannot be satisfied.
- 6.37 Based on the above it is apparent that the development satisfied more than one of the counting criteria suggesting this policy is accorded with.
- 6.38 The policy goes on to confirm that, within the open countryside, development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. This is very much the case in this instance. And while the proposed development does not involve the reuse of an existing building it does involve the redevelopment of an existing building, and the new buildings will sit on the site of the old building and be of similar size and height. These have to be seen as positives related to the proposed development.
- 6.39 We would also point out that the site is not in an AONB so policy guidance relating to such areas is not relevant in this instance.
- 6.40 Overall, Policy DMG2 is accorded with.

Development in Open Countryside

- 6.41 Policy DMH3: Dwellings in the Open Countryside and AONB is of direct relevance by reference to the fact the application site is within a wider zone of designated open countryside. It is not within AONB. So elements of the policy relating to areas thus zones are not relevant.
- 6.42 The policy specifically confirms that, within areas defined as open countryside (or AONB), residential development will be limited to:
1. development essential for the purposes of agriculture or residential development which meets an identified local need. in assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.
 2. the appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.
 3. the rebuilding or replacement of existing dwellings subject to the following criteria:
 - the residential use of the property should not have been abandoned.

- there being no adverse impact on the landscape in relation to the new dwelling.
- the need to extend an existing curtilage. core strategy adoption version 105 the creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused on the basis of unsustainability.

- 6.43 We would argue as we have already set out that the proposed development is essential for the purposes of agriculture, specifically this agriculture enterprise. This is so as to allow and support the effective running and operational future proofing of the farm. So while the development is not residential development which meets an identified local need for agriculture or agricultural workers, nevertheless this is the driving force behind and main effect of and justification for the proposal. Having the current farmer on site whilst he slips into retirement combined with when the full and main management of the farm transfers to his son, who will also live on site, has to be regarded as a key benefit of the proposals.
- 6.44 The development does not involve the appropriate conversion of a building to a dwelling, so this criterion is not directly relevant, however, it should be re-noted that the proposal does involve the redevelopment of an existing building which sits within an existing enclave of development mainly in use for residential purposes.
- 6.45 The development proposal does not involve the rebuilding or replacement of existing dwellings, but it does involve the replacement, through redevelopment, of an existing building. The new development that will result is at the same site as the current storage / garage building and will not be materially different to it in terms of its footprint and scale, massing and height. And so, not only will there be no adverse impact on the landscape caused through the new dwelling, it is our case that the new dwelling, through removing an old and unattractive building, will improve the quality of the profile and character of the landscape in this locale.
- 6.46 The criterion relating to the need to extend an existing residential curtilage is not relevant.
- 6.47 It is our case that the aims and objectives of Policy DMH3 are generally satisfied meaning the policy can be accorded with.

Conversion of Barns and Other Buildings

- 6.48 Policy DMH4, which deals with the conversion of barns and other buildings to dwellings, might not be regarded as being relevant as the development proposal involves the redevelopment of a storage / garage building rather than its conversion. However, we would say that elements of the policy, and its some of its general aims, can be regarded as relevant.
- 6.49 The policy confirms that the conversion of barns and other buildings to dwellings might be supported, i.e., planning permission might be granted for them where the building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings. This is the case here in the sense the existing building forms part of a well-established small enclave of development which includes residential.
- 6.50 In addition, the development does not drive need for unnecessary expenditure by public authorities and utilities on the provision of infrastructure.

- 6.51 As we have already set out, the development would not materially damage the landscape qualities of the area or harm to nature conservations interests. Indeed, we would say that it enhances these features
- 6.52 The proposed development would not have a detrimental effect on the rural economy. Contrary to this we would argue that it would enhance the local economy.
- 6.53 The site has no conservation value and the development is fully consistent with the objective of conserving the natural beauty of the area.
- 6.54 The proposed development would not impact on any existing nature conservation features or matters of value or importance.
- 6.55 The final point of the policy relating to the character or appearance of the building and need for a structural survey is not relevant.
- 6.56 In so far as this policy can be regarded as being of relevance to the proposed development, it is our position that the policy can be largely accorded with.

Status of the Site / Existing Development

- 6.57 A key consideration, picked up to certain degree by relevant development plan policy as set out above, and also NPPF, is the fact the site has to be treated as brownfield land, i.e., it is previously developed land. It can therefore be regarded as suitable for the purposes it is proposed to be put, through redevelopment, which is a new single storey modern single eco-dwelling set in a small, landscaped garden.

Principle of Development

- 6.58 Building on the point made in the above paragraph, a key factor to be considered in support of the proposed development is the fact the application site is already developed. It is developed through a single storey storage / garage building. Accordingly, like the enclave of development the existing structure stands within, the principle of development at this site is already established, and planning has to acknowledge this. Accordingly, the development might be development in open countryside, but this is only by reference to the site's designation in the development plan. But the site is not undeveloped open countryside rather it is land in open countryside that is already developed. All the development proposal involves is the switching of the old development for a new modern fit for purpose use and which of a similar scale and massing.
- 6.59 Therefore, there is a planning precedent to support the basis of the planning application proposals, particularly since they seek to replace an existing single storey building with another, albeit differently profiled, and more attractive, single storey building.

