

PLANNING STATEMENT

LAND AT LOWER BRAYSHAW, TOSSIDE
MISS BEVERLEY ROBINSON





Rural Solutions

PLANNING STATEMENT

LOCATION

LAND AT LOWER BRAYSHAW, TOSSIDE

PROPOSAL

FULL PLANNING APPLICATION FOR NEW
CAMPING/GLAMPING SITE

APPLICANT

MISS BEVERLEY ROBINSON

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I. INTRODUCTION

- I.1: This planning statement is submitted on behalf of Miss Beverley Robinson, in support of a full planning application that seeks planning permission for the development of a new camping/glamping site on land at Lower Brayshaw, Tosside.
- I.2: This planning statement has been produced to provide information and analysis on the proposed development and its conformity with up-to-date planning policy.
- I.3: Section 2 of the proposal incorporates a discussion of the site and its surroundings.
- I.4: In Section 3, details of the development are proposed.
- I.5: In Section 4, an assessment of Local Plan Policy relevant to the proposal is provided.
- I.6: Section 5 provides an assessment of National Planning Policy relevant to the proposal.
- I.7: Section 6 provides details of the economic, environmental and social benefits arising from the proposed development.
- I.8: Conclusions to the statement are provided in Section 7.
- I.9: This planning statement should be read in conjunction with the following plans and documents:
- Planning Addendum
 - Drawing Package including:
 - Location Plan;
 - Site Plan as Existing; and
 - Landscape Layout Plan.
 - Ecology Statement.

2. SITE AND SURROUNDINGS

- 2.1: The proposed development site, as shown below in Figure 1, comprises an area of farmland associated with Lower Brayshaw to the north of the village of Tosside. We have included a location plan showing the proposed glamping site area.



*Figure 1: Proposed site is shown in red.
Source: Google Earth*

- 2.2: Lower Brayshaw is a pastoral farm located some 1.2 miles/2 km to the north of the village of Tosside. The built form at Lower Brayshaw consists of a farmhouse, which is currently occupied by the applicants, a number of agricultural barns, which are used to store machinery and house animals (sheep and cattle) during the winter months, and a number of smaller outbuildings.
- 2.3: The proposed development site is an area of rough grassland to the west of Lower Brayshaw, accessed via an existing agricultural track. The images overleaf have been taken from the northern edge of the proposed site and show the area proposed for development.



Figure 2: Proposed site looking south – the proposed site will be within the drystone wall which forms the field boundary.



Figure 3: Proposed site looking west – the proposed site is adjacent to Gisburn Forest to the west.

2.4: The site is identified as being located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and is in the open countryside.

- 2.5: The nearest ecological designation to the site is the Hesley Moss Site of Special Scientific Interest (SSSI) which is almost 2km from the site.
- 2.6: There are no heritage assets in the proximity of the site and the land is entirely within Flood Zone 1 as identified by the Environment Agency.
- 2.7: A public footpath runs along the access track to Lower Brayshaw, to the east of the proposed development site.
- 2.8: It is considered that there are no constraints – be it policy, environmental or heritage – which would preclude the development of the site.
- 2.9: Lower Brayshaw has been in the ownership of the applicants for over 100 years. The proposed glamping and camping site will allow the applicants to diversify their existing farming enterprise and provide new accommodation for the numerous tourists, walkers and cyclists that are drawn to Craven, the Forest of Bowland AONB and nearby Gisburn Forest.
- 2.10: A review of the Craven District Council (CDC) website (December 2021) confirms that there is no planning history for the proposed development site itself.

PRE-APPLICATION ENQUIRY

- 2.11: Whilst it is acknowledged that CDC has currently suspended its 'Pre-application Service,' details of the scheme were submitted to the Forest of Bowland AONB Team for their initial comment on the proposed development.
- 2.12: An emailed response was received from Mr Elliott Lorimer, Forest of Bowland AONB Manager, on 8th October 2021 and stated:

Please accept my apologies for the lack of response to date.

