

**Application for Planning Permission.
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	M	Surname:	Leeming
Company name:					
Street address:	C/o Agent				
Town/City:					
County:					
Country:					
Postcode:					
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant?					☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder
Company name:	Avalon Town Planning Ltd				
Street address:	2 Reedley Business Centre Redman Road				
	Reedley				
Town/City:	Burnley				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	BB10 2TY				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					planning@avalontp.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Extension of existing caravan park to allow for the creation of 38 timber lodges

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:
Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Timber

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Ecological survey & evaluation

DAS

LEE/04b - Dwg 01

LEE/04b - Dwg 02

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	38	38
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☒

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

14. Existing Use

Please describe the current use of the site:

Greenfield

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	2827.2	2827.2
Total		0.0	0.0	2827.2	2827.2

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

02.57 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/a

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: A Surname: Kinder
Person role: Agent Declaration date: 21/12/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

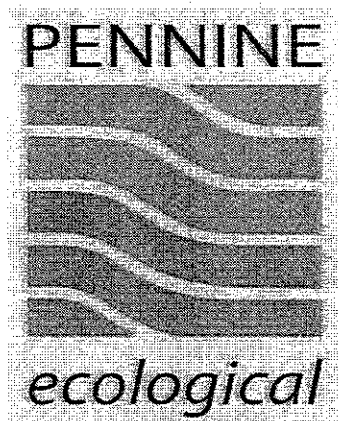
Title: Mr First Name: A Surname: Kinder
Person role: Agent Declaration date: 21/12/2012 ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 21/12/2012

320130059P



**LAND NORTH OF RIMINGTON CARAVAN PARK
RIMINGTON LANCASHIRE**

ECOLOGICAL SURVEY & EVALUATION

**LAND NORTH OF RIMINGTON CARAVAN PARK
RIMINGTON LANCASHIRE**

ECOLOGICAL SURVEY & EVALUATION

A report for

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November 2012

LAND NORTH OF RIMINGTON CARAVAN PARK RIMINGTON LANCASHIRE

ECOLOGICAL SURVEY & EVALUATION

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APPENDIX:

Map 1: Extended Phase 1 Habitat Survey
LeRN Rimington Ecology Plan

PART 1 INTRODUCTION:

1.1 REASONS FOR SURVEY:

PENNINE Ecological have been commissioned by Avalon Chartered Town Planning and Architectural Consultancy, to undertake an Ecological Survey and Evaluation of land north of Rimington Caravan Park, Rimington, Nr Clitheroe, Lancashire.

The study includes a vegetation survey, badger survey, and water vole survey, and also includes a full evaluation of the ecological significance of the survey findings. A statement of potential impact and recommended mitigation measures are provided where appropriate.

The surveys are required due to a proposed caravan park extension.

1.2 SITE LOCATION:

The locations of the habitats surveyed are shown on Map 1 in the Appendix.

1.3 SURVEY METHODOLOGY:

1.3.1 Extended Phase 1 Habitat Survey:

An Extended Phase 1 Habitat Survey (*Nature Conservancy Council 1990*) of the study area was undertaken on 5th November 2012. The site's habitats were fully mapped and higher vascular plant species were recorded and given abundance values according to the standard DAFOR scale, where:

D = Dominant
A = Abundant
F = Frequent
O = Occasional
R = Rare

Where appropriate these values can be prefixed by the letter L (locally) or V (very), to provide more subtle biogeographical data.

1.3.2 Badger Survey:

The badger survey focused on land directly affected by the proposed development, and was extended where possible to include land where badger setts might occur up to a distance of 30m from the boundary of the site. The badger survey used standard techniques for establishing the use of the site by badger, and includes searches for evidence of badgers including:

- Setts
- Pathways
- Footprints
- Latrines
- Foraging areas
- Scratching posts

1.3.3 Water Vole Survey:

Water vole surveys were undertaken following the methodology outlined in the *Water Vole Conservation Handbook 2nd Edition*. Strachan & Moorhouse (2006). The survey included standard searches for burrows, latrines feeding stations and runs.

1.3.4 Other Species:

In addition to the above, general assessments of the suitability of the site to support breeding birds, roosting and foraging bats, great crested newt and otter were also undertaken as part of this study.

1.4 SURVEY CONSTRAINTS:

1.4.1 Extended Phase 1 Habitat Survey:

The survey was conducted at the end of the survey season for grassland, however given the obvious levels of agricultural improvement on the land affected by the proposals, the constraint is considered to be negligible.

1.4.2 Badger Survey:

There were no constraints to the badger survey on the land affected by the proposal. An area of grassland to the south-west of Eel Beck wasn't accessed, however as this area is separated from the site by a small stream valley, disturbance to potential setts in the area is not predicted. In addition a garden of an adjacent property beyond the eastern boundary wasn't accessed and potential for badger setts is considered to be remote.

1.4.3 Water Vole Survey:

The water vole survey was undertaken in early November outside of the optimum period for water vole survey which is late April – early October. Nevertheless the constraint is considered to be minor due to the prevailing open conditions on the section of stream surveyed where burrows would be expected to be visible.

PART 2 SURVEY RESULTS:

2.1 DESK BASED STUDY:

A request for ecological data was made to Lancashire Environment Record Network (LeRN) to obtain details of any biological records relating to the site. The extent of the study is shown on the LeRN Rimington Lane Ecology Plan in the appendix.

Desk based studies were also undertaken to establish the presence of ponds within a 500m radius of the site, as part of a scoping study relating to great crested newt (GCN)

Natural England's 'Nature on the Map' website was referred to as a matter of course.

The results of the desk study revealed the following information;

- The site has no statutory wildlife or ecological designations.
- There are no Sites of Special Scientific Interest (SSSI) within 4km of the site.
- The site is not a Biological Heritage Site (BHS) and the nearest BHS is >500m away.
- There are no known waterbodies capable of supporting GCN within 500m of the site.
- None of the records supplied by LeRN relate specifically to the site.
- Records (LeRN) of sea trout, bullhead and stone loach occur on Eel Beck just beyond the western boundary of the site.
- Records (LeRN) of common hedgerow plant species occur on the hedgerows and verges of Rimington Lane

The species records supplied by LeRN are not provided in the appendix as none relate directly to the study area. No other information or data is known for the site.

2.2 EXTENDED PHASE 1 HABITAT SURVEY:

2.2.1 General Description:

The site of the proposed development is composed of sloping improved sheep-grazed pastures that are separated by tall but fragmented sections of hedgerows. These boundaries have also been supplemented by post and wire stock fencing. The hedgerows have occasional trees and are mostly species-poor, however the hedge adjacent to Rimington Lane is species-rich and also supports some woodland ground flora.

The southern boundary of the site is formed by Eel Beck a swift flowing and fairly sinuous stream that at the time of survey was quite silted.

A small damp shaded area with several stream-side alder and holly is present in the south-west corner of the site.

2.2.2 Extended Phase 1 Habitat Survey Target Notes:

Survey locations, Target Notes and the proposed working area locations are shown on Map 1 in the Appendix. All species nomenclature follows Stace, C. (1996) 'New Flora of the British Isles' – definitive English names.

Target Note No: 1

An improved sheep-grazed pasture that forms an extensive south-facing slope above Eel Beck. The grassland is typically species-poor and dominated by crested dog's-tail and has high grass content but low herb diversity.

Species:	Abundance:
-----------------	-------------------

Crested dog's-tail	D
Red fescue	A
Sweet vernal-grass	A
Perennial rye-grass	A
Yorkshire-fog	A
White clover	A
Common mouse-ear	A
Creeping buttercup	F
Creeping thistle	F
Common sorrel	F
Selfheal	VLF
Common sedge	VLF
Ribwort plantain	VLF
Soft-rush	O
Tufted hair-grass	O

Target Note No: 2

A defunct, fragmented hedgerow on the top of the slope above Target Note 1. The hedgerow is tall and overgrown but has been layed in the past. Woody diversity is low and the hedge is dominated by hawthorn with occasional elder. A single mature sessile oak is also present.

The ground flora is poor, sheep-grazed and dominated by common nettle and frequent bramble.

Target Note No: 3

An improved sheep-grazed pasture that slopes to the west down to Eel Beck. The grassland is typically species-poor and dominated by crested dog's-tail and has few herbs.

Species:	Abundance:
-----------------	-------------------

Crested dog's-tail	D
Red fescue	A
Sweet vernal-grass	A
Perennial rye-grass	A
White clover	A
Creeping thistle	F
Creeping buttercup	LF
Yorkshire-fog	LF
Cuckooflower	O

Target Note No: 4

A fragmented and overgrown boundary hedge with low species diversity. Hawthorn is the dominant species with very occasional holly and elder. Several mature ash trees occur and the westernmost tree has bat roost potential.

The ground flora is poor and dominated locally by common nettle and bramble. Broad buckler fern is occasional.

Target Note No: 5

A large improved sheep-grazed pasture adjacent to Rimington Lane. The grassland is again typically species-poor and has a grass-based flora dominated by crested dog's-tail.

Species:	Abundance:
Crested dog's-tail	D
Red fescue	A
Sweet vernal-grass	A
Perennial rye-grass	A
White clover	A
Creeping buttercup	LF
Yorkshire-fog	LF
Cuckooflower	O

Target Note No: 6

A defunct, overgrown and tall boundary hedge adjacent to Rimington Lane. The hedge has a diverse woody flora that includes holly, hazel, hawthorn, ash, pedunculate oak and dog rose. The hedge has a ditch and low hedge bank and there is an associated woodland/hedgerow flora that includes dog's-mercury, red campion, broad buckler-fern, crosswort and tufted hair-grass.

It is highly likely that this hedgerow qualifies as 'important' under the Hedgerow Regulations 1997, on account of woody diversity and the presence of several associated features as defined by the criteria for selection. However a specific survey is required to confirm actual status.

Target Note No: 7

A wet low-lying area of land adjacent to Eel Beck. The area is dominated by common nettle and Indian balsam and a line of mature alder, hawthorn and holly mark the location of an ancient defunct hedge. Several other alder occur on the stream-side and also mid-channel where river erosion has isolated two trees from the bank.

The large holly tree has bat roost potential.

Target Note No: 8

A sinuous, swift-flowing section of Eel Beck that forms the southern boundary of the site. The beck is reasonably diverse in hydrogeomorphological features here, these include stable and eroding earth cliffs, exposed bedrock, discrete sand deposits, mid-channel bars/small islands and boulders. Flow types include several riffle-run-pool sequences over a substrate of mixed unsorted gravel, pebble and cobbles.

