

**Design and Access Statement**  
**Change of Use of Land to site 3no**  
**Holiday Shepherd Huts**  
**The Old Pavillion Lodge Lane Langcliffe**  
**BD24 9LT**



**Mr & Mrs S O'Shea**

**December 2020**

## **1.0 Site**

The application site is an equestrian menage which is no longer used or required by the applicant. The menage is within a large curtilage to the western side of the Old Pavillion which is the applicants home. To the north side of the menage are stables which are no longer in use, to the south directly adjoining the site is a small paddock. The remainder of the curtilage of The Old Pavillion are gardens all associated with the dwelling.

The equestrian facilities were only used by the applicants and there has been no commercial use of the stables and menage.

The principal residence, The Old Pavilion fronts Lodge Lane with the majority of the curtilage to the north, west and south of the property. The land slopes steeply westwards down from the house with the menage approximately 6.0m lower than Lodge Lane.

To the north and south of the curtilage are open fields, to the west running along the boundary is the former Mill Race with mature trees on the west side of the race. Beyond the Mill Race is a narrow strip of agricultural land and then the River Ribble.

## **2.0 Proposal**

The applicants are seeking change of use of the equestrian part of their land to allow the siting of three shepherds huts that will be used for holiday accommodation. Within the application site will be a parking and turning area for three vehicles and the existing access from Lodge Lane will be utilised.

Lodge Lane is not a public highway, being a private road to serve the paper mill, residential flats and two caravan sites. The lane is well maintained and of sufficient width to enable vehicles to pass. Lodge Lane is accessed from Langcliffe Road being the B6479 which runs from Settle to Horton in Ribblesdale and beyond.

The applicants live at The Old Pavillion and will provide 24hr management of the shepherds huts, details and proposed siting of the units are included with the application. The elevated proximity of the applicants home will provide a vantage point to provide this management.

The proposal is for each shepherds hut to be 6.1m long x 2.6m wide (20'-0" x 8'-4") and will accommodate two people only. The units will be finished in slate blue corrugated sheeting to the walls with merlin green banding around the doors, windows and to the wall corners; the roof will be finished in black corrugated sheeting.

The shepherds huts will be located in a staggered format in the menage all facing south. Each unit will have individual access paths from the road and parking area leading from the former stables. The units will have a paved area to accommodate outside seating and a hot tub, they will be partly screened with dry stone walls and new landscaping. Lighting will be provided using low level bollard lighting to illuminate the access from Lodge Lane and around the units.

The landscaping will include shrub and tree planting and wild flower grassed areas on the former menage between the units to provide separation screening. Perimeter tree planting is proposed to reinforce the existing mature tree planting around the curtilage of The Old Pavillion.

The existing timber stable block will be retained and used for cycle storage and an existing masonry constructed building adjoining the timber stables will be heated and insulated to provide a drying room.

The site is in close proximity to many walks including the Ribble Way which can be accessed without driving from the holiday accommodation and is also in walking distance to all amenities in Settle. The Yorkshire Dales National Park is adjacent to the development in Langcliffe village and the Forest of Bowland Area of Outstanding Natural Beauty is 4 miles away.

The nearest dwelling house is Lodge Barn, 90m to the north along Lodge Lane with further dwellings at the junction with the B6479 approximately 150m to the south. The amenity of these premises will be unaffected because of the distances away from the holiday units.

With respect to the landscape impact, the proposed shepherds huts are located in a secluded location, set below the level of The Old Pavillion and Lodge Lane with existing mature tree planting around the development. There are limited long distance views from the site as it is well shielded by the existing land form and existing trees.

Craven District Council Development Plan adopted in 2019 with Policy EC4 (Tourism) being relevant to this application which supports the development of tourism within the district.

### **3.0 Conclusion**

The proposed development will create a tourism business unique to the immediate locality and provide an alternative style of accommodation to caravans and camping.

The development will have minimal effect on the character of the area due to the low lying site and existing mature planting around the site. The site is accessed from a wide surfaced private road and the vehicle movements will have no impact on the road or indeed at the junction with the B6479.

The development will provide a valuable contribution to the rural economy through tourism.

## 4.0 Photographs



Existing access track from Lodge Lane, existing manure proposed location for shepherds huts, existing mature tree planting all around



Existing timber stables to be retained and used for cycle storage



Existing masonry building attached to timber stables to be retained and insulated to form a drying room



Existing menage, proposed location for shepherds huts with The Old Pavillion in an elevated position in the background