Attached is the relevant section of the AONB Landscape Character Assessment, Rolling Upland Farmland. Of note: this landscape character type is identified as one that has limited capacity to accommodate change without compromising key characteristics. Without visiting the site, it is difficult to give a definitive answer, but with adequate measures/mitigation to reduce the landscape and visual effects, the proposal for camping/glamping scheme could be acceptable.

In terms of more specific comments at pre-application stage, these are as follows:

- 1) Wherever possible, use topography and existing landscape features e.g. dry stone walls to minimise landscape and visual effects.*
- 2) When creating new access tracks - sticking close to existing field boundaries is preferable. Also, try to avoid over-engineered solutions for new tracks - a more informal farm track appearance is preferable.*

3) *The surrounding landscape is quite open, and the associated habitat (though not necessarily of high botanical value) has the potential to support wading bird populations e.g. rushy ground interspersed with more improved fields. These wading bird species can be displaced by areas of tree planting that mature into stands of larger trees. Selection of native tree and shrub species with lower crown heights is therefore preferable. It may be worth contacting local RSPB officers for more expert advice on this matter. I can assist with contacts if you wish to follow this up.*

4) *In terms of establishing a hedgerow on part of the northern boundary of this site, again preference is for native hedgerow species mix, such as hawthorn, blackthorn, hazel, holly etc.*

I hope you find these comments helpful.

2.13: The above response has been carefully considered by the design team, most notably the applicant's Landscape Architect, in preparing the proposed plans.

2.14: As referenced within the accompanying Addendum document a site meeting was held with Elliott Lorimer, Forest of Bowland AONB Manager, on Monday 28th December 2022. This meeting discussed the proposal in more detail with respect to the perceived harm to the AONB.

2.15: The site meeting concluded positively with Mr Lorimer confirming that the AONB Partnership DO NOT have any objections to the proposed development, having now visited the site. It is noted that Mr Lorimer confirmed he would be happy to discuss the scheme and the AONB Partnerships position in more detail with the appointed officer of this revised submission.

3. THE APPLICATION

- 3.1: The proposal seeks the erection of up to 6 glamping pods/shepherd huts/ geodomes, in addition to providing for camping (tents and campervans).
- 3.2: It is proposed that the glamping pods will be situated along the existing dry stone wall boundary that marks the eastern edge of the proposed development site. The pods will be temporary, moveable structures that require no foundations but would be situated on individual gravel bases, the size of the pod floorspace to ensure a safe and sound base.
- 3.3: At this stage, the applicants are proposing 6 glamping pods/shepherd huts/ geodomes similar to those shown in the images below:



Figure 4: Precedent images of camping pads and shepherd huts.



Figure 5: Examples of proposed camping pods and shepherd huts.

- 3.4: The proposed motorhome bays will take the form of reinforced grass surfacing to provide a natural finish. This will ensure assimilation with the landscape setting and provide a permeable area of reinforced ground.
- 3.5: The units would be accessed via an existing, improved farm track to the east. New field access will be created with a lockable field gate, allowing specific access to the camping field, away from the surrounding agricultural land. A new field access track to the proposed motor home bays, glamping pods and camping field will be provided within the site. The access track will be surfaced with local crushed aggregate for an informal appearance and located close to the field boundaries. There is the intention to introduce EV charging points once the site has been established.
- 3.6: A new post and rail fence, in keeping with the landscape setting, is proposed to be provided along the northern boundary to separate the camping field from the surrounding agricultural land.
- 3.7: Shower and WC facilities will be installed within a pod. Campervan pitches shall be located along the southern boundary of the site and a camping field to the west. A timber bike shelter will also be provided adjacent to the Facilities Pod.



Figure 6: Proposed Site Plan.

- 3.8: It is proposed to integrate landscaping and biodiversity enhancement across the site through new planting. To the southeast of the field is a natural depression which is a boggy area. It is proposed that this area will be enhanced to provide a small wildlife pond to enhance biodiversity.
- 3.9: New small native tree planting will be planted along the dry stone walls to provide nuts, seeds, fruit and nectar for invertebrates and foraging birds and to provide for biodiversity net gain.
- 3.10: There is also the potential to provide a pedestrian link to Gisburn Forest to the east with the introduction of a new footpath.