Despite the stream being swift-flowing the submerged rock substrates are quite silty.

The stream has no aquatic flora, however very localised stands of brooklime, floating sweet-grass, common valerian and creeping buttercup occur on the banks.

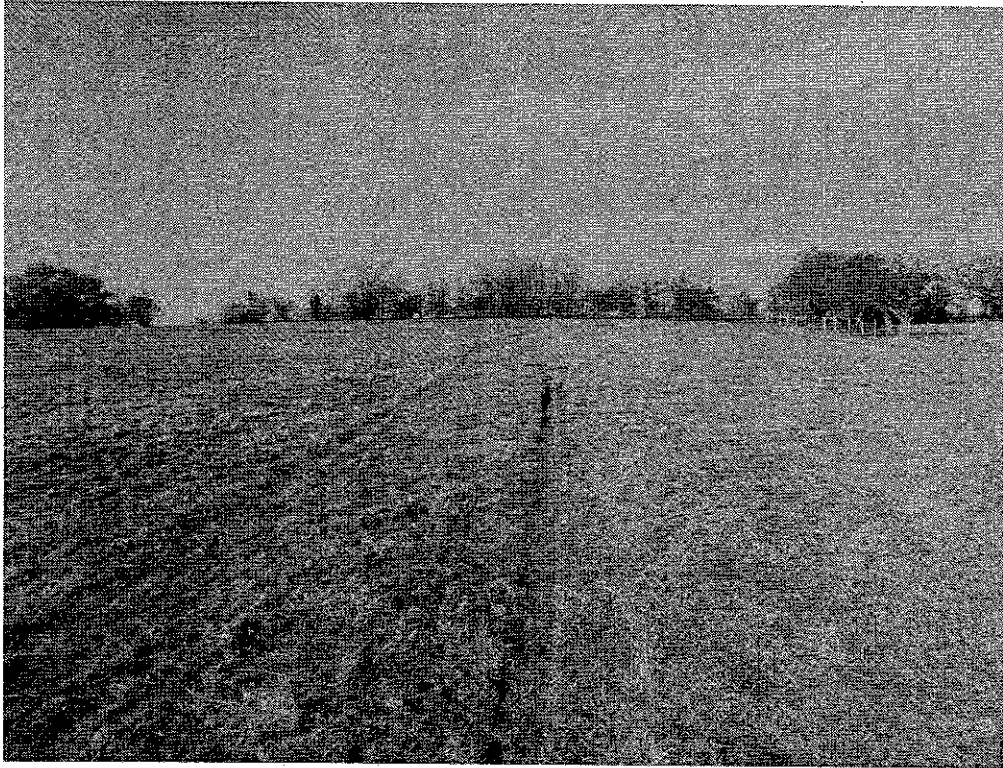
Several scattered alder trees occur along the north bank whilst the south bank is elevated locally and supports mature trees. These have not been recorded as this area is outside of the study area.

Target Note No: 9

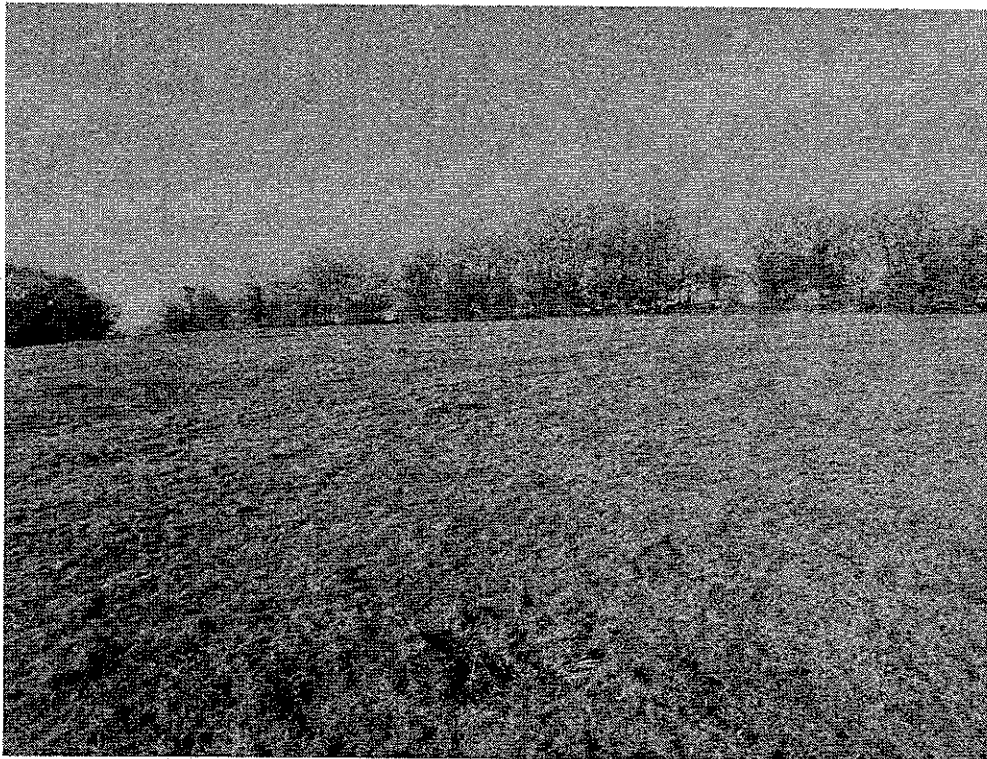
This is a modified section of Eel Beck that appears to have being straightened sometime in the past. Bank reinforcements in the form of timber and stone revetments and random stone reinforcement are evident locally, presumably to protect the bank below the adjacent static caravans from erosion.

The banks in this section are rank and composed of a mixture of reed canary-grass, great willowherb, hogweed false oat-grass and bramble. Several mature alder and hawthorn occur on the northern bank.

Site Photographs - Habitats:



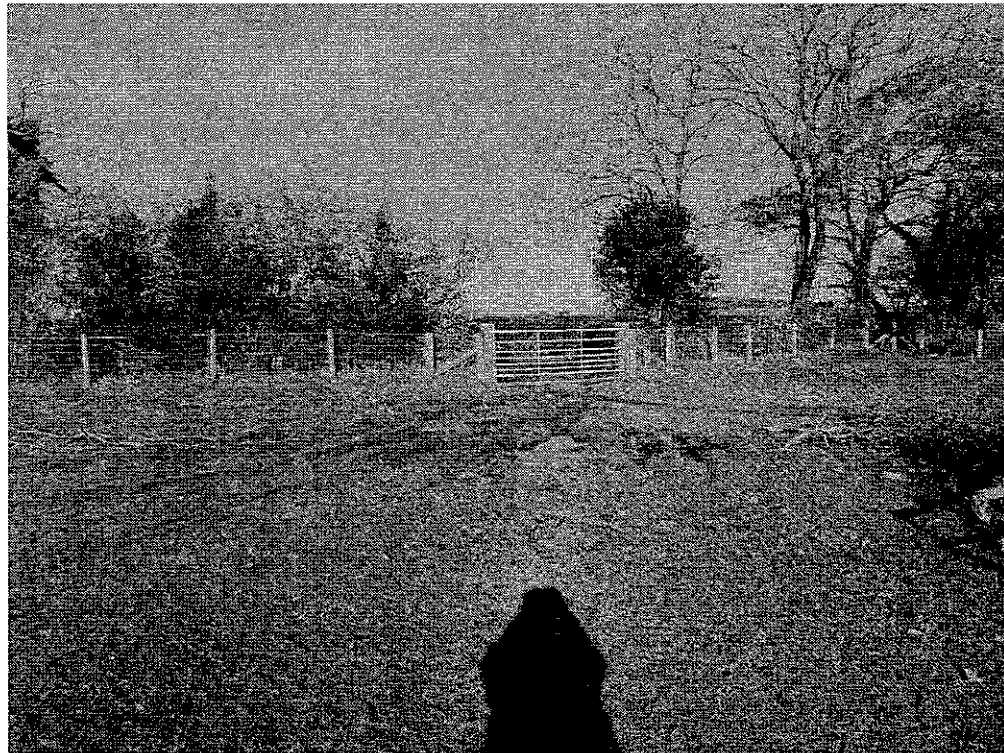
Photograph 1: Improved pasture. (See Target Note 1)



Photograph 2: Defunct over-grown hedge. (See Target Note 2)



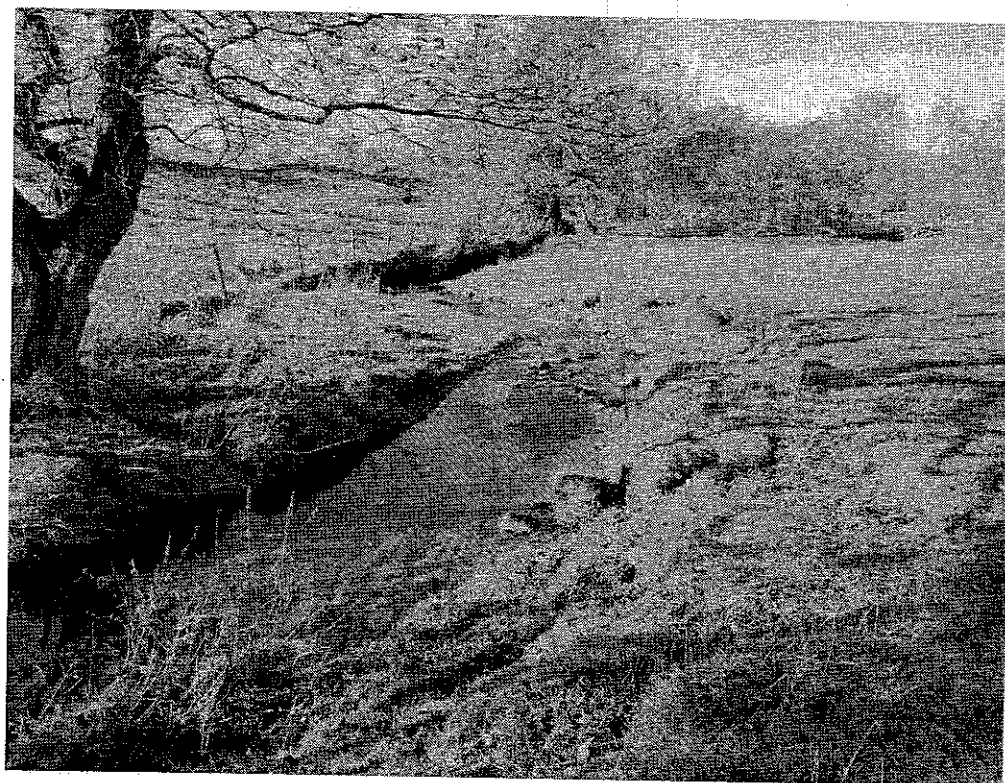
Photograph 3: Improved field (See Target Note 3) and defunct hedgerow. (See Target Note 4)



Photograph 4: Species-rich hedgerow and gate entrance from Rimington Lane. (See Target Note 6)



Photograph 5: Line of relic hedgerow trees with wet riparian habitat right of shot. (See Target Note 7).