Need for the Proposed Development

- 6.60 In a previous section and as re-explained above, there is a genuine and tangible need for the proposed development. This is a material consideration to be taken into account in support of the application.

Impact on Open Countryside

- 6.61 From the assessments set out above, under the key development plan policies applying, in this instance it can clearly be demonstrated that the proposed development will not result in

a material increase in the amount of building footprint or volume currently found at the site. In our view the fact there is no increase in building footprint and volume has to be regarded as a significant benefit of the proposals, particularly given the exceptionally high quality development that will be the result, but the key point is that the new development will have no greater impact on open countryside when compared to the development currently standing at the site.

Quality of the Proposed Development

- 6.62 NPPF 2021 now places considerable emphasis on new development being of a very high quality. In fact it encourages new development to be exceptional and beautiful. Although relevant development plan policies dealing with the need for high quality design in new development pre-date NPPF, nevertheless they still encourages development to be of a high quality.
- 6.63 As we have already confirmed, the proposed development will replace a poor quality, unattractive storage / garage building with a high quality single storey detached residential property. The proposed dwelling will be of a much higher quality than the development currently on site. It will not have a detrimental impact on the surrounding area, including by reference to plot profile, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials. In fact, its impact will be beneficial and positive.

Impact on Views and Visual Considerations

- 6.64 This point has already been considered above in connection with relevant development plan policy and from a number of different perspectives. What is clear from this is that the site in its currently developed form has a negative effect or impact on its immediate surroundings.
- 6.65 It is clear from the CGIs of the proposed development set out in section 4 and the ZMADAS, that the developed profile of the site, least in development quality terms, will go from average to high quality and the development itself can be regarded as visually pleasing; which we would say offers the potential for the new development to make a very positive contribution to the visual qualities of the immediate and wider.

Trees and Landscaping

- 6.66 No existing trees will be lost through the new development. New landscaping will be proposed through the new development. These are positive aspects of the proposed development.

Access Considerations

- 6.67 Access and traffic generation aspects of the proposed development can be regarded as acceptable, and therefore the development can be regarded as according with development plan policy and also NPPF.

Impact on Public Rights of Way

- 6.68 There are no PROWS that cross the site nor affect it directly. As such the proposed development can be regarded as acceptable in this regard.

Impact on Flood Risk

- 6.69 The planning application site is identified as forming part of Flood Zone 1 on the EA's Flood Risk Map of England and as such is an area at low risk of flooding. As such flood risk is not an issue and means that relevant policy in the development plan and NPPF can be accorded with.

Sustainability Benefits

- 6.70 This is covered in more detail the ZMADAS.
- 6.71 The dwelling is described as an eco-home by reference to the fact it will be designed to A high standard for energy efficiency. The dwelling will be an ultra-low energy building, requiring little energy for space heating, cooling and lighting. The dwelling will be constructed in a 'fabric first' approach with high levels of insulation. The site will also benefit from rainwater harvesting.
- 6.72 Based on the above it can be demonstrated that relevant development plan and NPPF policy can be accorded with.

Drainage and Services

- 6.73 Foul and surface water drainage and services either exist and can be used as they are or can be adapted or upgraded to meet the needs of the proposed development.

Whether the Application Accords with Development Plan Policy

- 6.74 The above assessment, particularly those elements that cover the need to satisfy planning policy on new development in open countryside, confirms that the planning application and the proposed development it seeks permission for can be regarded as generally according with relevant policy. This is also the case with regard to other development plan and NPPF policy dealing with the need for new development of this type, for development to be of a high quality in terms of design and materiality, for development to be accessible, for development to have no impact on amenity, landscape, cause flood risk or impact on ecology / natural resources.

7. CONCLUSIONS

- 7.1 The existing application site is developed through a single storey storage / garage building.
- 7.2 The existing building is unattractive and in poor condition and does nothing to enhance its immediate and wider surroundings.
- 7.3 The proposed development involves replacing the existing building at the site through redevelopment to facilitate the development of a modern, attractive eco-home.
- 7.4 The proposed development is needed to support the retirement of the current owner and farmer of the farm (Cowgill Farm). By living on site will enable him to support and assist his son as he takes over the running of the farm. He will move into the old farmhouse.
- 7.5 The proposed development will be of a high standard of design and materiality and its siting, scale and massing and height will reflect the same details of the existing building found on site.
- 7.6 The proposed development can be regarded as generally according with relevant development plan policy, including policy dealing with development of this type in open countryside locations.
- 7.7 The proposed development can also be regarded as being acceptable in terms of its access, effect on trees, effect on the local landscape, impact on flood risk, impact on adjoining uses, impact on amenity and other land use matters of relevance.
- 7.8 Overall, the proposed development has much to merit it. Importantly, it can be regarded as according with development plan policy and there are other material considerations which can be considered in its support.
- 7.9 For the reasons set out above the planning application can and should be supported.