DEVELOPMENT DRIVERS

- 3.11: The main driver behind the scheme is local tourism. The site is located close to a number of tourist areas which are referenced below.

Forest of Bowland AONB

- 3.12: The location of the site within the AONB offers numerous opportunities to engage in sustainable tourism. The AONB offers remote walking, riding and cycling routes, bird watching and dark sky stargazing. The applicants are keen to promote the site as a 'dark skies' site, allowing visitors to enjoy the night sky away from nearby light pollution.
- 3.13: There are also several historic villages (including Chipping, Dunsop Bridge and Slaidburn) to explore.

Gisburn Forest and Stocks

- 3.14: The site is adjacent to Gisburn Forest and Stocks, an area of forest managed by Forestry England. The area includes 6 walking trails, 4 cycling trails, horse riding,

a play area, bike hire, a café and wheelchair hire. The area is also an Accredited Dark Sky Discovery Site. There is the potential to provide a footpath link from the site into the forest which will be explored if the proposed development comes forward.

Craven District

- 3.15: Craven District offers numerous attractions for outdoor enthusiasts including the Three Peaks, Malham Cove, Ingleton Waterfalls, and numerous routes for walking, cycling, climbing and caving. There are numerous picturesque towns and villages including Skipton, Settle and Gargrave, as well as the world-famous Settle to Carlisle Railway, and is well located to access the Yorkshire Dales National Park.

IMPACTS OF DEVELOPMENT

- 3.16: It is considered that the main impact of the development will be the potential impact upon the landscape and the access to the site.

Landscape Impact

- 3.17: The proposed site is located on the edge of but within the Forest of Bowland AONB. The site is situated in a relatively isolated but elevated location to the west of the village of Lower Brayshaw. The site is remote from nearby properties, the nearest being Brayshaw House, some 300m to the east.
- 3.18: The proposed development is reversible. It will seek structures that do not require fixing or the need to have foundations and as such are completely removable, minimising the perceived landscape impact in the long term.
- 3.19: A Public Rights of Way (Prow) runs north/south to the east of the proposed glamping site. The visibility of the site from this PRow will be due to the elevated nature of the site and the high dry stone walls that currently form the site boundary.
- 3.20: Due to the topography, the site would only be visible at a long distance from the south. There is the potential to introduce some landscaping to help break up long-range views of the site.
- 3.21: Overall, it is considered that the proposed glamping development can be accommodated on-site with minimal impact on the surrounding landscape.

Access

- 3.22: Access to Lower Brayshaw is anticipated using the existing road network. It is proposed that the new development will be low density and is not anticipated to result in an excessive increase in traffic.
- 3.23: The access track from the main road has been tarmacked in late 2021. It is proposed that a short section of track be introduced to avoid users having to drive through the farmyard, using an existing gate and existing agricultural track up to the proposed campsite.