Photograph 6: Typical downstream section of Eel Beck. (See Target Note 8).

2.3 BADGER SURVEY:

2.3.1 Survey Details and Results:

The badger survey employed standard techniques to establish if badgers are present on site or use the site for foraging/commuting. (See Section 1.3 Survey Methodology)

The following searches were undertaken.

- Searches for setts on and off site for up to 30m where possible.
- Searches for foraging signs and pathways.
- Boundary searches for runs, pathways and latrines.

The survey results are outlined below.

Sett Search:

The survey found no setts on site and no visible sign of setts on the adjacent land where accessible. Most of the land was accessible and was mostly composed of open improved pasture. A garden area beyond the north-west boundary wasn't accessed but is laid to lawn and clearly has no badger setts within it.

The short grazed pasture to the south-west of Eel Beck wasn't accessed however this area is separated from the site by a small stream valley and disturbance to potential setts in the area is not predicted.

The remaining land is formed by the existing caravan park and no setts are present.

Therefore it can be concluded that there are no badger setts on site or within at least 30m of the site.

Search for Foraging Signs and Pathways:

The site was thoroughly searched for badger pathways or signs of foraging. No sign of badger activity was found therefore it can be concluded that the species is not using this area for foraging or commuting.

Boundary Search:

All of the boundaries of the site were walked and examined for potential runs, pathways and latrines. The search found no evidence to suggest badger activity along any of the site boundaries. The absence of any obvious means of ingress indicates that badgers are not entering the site. The absence of latrines indicates a lack of territorial activity in the near vicinity of the site.

2.3.2 Survey Conclusions:

The survey found no evidence of historic, recent or current use of the site by badgers for foraging, commuting or occupation and the species is considered to be absent.

2.4 WATER VOLE:

2.4.1 Survey Details and Results:

The water vole survey included examination of the stream banks and marginal zone for the presence of burrows, feeding stations, latrines and runs. The survey was undertaken outside of the optimum period for water vole survey however with the exception of a very short (20m section) of stream the banks were clearly visible and the constraint is considered to be minor.

The survey revealed no evidence of current or historical occupation by water vole. There are no burrows that could be attributed to the species on the section, however overhanging vegetation on the section immediately behind the caravans hindered observations which were made using close focusing binoculars.

The constraint was very localised and occurred very intermittently along a roughly 20m section of stream. It should be noted that not all of this section was obscured and that revetments occurred along part of this length, thus reducing water vole potential.

Photographs showing typical conditions on the stream section surveyed are shown below.

Site Photographs – Water Vole:



Photograph 7: Section showing typical conditions where constraint to survey occurred.



Photograph 8: Section showing typical conditions where no constraint to survey occurred.

2.5 BIRDS:

2.5.1 Bird Evaluation:

Breeding bird surveys were not undertaken as it was too late in the year to undertake them. However, the prevailing conditions on site make it unlikely that any bird population present would exceed 'local – district value', although small numbers of UK BAP species could possibly occur.

Nesting bird species will largely be composed of common tree/shrub nesting species that will use the boundary hedgerows and trees as nest sites.

Ground-nesting bird potential isn't considered to be high but small numbers of skylark and lapwing might possibly use the site.

The only bird species of interest recorded was dipper which was seen at the road bridge upstream of the site.

2.6 BATS:

2.6.1 Bat Evaluation:

During the site visit the trees/shrubs of the site were examined for the presence of holes that could potentially be used as bat roosts.

In addition, the site was assessed for its potential value for foraging and commuting bats.

Bat Roosts:

The roost search found two potential roost sites in two trees on the site boundary.

Roost 1 is located in the main trunk of a semi-mature ash on the north-west boundary of the site. Roost 2 is in a cleft above the main trunk of a mature holly on the relict hedge line adjacent to Eel Beck on the south-west boundary. Both trees are within 100m of each other.

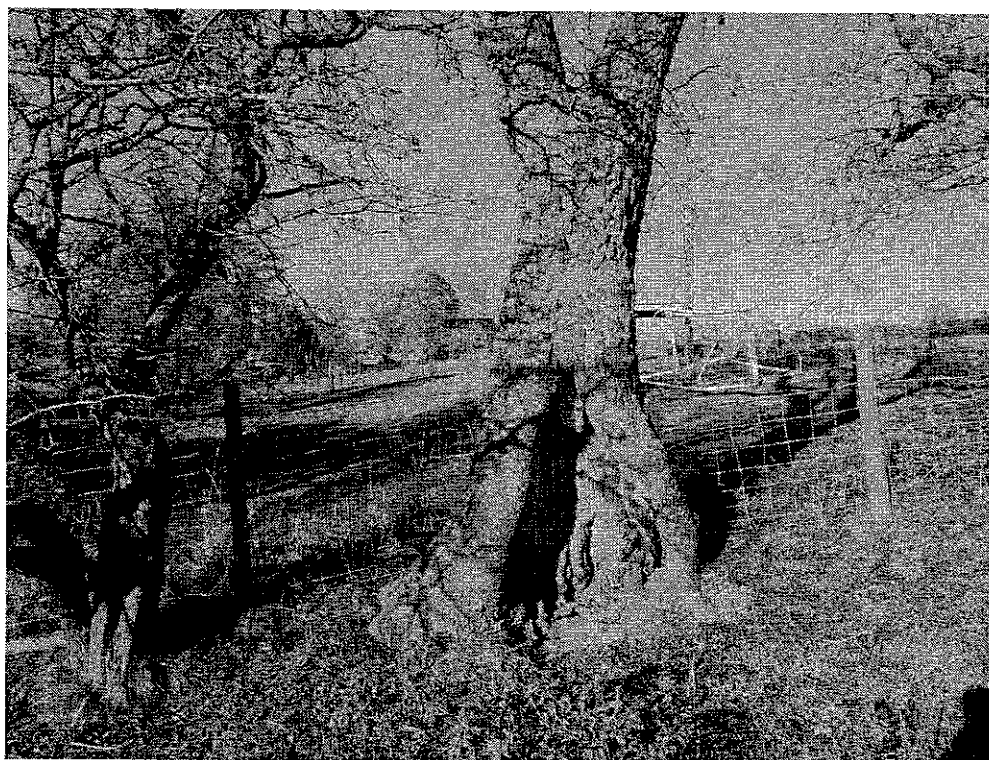
The roost locations are shown as R1 and R2 on the Phase 1 Habitat Map

Foraging & Commuting Routes:

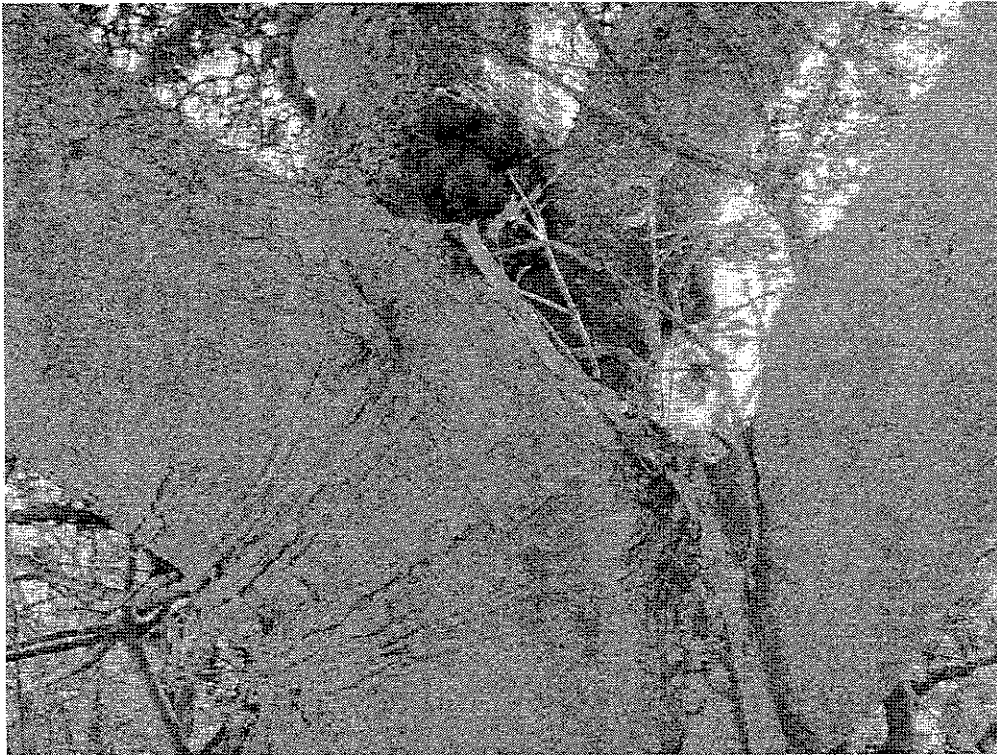
The course of Eel Beck is considered to have good potential for foraging and commuting bats. The sheltered conditions created by the valley situation together with the presence of a brook and overhanging trees represent good foraging for bat species in the area. In addition the connectivity with other linear features in the wider landscape and the presence of farmsteads with roost potential, increase the likelihood of commuting along the stream corridor.

The hedgerows on the site also have some foraging and commuting value, however the fragmented nature of these hedges and the adjacent habitats being composed solely of improved grassland reduces the foraging value somewhat.

Site Photographs – Bats:



Photograph 9: Potential bat roost 1 in ash tree.



Photograph 10: Potential bat roost 2 in mature holly.



Photograph 11: Good potential bat foraging habitat along Eel Beck.



Photograph 12: Low value bat foraging habitat along defunct hedgerows in improved grassland.

2.7 GREAT CRESTED NEWT:

2.7.1 Great Crested Newt Evaluation:

Reference to Ordnance Survey maps and online aerial photographs indicate that there are no ponds within 500m of the site. Therefore there are no potential impacts generated on GCN or its habitat resulting from the proposals for the site.

2.8 OTTER:

2.8.1 Otter Survey & Evaluation:

A survey of Eel Beck for signs of otter was undertaken during the water vole survey and included standard searches for the following.