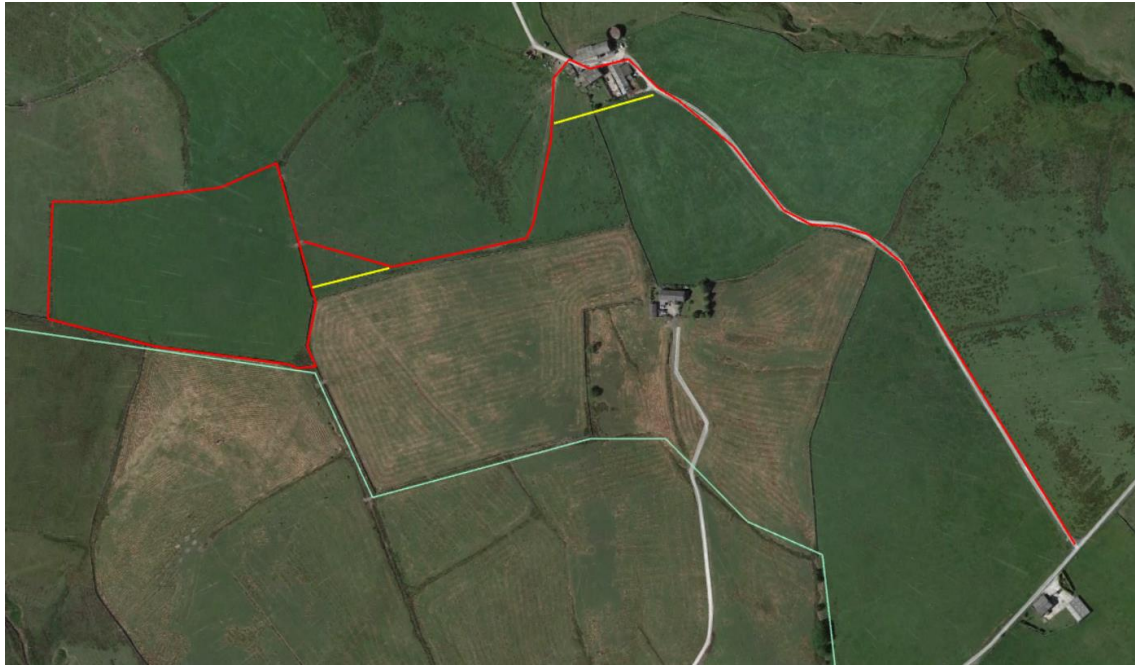


Figure 6: Existing access in red. Proposed new access track in yellow.

- 3.24: As noted, the units would be accessed via an existing, improved farm track to the east. A new field access track to the proposed motor home bays, glamping pods and camping field will be provided within the site. The access track will be surfaced with local crushed aggregate for an informal appearance and located close to the field boundaries.
- 3.25: The proposal includes a timber bike storage shelter for use by guests and it is the intention of the applicant to provide EV charging points once the site has become established.
- 3.26: It is noted that any potential development would include an additional landscaping scheme in order to maintain the rural setting of the site.

4. SITE DESIGNATION AND DEVELOPMENT PLAN

- 4.1: The development plan for the area is made up of the Craven Local Plan 2012-2032 (adopted in November 2019).
- 4.2: As noted above, the site lies within 'open countryside' and within the Forest of Bowland AONB.
- 4.3: Both local and national planning policies are relevant to the determination of this application. The adopted policies of the Craven Local Plan 2012-2032 are assessed and noted below, whilst relevant national policy is assessed in the following section of this report.

ADOPTED CRAVEN LOCAL PLAN 2012-2032

- 4.4: The following policies of the newly adopted Craven Local Plan are considered relevant in terms of the proposed development.

Policy ENVI: Countryside and Landscape

- 4.5: Relevant sections of the policy state that:

Sustainable growth will ensure that the quality of Craven's countryside and landscape is conserved for future generations to enjoy; and that opportunities to restore and enhance the landscape are taken wherever possible. To achieve this, the council will:

- a) Expect new development proposals, in those areas not subject to national landscape designations, to respect, safeguard, and wherever possible, restore or enhance the landscape character of the area. Proposals should have regard to the relevant Landscape Character Appraisal, and specifically to the different landscape character types that are present in the plan area.

RSL Comment: The proposed development has been designed with regard to the landscape setting, proposing additional tree/hedgerow planting to supplement the existing screening which exists at the site, which will both help screen the development from local vantage points as well as enhance the biodiversity and ecological value of the site.

Policy EC3: Rural Economy

4.6: Relevant sections of the policy state that:

Craven's rural economy will be supported, so that it may grow and diversify in a sustainable way to provide long-term economic, environmental and social benefits for local communities. This will be achieved in the following ways:

- a) **Recognising opportunities to use farmland and farm buildings in new and different ways to support individual farm businesses** and to diversify the wider rural economy; and
- b) Helping existing and new rural businesses, **including tourism-related businesses to succeed**, grow and expand, by working with them cooperatively and proactively, so that development proposals can be supported wherever possible. (**Our emphasis added**).

Proposals of the type described above will be supported provided they accord with all relevant Local Plan Policies and any relevant neighbourhood plan policies and will help to achieve sustainable development.

RSL Comment: The proposed development strongly benefits from this policy.

Policy EC4: Tourism

4.7: The introductory justification to the policy (Paragraph 7.16 and 7.17) is highly relevant as it states that:

Destinations, visitor accommodation and activities:

7.16 The Local Plan aims to support both established and aspiring tourist destinations that wish to develop and become better and more successful. Those wishing to offer a wider choice of accommodation or activities, which create appeal, interest and enjoyment for visitors, will be supported; and proposals to develop new ideas and opportunities, in a sustainable way, will be encouraged.

Rural and countryside areas:

7.35 Tourism naturally extends beyond Craven's main settlements and the Local Plan, therefore, supports sustainable tourism in more remote locations - to do otherwise would be to unfairly restrict economic, environmental and social opportunities, and to hinder growth and diversity within the rural economy. Proposals for tourism development that will result in improved biodiversity and green infrastructure, and better facilities for rural communities, will be particularly welcomed. Wildlife activities or 'Nature Tourism' will be encouraged and supported, in principle, in both rural and urban areas.

4.8: The opening to the policy and relevant criteria state that:

Tourism will grow in a sustainable way so that it helps to improve the economy, environment and quality of life. Such growth will be achieved by:

- Recognising opportunities to bring tourism into new areas that have untapped potential, including new types of activity and new destinations; and
- Conservation of the landscape and of the setting and special qualities of the Yorkshire Dales National Park.

RSL Comment: The proposed development is a small-scale sustainable tourism development that will lead to new planting and biodiversity enhancement.

4.9: For the reasons outlined above the proposed development can be considered to accord with the adopted Local Plan Policy. Notably, the newly adopted Craven Local Plan provides strong support for tourism development in accordance with pro-economic development national policy, and the small-scale proposal on land at Lower Brayshaw accords with this.

FOREST OF BOWLAND AONB MANAGEMENT PLAN

4.10: The Forest of Bowland is one of 46 areas in England, Wales and Northern Ireland that have been designated as Areas of Outstanding Natural Beauty (AONB). AONB's, together with National Parks and Heritage Coasts, cover some of the most spectacular and unspoilt landscapes in the country. The primary purpose of the AONB designation is "to conserve and enhance natural beauty".

4.11: The Forest of Bowland AONB has published its 2019-2024 Management Plan outlining a five-year framework for action to protect the special qualities of the AONB.

4.12: The purposes of the Forest of Bowland AONB Management Plan is to:

- Protect, conserve and enhance the natural and cultural heritage of the Forest of Bowland AONB;
- Promote the sustainable social and economic development of the area, particularly where such activity conserves and enhances the environment; and
- Encourage enjoyment of the area where it is consistent with the first two objectives.

4.13: The delivery of the AONB Management Plan is guided by the following long-term vision of how the AONB will look in the future:

‘The Forest of Bowland landscape retains its sense of local distinctiveness, notably the wide-open moorland character of the Bowland Fells, undulating lowland farmland, clough woodlands, traditional buildings and the settlement patterns of its villages, hamlets and farmsteads.

It is a landscape valued for the range of services and benefits it provides for society, with a functioning, diverse natural heritage where land management practices allow opportunity for natural processes to develop and flourish; and where partnership-working between land managers, conservation bodies, communities and businesses is focused on delivering more for nature together.

The rich cultural heritage of the area is also better understood and managed, and both the nature and culture of the area help to support a resilient and sustainable local economy.

The Forest of Bowland is a truly outstanding landscape, where it can clearly be demonstrated that the management of the AONB has conserved and enhanced the quality, understanding and enjoyment of the landscape for all’.

4.14: The management plan acknowledges that ‘The AONB has a responsibility to meet the demands for recreation and tourism, but only if this is consistent with protecting the natural beauty of the area. It is for this reason that the AONB Partnership has promoted the concept of sustainable tourism within the Forest of Bowland: tourism that is dependent upon the area’s environment, and which seeks to conserve and enhance that environment, not detract from it’.