- Spraints on in-stream rocks, logs and other channel and riparian features.
- Footprints on sand deposits.
- Holts and couches.

The survey found no sign of otter on the river section surveyed.

PART 3 ECOLOGICAL EVALUATION:

3.1 EVALUATION OF SURVEY FINDINGS:

The following section evaluates the site in relation to statutory/non-statutory sites, protected species and species/habitats listed on the UK Biodiversity Action Plan Priority List, Section 41 Species/Habitats of Principal Importance in England (NERC) Act 2006, and the Lancashire Biodiversity Action Plan.

3.1.1 Statutory Sites:

There are no statutory wildlife sites within 4 km of the site.*

(*Source – Nature on the Map)

3.1.2 Biological Heritage Sites:

The area affected by the proposals fails to meet any of the guidelines for selection associated with the Lancashire Biological Heritage Site scheme. The nearest BHS is Bottom Meadow and Weling Meadow Lower Gazegill (Ref. 84NW12) which is >500m from the site.

3.1.3 Protected Species:

There are no known protected species issues relating to the site.

Desk-based studies and field surveys indicate that there are no potential great crested newt (GCN) ponds within 500m of the site.

Potential for bat habitation exists in two trees on the site, and good foraging opportunities exist along the Eel Beck corridor. Foraging potential along the on-site hedgerows is considered to be low.

Bats might also use the stream corridor and hedgerows for commuting.

No evidence of current or historical occupation by water vole was found on Eel Beck.

There are no badger setts on site and there is no evidence of badger foraging on site or runs entering the site through boundaries.

Common birds will use the hedgerows as nest sites and low numbers of ground-nesting birds might also use the site, although potential for the latter is considered to be low.

No sign of otter was found on Eel Beck.

3.1.4 Biodiversity Action Plan (BAP) Habitats and Species:

The hedgerows on the site are UK BAP Habitats and Eel Beck could also be a BAP Habitat under the Rivers and Streams category. However inclusion within the BAP requires specific criteria to be met and further detailed study of the watercourse is required to confirm BAP status, such studies are beyond the scope of this survey.

The UK BAP Species sea trout is known to occur in Eel Beck and LeRN records show the species to be present just outside of the site boundary.

3.1.5 Section 41 (S41) Habitats and Species of Principal Importance in England Natural Environment and Rural Communities (NERC) Act 2006:

Hedgerows and Rivers and Steams are Section 41 Habitats.

Sea trout is a Section 41 Species.

3.1.6 Lancashire Biodiversity Action Plan Habitats & Species:

Rivers and Steams are LBAP habitats.

3.1.7 Important Hedgerows:

The hedgerow described in Target Note 6 of the Phase 1 Survey is highly likely to qualify for protection as an important hedgerow under the Hedgerow Regulations 1997. However further study using the selection criteria is required to determine actual status.

3.2 SUMMARY EVALUATION:

3.2.1 Vegetation – Habitats and Species:

The survey found no habitats that are obviously higher than local-district value. The habitats present are common and include improved pasture, fragmented species-poor hedgerows, a species-rich roadside hedgerow and a stream.

The hedgerows are generally poor examples of a UKBAP/S41 habitat on account of their highly fragmented nature and improved/grazed ground flora. The exception is the Rimington Lane hedgerow which displays significant woody/ground flora diversity and could be important in respect of the Hedgerow Regulations.

The status of Eel Beck in respect of the BAP is not known and more extensive studies are required to determine status.

All of the habitats found on site are common on a local-national scale.

3.2.2 Badgers:

There is no evidence of badger occupation/use on the site or where visible off site. The species is considered to be absent in the immediate locality.

3.2.3 Birds:

The site has value for nesting birds mostly in the hedgerows and trees which will be used by common birds. Small numbers of ground-nesting birds might also use the site, although potential is not considered to be high.

Dipper forage along the beck.

3.2.4 Bats:

There are two potential bat roosts in the trees on the site. In addition the Eel Beck corridor is considered to provide good foraging and commuting habitat. The hedgerows also have value but on a significantly lower scale.

3.2.5 Great Crested Newt:

There are no ponds within at least 500m of the site and the possibility of GCN being present is considered to be highly remote.

3.2.6 Water Vole:

No current or historical sign of water vole was observed and the species is considered to be absent.

3.2.7 Otter:

No sign of otter was found during the survey and the species is not resident on the section of Eel Beck surveyed.

3.2.8 Other Species:

Eel Beck is used by migratory (sea) trout, a UKBAP/Section 41 Species.

PART 4 RECOMMENDATIONS:

4.1 HABITATS:

The proposed works will mostly directly affect farmland containing areas of very common habitats, however the hedgerow on Rimington Lane is likely to be important in respect of the Hedgerow Regulations.

If there are proposals that will affect this hedgerow then surveys to establish its status in respect of the Regulations are required. No further habitat surveys are recommended over the rest of the site.

If there are proposals to provide bridge crossings on Eel Beck to connect the existing site to the proposed site, or if there are any other proposals that will directly affect the beck, then Environment Agency consent is likely to be required.

Environment Agency (EA) consent is required for works on or near a watercourse or floodplain when undertaking works within 8m of a main river.

Main rivers are usually larger streams and rivers, although they also include smaller watercourses of local significance. The status of Eel Beck in respect of main river is not known, however regional EA bylaws often also cover non-main river watercourses.

4.2 FAUNA:

4.2.1 Badger:

There was a total absence of any evidence of activity that could be associated with badger on the site. Therefore no further survey in respect of badger is recommended.

4.2.2 Birds:

Small numbers of common birds might breed in the shrubs on the site. Surveys in spring/summer are considered unlikely to reveal any population greater than local or at the most, district significance, therefore additional surveys are not recommended.

To avoid impacts on nesting birds, if any of the shrubs need to be removed, then this must be done outside of the bird breeding season during September-February. Removal in the period March-August must not be undertaken unless an ecologist has inspected the site and deemed the shrubs to be clear of nesting birds.

Pre-construction checks for ground-nesting birds are also required if works are proposed in the March-August breeding period.

4.2.3 Bats:

Potential Roosts:

There are two potential roosts in trees on the outer boundaries of the site. Surveys by a licensed bat ecologist to establish bat use will be required if there are any proposals to remove

these trees. If bats are discovered then an appropriate EPS licence must be obtained from Natural England prior to felling.

If the trees are to be retained and the recommendations provided below are adopted then no further survey is required.

Foraging and Commuting Routes:

Potentially the most valuable foraging area on the site is Eel Beck, therefore to ensure that the viability of the beck as a foraging and commuting route is maintained, a buffer zone of at least 5m should be applied between the stream bank top and the nearest caravan. Similarly a buffer of at least 2m should be applied between the hedgerows and caravans.

Careful design and control measures in relation to duration / locations / illumination direction and intensity / type of lighting are required to ensure that the foraging areas are not detrimentally affected by the proposals.

Appropriate low pressure sodium lighting is available that with additional consideration of light spillage into sensitive areas can be installed to avoid impact on foraging/commuting bats.

Bollard lighting is preferable to column-mounted lanterns, however where column mounted lighting is unavoidable hoods, cowls and/or louvres must be fitted to prevent light from spilling into potentially sensitive areas.

Light spillage into the Eel Beck corridor, along the hedgerow buffer zones and directly on to the potential roosts must be prevented through the careful design of the lighting infrastructure. If this cannot be achieved then nocturnal bat surveys will be required to determine exactly how bats are using the site.

The document *Bats and Lighting in the UK* (Bat Conservation Trust) must be followed in respect of the lighting proposals for the site.

Potential impacts on foraging/commuting bats might also occur through contact with micro wind turbines fitted to caravans. To avoid such impacts it is recommended that micro wind turbines are not fitted to caravans at the end where they abut potential foraging/commuting routes, e.g. hedgerows.

4.2.4 Water Vole & Otter:

Both water vole and otter were found to be absent during the survey, however these are very mobile animals and there is a possibility of colonisation in the future. Therefore if there are any works proposed within 8m of Eel Beck, then pre-construction checks for both species are advised.

4.2.5 Great Crested Newt:

GCN are considered to be absent on site and in the wider area extending beyond 500m radius of the site. Therefore no further surveys are recommended.

4.2.6 Fisheries:

Eel Beck is known to support bullhead and the migratory sea trout. All proposed works that could directly affect Eel Beck should avoid the migratory trout close season (1st Oct to 31st March). EA Pollution Prevention Measure guidelines should be followed at all times.

PART 5 REFERENCES:

5.1 REFERENCES:

Bat Conservation Trust (2007) *Bats and lighting in the UK- bats and the built environment series*.

DEFRA (2006) Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 - Habitats and Species of Principal Importance in England. DEFRA/Natural England

English Nature (2004) *Bat Mitigation Guidelines*, English Nature.

English Nature (2001) *Great Crested Newt Mitigation Guidelines*, English Nature.

Hundt, L (2012) *Bat Surveys: Good Practice Guidelines, 2nd Edition*. Bat Conservation Trust.

Lancashire County Planning Department, (1998) *Biological Heritage Sites. Guidelines for Selection*. Lancashire County Council

Nature Conservancy Council (1990) *Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit*. Nature Conservancy Council.

Pyefinch, R. & Golborn, P. (2001) *Atlas of the Breeding Birds of Lancashire and North Merseyside 1997-2000*. Lancashire Bird Club/Lancashire and Cheshire Fauna Society.

Roper, T. J, (2010) *Badger*. New Naturalist Library – Collins.

Rose, F. (1981) *The Wildflower Key*. Warne.

RSPB *Birds of Conservation Concern 3: the population status of birds in the United Kingdom, Channel Islands and Isle of Man*. (RSPB et al 2009)

Stace, C., (1997) *New Flora of the British Isles (Second edition)*. Cambridge University Press.

Web Sites:

Biodiversity Planning Toolkit - Association of Local Government Ecologists (ALGE) et al.

Google Earth.

Lancashire Biodiversity Partnership website.

MARIO.

Natural England – Nature on the Map.