4.15: With respect to the approach to sustainable tourism, the management plan will:

- Support and encourage tourism businesses to sign up to AONB Sustainable Tourism Charter and adopt environmentally and landscape sensitive practices e.g. energy efficiency and use, waste management, lighting, etc.
- Ensure that any sustainable tourism development does not harm European designated sites within or adjacent to the AONB.
- Actively recruit, support sustainable tourism partners, and green tourism accredited businesses to the Bowland Sustainable Tourism Network.
- Encourage businesses and partners to support and promote AONB publications and leaflets.
- Collaborate with Marketing Lancashire, Welcome to Yorkshire and local authority tourism officers to promote the AONB as a sustainable tourism destination.

- Ensure consistent use of AONB and Pendle Hill Landscape Partnership branding on website, print, communications, mobile apps, and social media.

4.16: As noted earlier, initial pre-application discussions have taken place with The Forest of Bowland AONB Team. The proposed development has sought to respond positively to the comments and suggestions made as part of the feedback received.

5. THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING GUIDANCE

- 5.1: The National Planning Policy Framework (NPPF) (2021) provides the most up to date planning policy that is relevant to the development proposal and it forms an important material consideration in the determination of the development proposal.
- 5.2: The following policies are of relevance to the proposed development.

SUSTAINABLE DEVELOPMENT

- 5.3: At the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 10).
- 5.4: Paragraph 8 sets out the government's three overarching objectives through which sustainable development can be achieved. These objectives (economic, social and environmental) are interdependent and must be pursued in mutually supportive ways.
- 5.5: Paragraph 11 of the NPPF sets out that local authorities should apply a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay.
- 5.6: As demonstrated above, the proposal does satisfy the relevant policies of the adopted Local Plan.

SUPPORTING A PROSPEROUS RURAL ECONOMY

- 5.7: Paragraph 84 of the NPPF states that planning policies and decisions should enable:
- a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - b) The development and diversification of agricultural and other land-based rural businesses;
 - c) Sustainable rural tourism and leisure developments which respect the character of the countryside; and
 - d) The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
- 5.8: This approach was previously set out in the Government's Rural Productivity Plan (RPP) which was published on 20th August 2015 and corroborated further in the

revised NPPF, which makes clear that a prosperous economy should be supported in both rural and urban areas.

- 5.9: The RPP identifies the economic role that rural areas already have and highlights the economic value of enabling existing and new businesses to grow and the economic potential of rural areas. The RPP further recognises and highlights that tourism is an increasingly important component of rural economies.
- 5.10: Paragraph 84 (c) of the NPPF specifically provides support for rural tourism and leisure developments that respect the character of the countryside. This is entirely applicable to this application where the introduction of the glamping pods will provide tourist accommodation to visitors who want to access and enjoy the local area surrounding the site. This will attract additional people to the local area and increase the spending power within the local community, for example, restaurants, public houses, cafes, bicycle hire, petrol stations and many more.

CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

- 5.11: Paragraph 174 requires the planning system to recognise the intrinsic character and beauty of the countryside.
- 5.12: Paragraphs 176 and 177 are concerned with the determination of planning applications in areas subject to protective landscape designations, including AONBs. The paragraph states that:

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest standard of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads.

- 5.13: The proposed development seeks the siting of c.6 glamping units which have been designed to be very light touch in their appearance and their chosen settings. Their nature, scale and setting are considered minor. The proposed development will enhance the leisure offer in this area of the district by providing accommodation through camping pods/shepherd huts/bell tents, and for tents and campervans. The scheme is related to the need for further diversification at the site, and will contribute directly to conserving the natural beauty of the AONB landscape, including the management of the existing landscape and the heritage assets within it. The applicants are also currently considering the potential for geo domes that will relate directly to the AONB dark skies initiative.
- 5.14: Paragraph 180 considers habits and biodiversity and notes that opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

GOVERNMENT RESPONSE TO COVID-19 AND ECONOMIC GROWTH

5.15: In November 2020, the Chancellor stated in the Spending Review Statement that:

“Our health emergency is not yet over, and our economic emergency has only just begun”.