APPENDIX:

Map 1: Extended Phase 1 Habitat Survey

LeRN Rimington Ecology Plan

Job title:
Land North of Rimington Caravan Park
Rimington Lancashire

Ecological Survey & Evaluation

Job Ref: N/A

Map 1: Extended Phase 1 Survey Map

DRAWN:
Ian Ryding

SCALE:
Not to scale

DATE:
5th November 2012



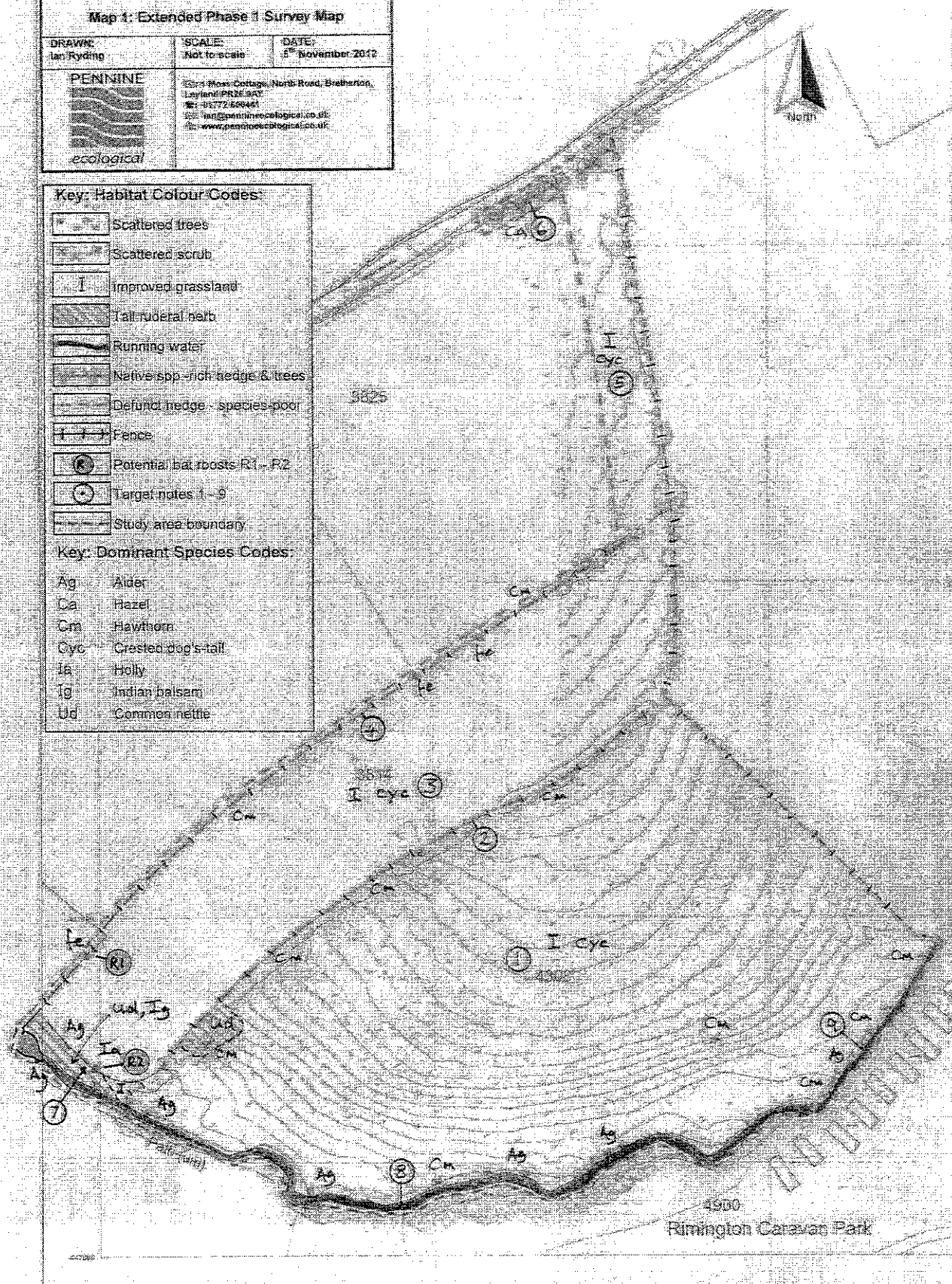
23-1 Moss Cottage, North Road, Bretherton,
Layland PR26 5AT
Tel: 01772 500451
Email: ian@pennineecological.co.uk
Web: www.pennineecological.co.uk

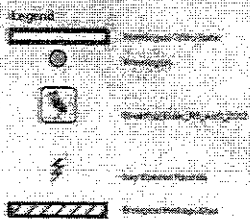
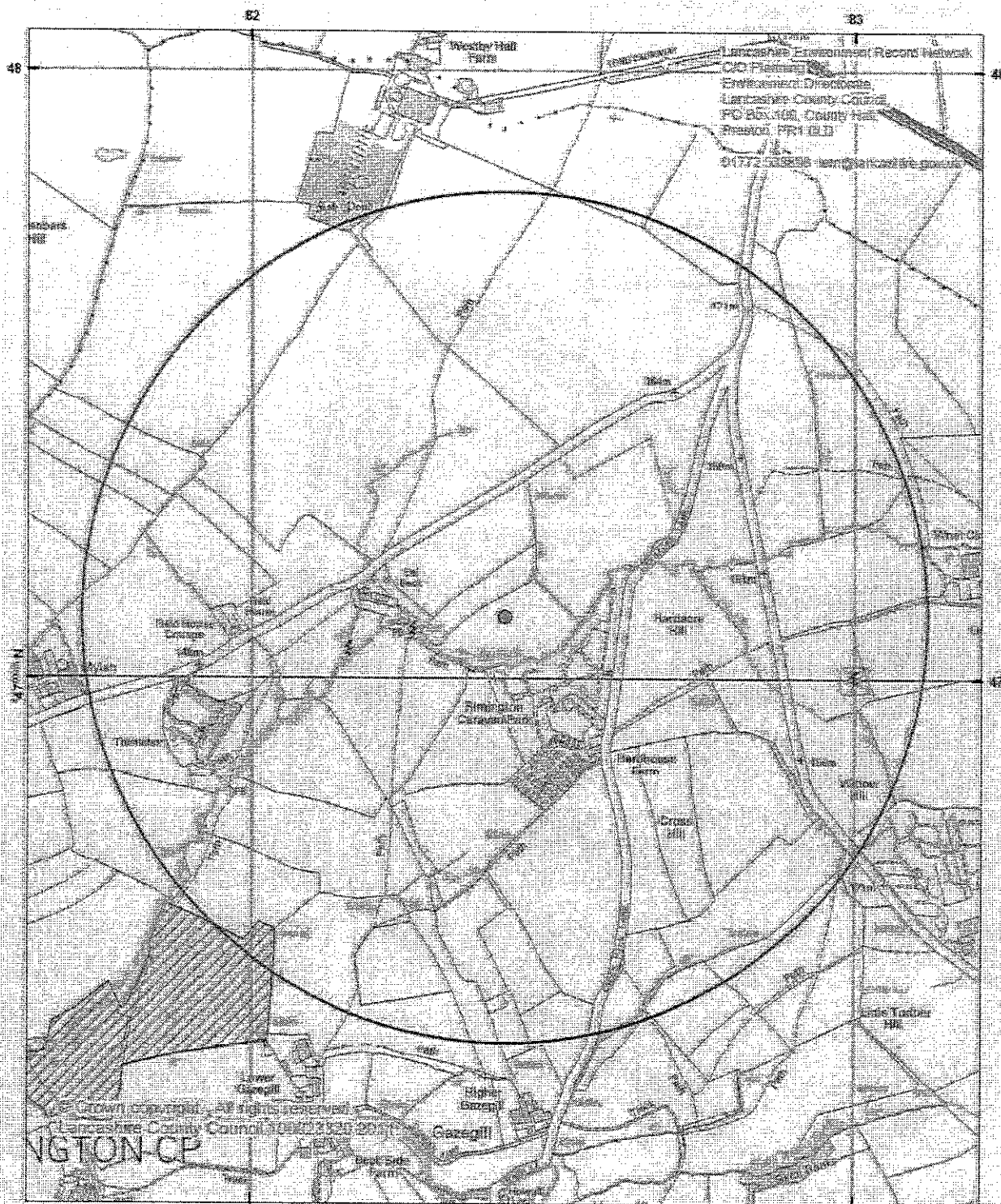
Key: Habitat Colour Codes:

- Scattered trees
- Scattered scrub
- Improved grassland
- Tall ruderal herb
- Running water
- Native spp-rich hedge & trees
- Defunct hedge - species-poor
- Fence
- Potential bat roosts R1 - R2
- Target notes 1 - 9
- Study area boundary

Key: Dominant Species Codes:

- Ag Alder
- Ca Hazel
- Cm Hawthorn
- Cyc Crested dog's-tail
- Ia Holly
- Ig Indian balsam
- Ud Common nettle





1:8,000 Date: 14/11/2012

LERN

320130059P

DESIGN AND ACCESS STATEMENT

SITE: RIMINGTON CARAVAN PARK, HARDACRE LANE, RIMINGTON BB7 4EE

PROPOSAL: EXTENSION OF EXISTING CARAVAN PARK TO ALLOW FOR THE CREATION OF 38 TIMBER LODGES

1 ASSESSMENT

1.1 Rimington Caravan Park is a long established family run tourist facility offering both touring and static holiday caravan pitches. The site is situated to the west of the A682 within land designated as open countryside. The land subject of this application lies to the north of the established site on a previously undeveloped parcel of land.

1.2 The relevant recent history of the site can be summarised as follows.

3/1999/0758 - modification of condition to permit 33 static caravan pitches to be used from 1st March to 31st January each year – Approved 30 November 1999

3/2003/1054 - modification of condition to permit 155 static caravan pitches to be used from 1st March - 31st January each year – Withdrawn 16 March 2004

3/2006/0932 - Variation of condition to extend season to 10 months and 6 days – Approved 7 February 2007

3/2010/1025 - Variation of condition no. 2 (time and occupancy restrictions) of planning consent 3/1990/0414P, to be replaced with a condition reading “The caravans shall be used for the purpose of holiday accommodation only and not as a permanent residence” – Approved 22 March 2011

1.3 Land in the wider area is predominantly in agricultural use with the odd residential property and farmstead. The landscape is gently rolling with the park itself nestling in a natural valley hollow

on the western side of the A682. The topography and existing tree cover is as such that much of the application site is screened from wider view.

1.4 The application site is situated within the open countryside outside a defined settlement boundary and is therefore subject to the provisions of local plan policy ENV3 and G5. The former require that in the open countryside outside the AONB and areas immediately adjacent to the development should be in keeping with the character of the landscape area; the latter details the nature of development that will be approved outside settlement boundaries, which includes small scale tourism and recreational developments, subject to the provisions of policy RT1 and RT5.

1.5 Policy RT1 is in principle supportive of development proposals which extend the range of tourism and visitor facilities in the borough including accommodation subject to a number of criteria. Policy RT5 which details criteria in respect of new static caravan sites and extensions to existing sites. This proposal would comply with the requirements of this policy. Also applicable is policy G1 which details a number of development control criteria.

1.6 The recently released National Planning Policy Framework (NPPF) supports the expansion of all types of businesses and enterprises in rural areas and is also supportive of rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors which respect the character of the countryside.

2 INVOLVEMENT

2.1 Pre-application enquiries have been made of the local authority and a response has been received from Gareth Fort dated 14th June 2012 which is attached at Appendix 1. In his response Gareth is generally supportive of the proposal.

3 EVALUATION

3.1 As was stated earlier the site is a well established family run 5* site. It is not our client's intention to increase the number of units on the site as a whole but to reconfigure the existing park with the objectives of improving the space around caravans and allowing increased amenity space with the net effect of improving the overall environment of the park.

3.2 The aim of my clients is not to increase the overall numbers of units on site but simply to remove the equivalent number of what have become unsatisfactory or substandard pitches when some

of the older units are renewed effectively reducing the overall density of the existing developed portions of the park. This approach is becoming more common place on many of the older parks not just locally but nationally and this approach seems to be broadly acknowledged within policy RT5 of the Districtwide Local Plan which is supportive of proposals such as this on the proviso that any new development would not be intrusive on the landscape.

4 DESIGN

4.1 The proposed layout makes provision for 38 timber clad lodges but without the need to extend the overall number of units of the park as a whole. Simply by upgrading and amalgamating some of the older pitches elsewhere. The use of timber clad units allows for the better assimilation of the lodges into the broader landscape than is the case with the normal metal clad units.

5 ACCESS

5.1 As part of the pre-application response from Gareth Fort, consultation had been undertaken with the Highway Authority regarding a proposed new access onto Hardacre Lane specifically to serve the new lodge park. Note has been made of Martin Nugent's comments and the new access has been deleted from the pre-application scheme. Access will now be made from the existing park over Eel Brook which will allow vehicles to continue to utilise the existing access from Hardacre Lane.

5.2 The development raises no issues in respect of access as level access can be obtained into the lodges.

November 2012

Appendix 1

Pre-application response letter from RVBC dated 14th June 2012

Directors - Alan Kinder, Dip.T.P (Leeds), MRTPI & Val Kendall

2, Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

Phone: 01282 834834 Fax: 01282 451666 Web: www.avalontp.co.uk Email: planning@avalontp.co.uk

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please ask for: Gareth Fort
direct line: 01200 414501
email: gareth.fort@ribblevalley.gov.uk
my ref: RV/2012/ENQ/000101
your ref:
date: June 14th, 2012

Dear Mr Kinder,

PRE APPLICATION ADVICE PROPOSED EXTENSION TO RIMINGTON CARAVAN PARK, HARDACRE LANE, RIMINGTON

I am writing in response to your request for pre- application advice in respect of the above-named proposal. In short you propose an extension to the existing Rimington Caravan Park to provide 37 timber lodges on undeveloped land immediately to the north of the existing site. The extension would allow a reconfiguration of the existing park, allowing increased amenity space between existing caravans. The overall number of units on the site would remain the same.

Pre- application discussion

We met onsite on May 17th to view the proposals in context and to discuss them in greater detail. My colleague David Hewitt was present at the meeting to address the landscape impacts.

Policy Background

In assessing the proposals for an extension to the site, I have been mindful of the Ribble Valley District Wide Local Plan, which guides planning decisions within the Borough. In particular, I have had regard to the following policies: G1 in respect of general development control issues; ENV3 in relation to development in the open countryside and RT5, which relates to proposals for the extension of existing static holiday caravan sites.

Policy G1 of the Plan relates to general development control issues. The policy places emphasis on good design and states development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature. Particular emphasis will be placed on visual appearance and the relationship to surroundings, and the effect of development on existing amenities. Materials used should be sympathetic to the character of the area. Appropriate access arrangements, and highways safety considerations will be important factors in assessing the suitability of proposals

Policy ENV3 relates to development in the open countryside. It states that development is required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features will be permitted, providing regard has been given for the characteristic landscape features of the area.

Policy RT5 states that the Council will normally approve proposals for the siting of new static holiday caravan sites, and the extension of existing sites providing the development: is not intrusive in the landscape; has a safe access or is capable of being improved to a safe standard; and is not situated on land which is susceptible to flooding.

Pre Application Advice

In terms of G1, I am confident that the proposal is sensitive to existing land uses in terms of its size, intensity and nature. As you explained the proposal seeks to achieve a better layout across the site as a whole, and as such would be likely to have a beneficial impact on the density of caravans on the site, and give opportunities for further soft landscaping treatments. Further detail would be useful at application stage in terms of proposed materials, and the scale of the chalets to determine how these fit in with the wider landscape character.

From an environmental health perspective, I consulted with my colleague Matthew Riding who had the following comments with regard to the proposal. He stated that there maybe merit in increasing the overall area of the site, if this improves the existing site layout so that there is a clearly identifiable area for tourers.

The applicant should already be aware that the proposed site layout must comply with the space standards prescribed in this Council's Model Standards, that are attached to site licences. I enclose a copy of the Standards for your information.

On a cautionary note the applicant needs to be aware of potential issues concerning foul drainage as a modern package treatment plant (septic tank) must be installed to the satisfaction of both the Environment Agency and the Council's Building Control Section.

In respect of the access and safety considerations, I consulted with Lancashire County Council. Martin Nugent from the County offered the following advice:

"The site presently operates from a well established location off Hardacre Lane and I am not aware of a capacity issue within the site itself that would warrant the development of a second access. If the management of vehicles within the park is a concern, then an extension of site facilities onto new land can be considered without reference to a new access.

The route to the proposed lodges from Rimington Lane involves a lengthy section of new access construction and would not offer a significant benefit in terms of convenience for visitors.

Assuming there would be a through route between Hardacre Lane and Rimington Lane for all users of the site, significant movements towards Rimington Lane would be anticipated. A development of the site that utilised the existing access point would limit movements in the vicinity of the lodges.

Without evidence to the contrary, I would recommend that access to the site continue to operate from Hardacre Lane and that measures be taken within the confines of the caravan park to accommodate any changes in internal layout, including the provision of new lodges."

In terms of the landscape impact, in the context of ENV 3 and RT5, my colleague David Hewitt gave the following comments:

"The areas included in the proposal are outside the Forest of Bowland AONB and although there are some potential long distance views from higher ground from within the AONB the nature of the landscape reduces the visual impact of the current site locally. In fact localised viewpoints are minimised because of the landscape character of undulating lowland farmland that includes hedgerows and hedgerow trees bordering those fields included in the proposals to the north/west and to lesser extent to the east as well as those fields immediately adjacent to the main proposals area.

Immediately to the south of the field and bordering the current site runs Eel Beck, this is a wildlife corridor that forms part of a larger biodiversity network of features, including those well established hedgerows referred to. There are no Sites of Special Scientific Interest or Biological Heritage Sites affecting the areas in question and the open field areas included in the proposals are classified as improved grassland areas, this is land that has been so affected by heavy

grazing, drainage or the application of herbicides or organic material they have become species poor.

Any formal application should include a plan indicating the extent of all existing hedgerows and the position of all mature trees, details on species, DBH/tree constraints plan to BS5837 2012 and an indication and details of tree/hedgerow gap planting as well as management. Any landscaping proposals must reflect the landscape character of the area and include appropriate tree/hedgerow plant types and species mix."

It is my view that given the limited landscape impact of the proposal and the opportunities for gap planting, that the proposal would be acceptable in principle in the context of RT5 and ENV3.

I have consulted the Environment Agency in respect of development adjacent to Eel Beck, and floodrisk issues, and their advice is to follow. Although it appears from our mapping that the proposed site is outside of flood zones 2& 3 and thus would comply with Policy RT5.

Conclusions

It is my opinion that, subject to further details of the scale and finishing of the proposed chalets that the development is in compliance with the relevant Local Plan policies and thus would be acceptable in principle.

Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre- application enquiry, which sought guidance on the general principle of development on this site.

I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of any application submitted.

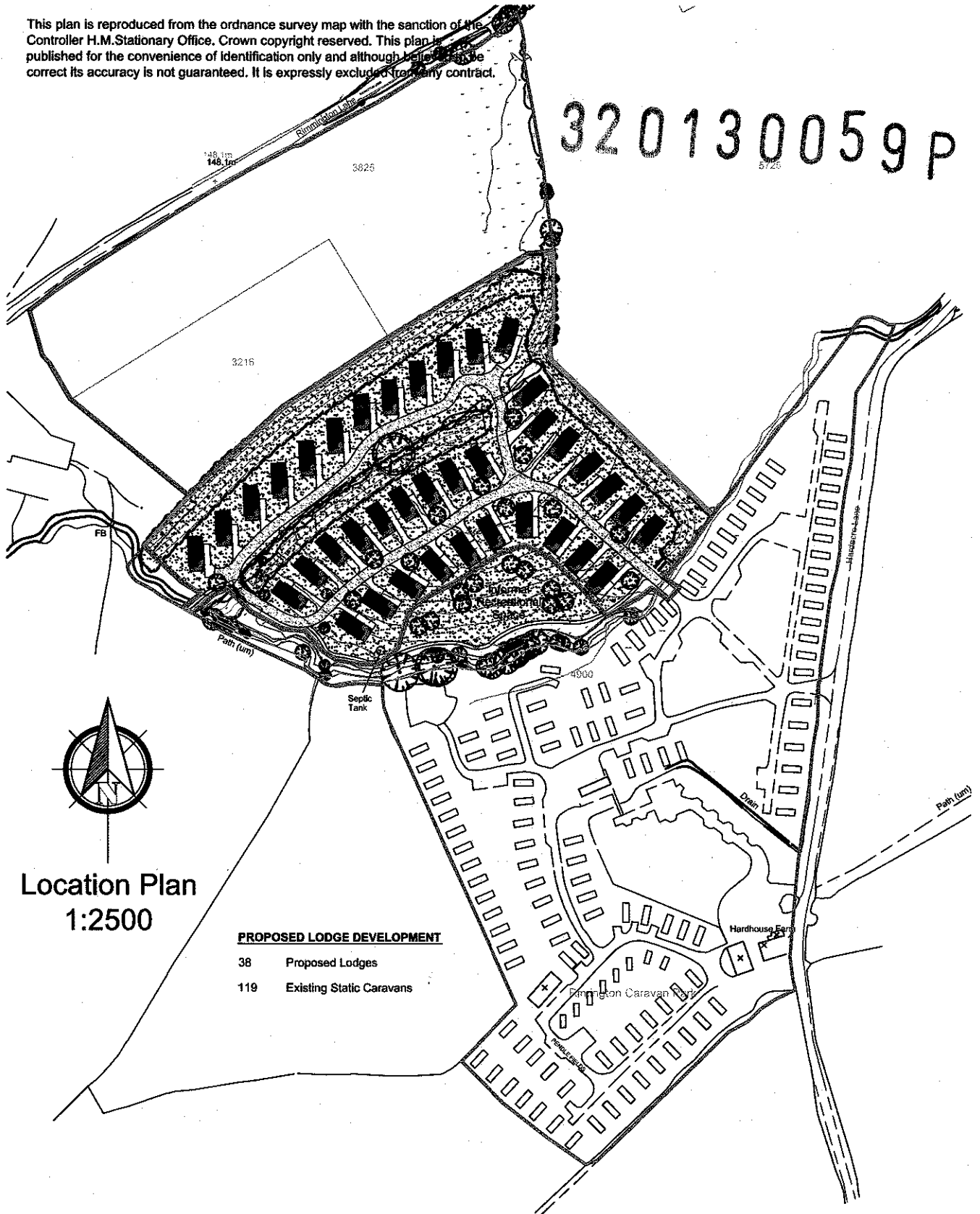
Yours sincerely

Gareth Fort
Pre- planning advice officer

Mr A Kinder
Avalon Town Planning
2 Reedley Business Centre
Redman Road
Reedley
BB10 2TY