5.16: In a preceding Written Ministerial Statement by Robert Jenrick in May 2020, it was also very clear that:

“The planning system has a vital role to play in enabling the delivery of housing and economic growth that will support the UK’s economic recovery”.

5.17: As such, the government is placing great weight and support on economic development (such as this tourism and leisure proposal) in enabling the UK’s economy to grow and recover as we come through the pandemic.

6. BENEFITS

- 6.1: The National Planning Policy Framework sets out three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways: an economic objective; a social objective and an environmental objective.
- 6.2: The proposed development would bring about a number of benefits locally and to the wider district. These benefits are summarised below:

Environmental

- The land is currently an area of unproductive agricultural land relating to the farming operation at Lower Brayshaw. As such, there is a real opportunity to enhance the character and appearance of the area, offering significant environmental benefits.
- The proposal will incorporate areas of open space and it is proposed to develop a small pond area in the corner of the site. Such open space will provide an area within the site to increase the natural wildlife and biodiversity.
- The proposal will incorporate new native planting that will attract wildlife and aid the incorporation of the proposal into the landscape.
- Provision of a timber bike shelter for use by guests and the intention to introduce EV charging points once the site has been established.

Social

- The site will provide accommodation to walkers, cyclists and horse riders who regularly use the surrounding recreational area, providing accommodation and the opportunity to extend their stay in the area.

Economic

- The proposed development would contribute to the local economy by providing additional tourism accommodation in the Forest of Bowland AONB, Gisburn Forest area and Craven District.
- The proposal would contribute to the economic viability of the farm holding by providing an income to supplement farming activities on the wider farm holding.
- Users of the proposed site would be encouraged to use local recreational areas, providing financial benefits to Gisburn Forest and nearby shops and food outlets.

- 6.3: The above assessment demonstrates how the proposed development would bring about a number of economic, social and environmental benefits which are to be weighed heavily in the planning balance.

7. CONCLUSIONS

- 7.1: It is considered that the proposed development would provide for a low impact and sustainable rural tourism farm diversification scheme, which would support the local rural economy whilst being sympathetic to the local landscape.
- 7.2: The proposed scheme is for a sustainable, environmentally 'light touch' development; the pods are not permanent structures, not requiring fixing or foundations and are completely removable. The development of the site would include ecological enhancement proposals such as landscaping and the introduction of a small pond area in the centre of the site. The rural setting and proximity to birds and wildlife would be an attraction to visitors staying at the site and the applicants are committed to protecting and enhancing the site's intrinsic values alongside implementing the development.
- 7.3: It is noted that Craven District seeks to support priorities to support residents, businesses and communities to thrive within the locality. This support is ever more important during the economic recovery from the Covid-19 crisis. It is essential to attract new business/investment into the important tourism and leisure sectors which provide for patrons to visit and experience the area and the adjoining National Park whilst providing jobs for the local community.
- 7.4: Large parts of the economy have been closed due to emergency restrictions, having a visible impact on local economic activity. More significant in the short-medium term for planning decisions is the uncertainty in the investment community, which is inhibiting business planning, forecasting cash flow and slowing investment.
- 7.5: The proposal relates to two very important local sectors - tourism and leisure. The impact on these sectors of the current crisis has seen an unprecedented shock to their operations occurring at a time that would ordinarily be in the runup to peak tourist and event season. Direct and indirect employment in tourism and hospitality-related business has been most affected by the Covid-19 investments of this type. It represents a major private sector initiative that will play a role in rebuilding and growing a strong local (rural) economy.
- 7.6: Taking all of the above into consideration, the proposed development would accord with the current Development Plan Policies and the NPPF in supporting a prosperous rural economy. On that basis, there is a presumption in favour of sustainable development. No impacts are arising from the development which can be considered significant and the development proposal should be approved without delay.

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