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320130059P



Location Plan
1:2500

PROPOSED LODGE DEVELOPMENT

- 38 Proposed Lodges
- 119 Existing Static Caravans

LOCATION PLAN

Site: Development at Rimington Caravan Park,
Hardacre Lane,
Rimington

Client: Mr S Leeming

Drawn: NYB

Date: 15.10.12

Scale: 1:2500 @ A4

Project No: LEE/04B DWG 01

Amendments:

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer. All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings. If in doubt ask. Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

Avalon RTPI

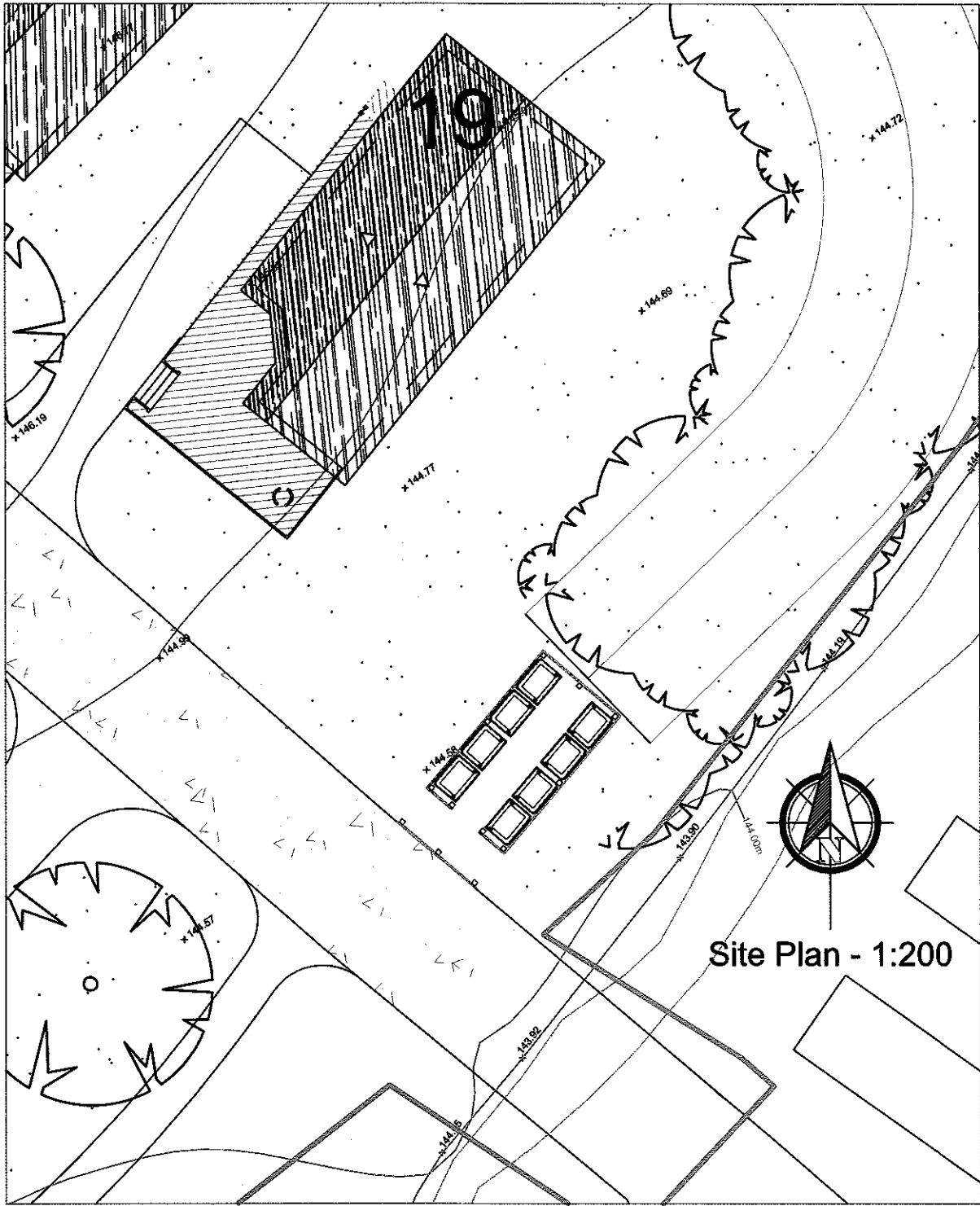
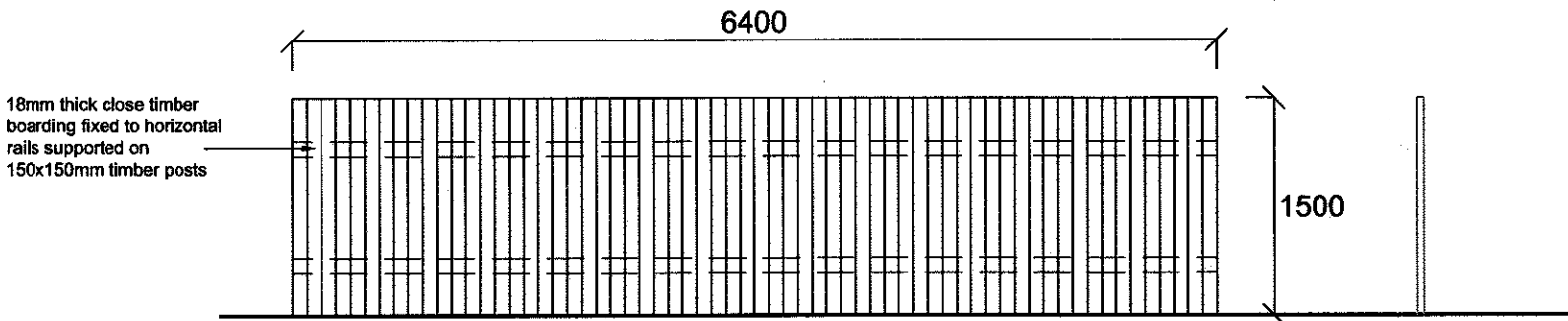
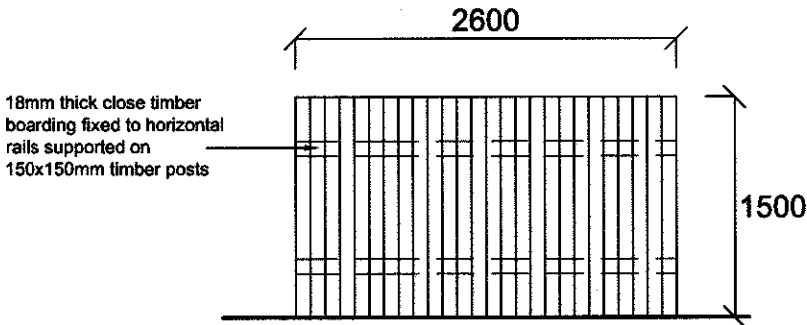
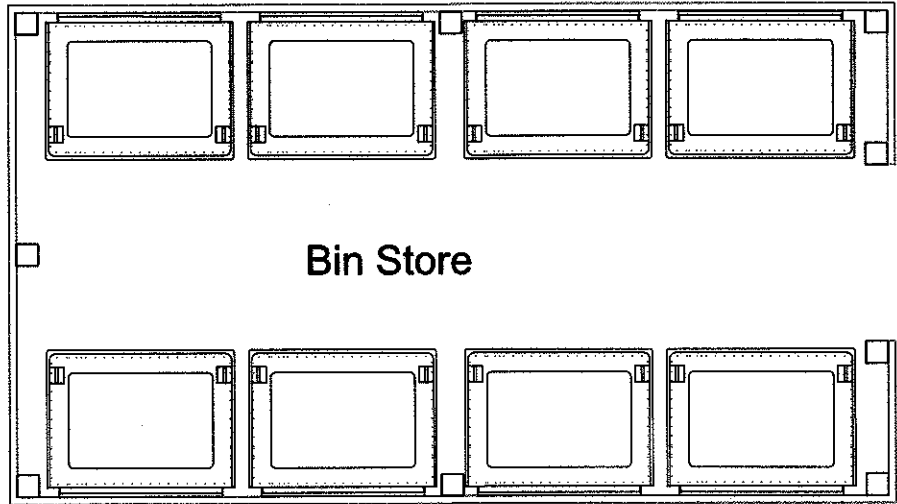
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 **Fax:** 01282 451666

Web: www.avalontp.co.uk **Email:** planning@avalontp.co.uk
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

Bin Store Typical Plan and Elevations 1:50



SITE PLAN - BIN STORE

Site: Development at Rimington Caravan Park,
Hardacre Lane,
Rimington

320130059P

Client: Mr S Leeming
Drawn: NYB
Date: 05.12.12
Scale: 1:50 / 1:200 @ A3
Project No: LEE/04B DWG 03
Amendments:

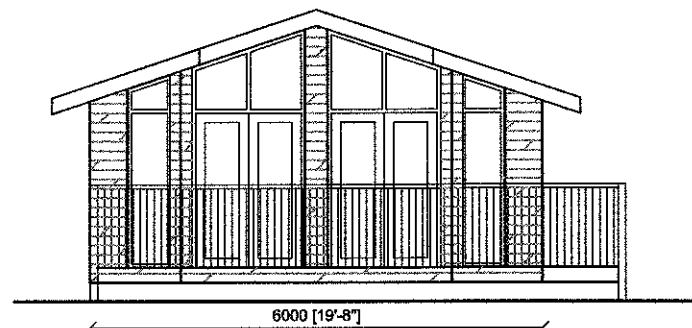
Notes:
All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
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All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

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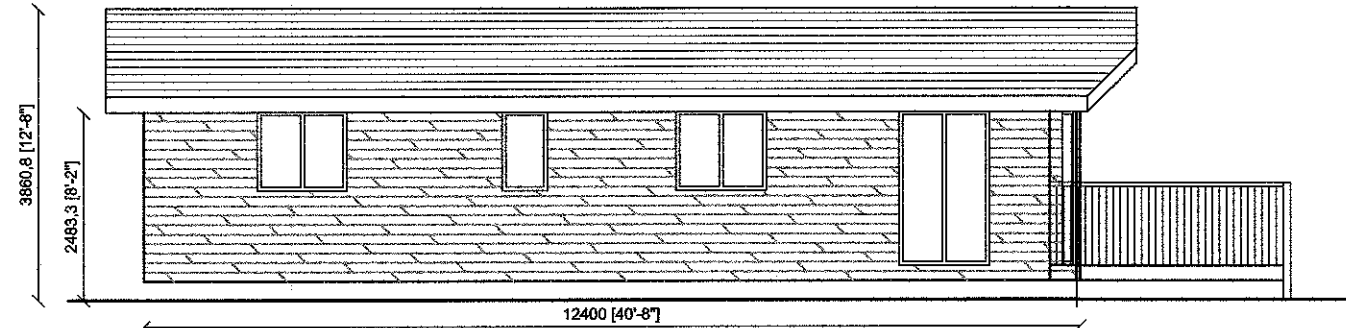
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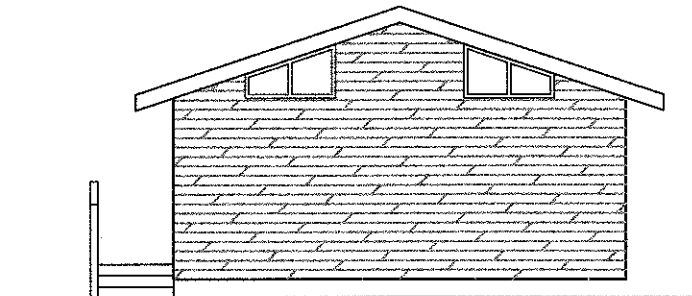
Phone: 01282 834834 Fax: 01282 451666
Web: www.avalontp.co.uk Email: planning@avalontp.co.uk
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY



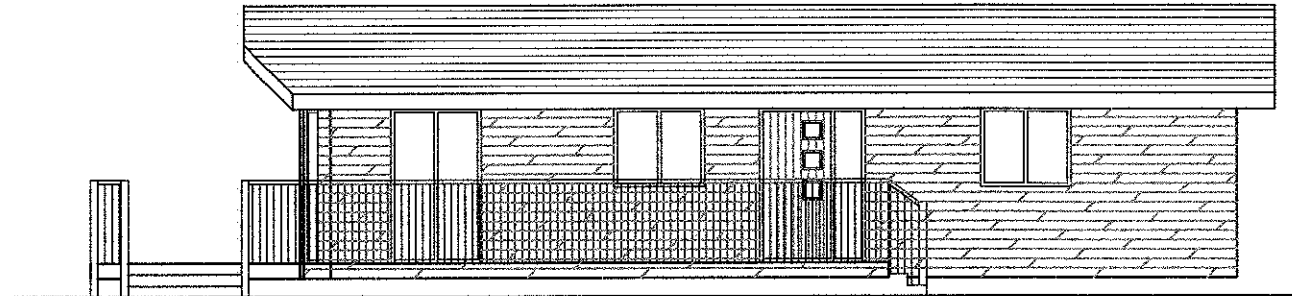
Front Elevation - 1:100



Side Elevation - 1:100

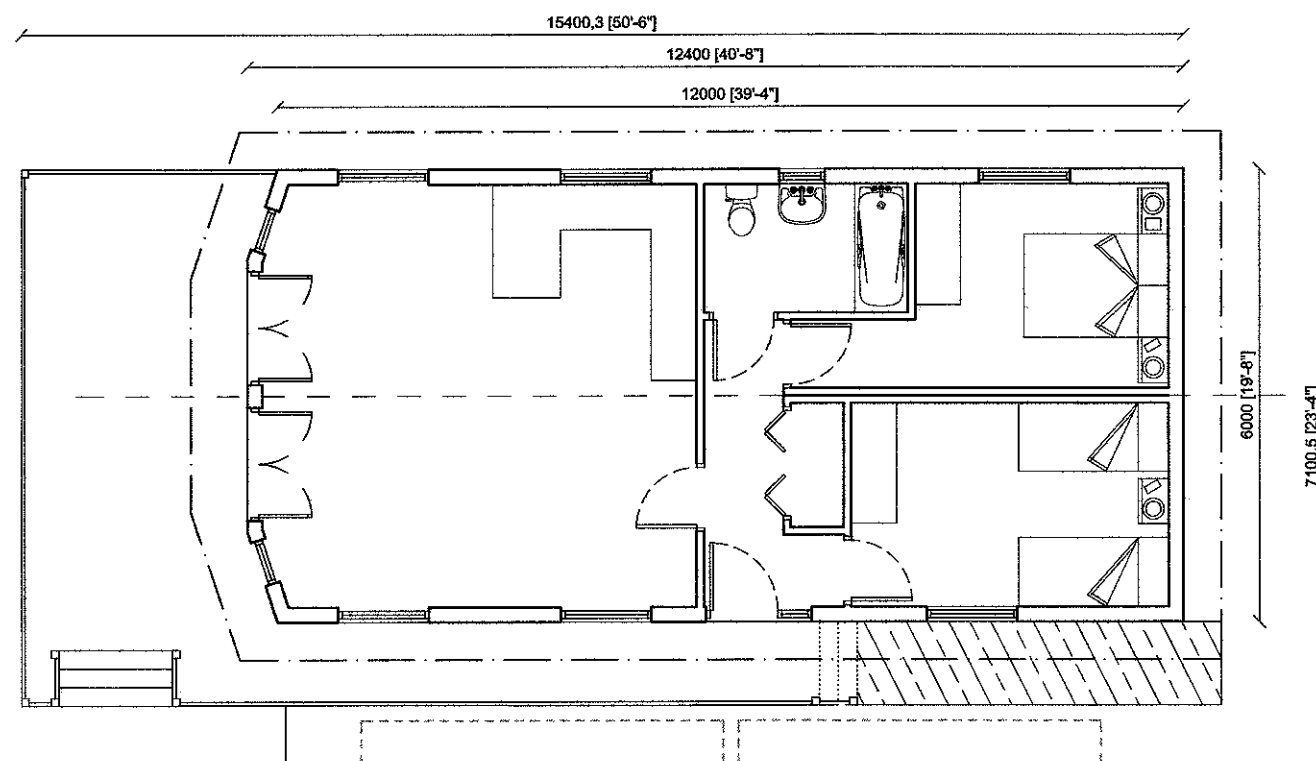


Rear Elevation - 1:100

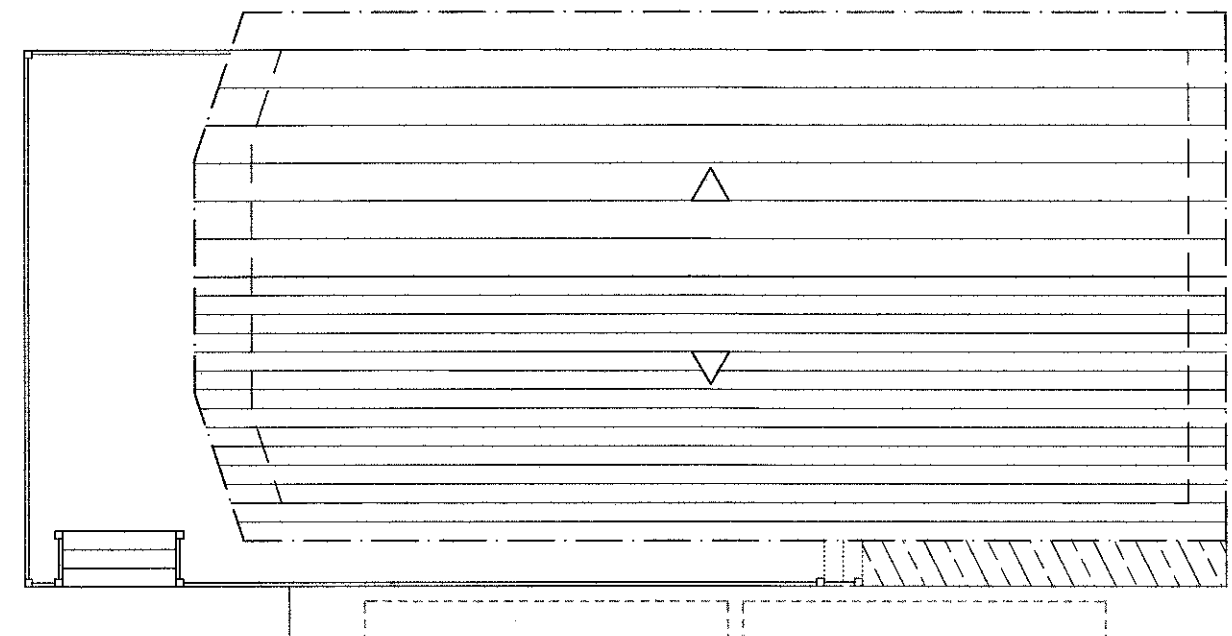


Side Elevation - 1:100

AMENDED PLANS RECEIVED
DATE 10/1/13



Floor Plan - 1:100



Roof Plan - 1:100

PROPOSED PLANS AND ELEVATIONS - LODGE TYPE A WITH DECKING

Site: Rimington Caravan Park
Hardacre Lane
Rimington

320130059P

Client: Mr S. Leeming										
Drawn: RJ										
Date: 10.01.13										
Scale: 1:100 @ A3										
Project No: LEE/04B Dwg 04										
Amendments: <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>										

Notes:
All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
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2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

Notes:

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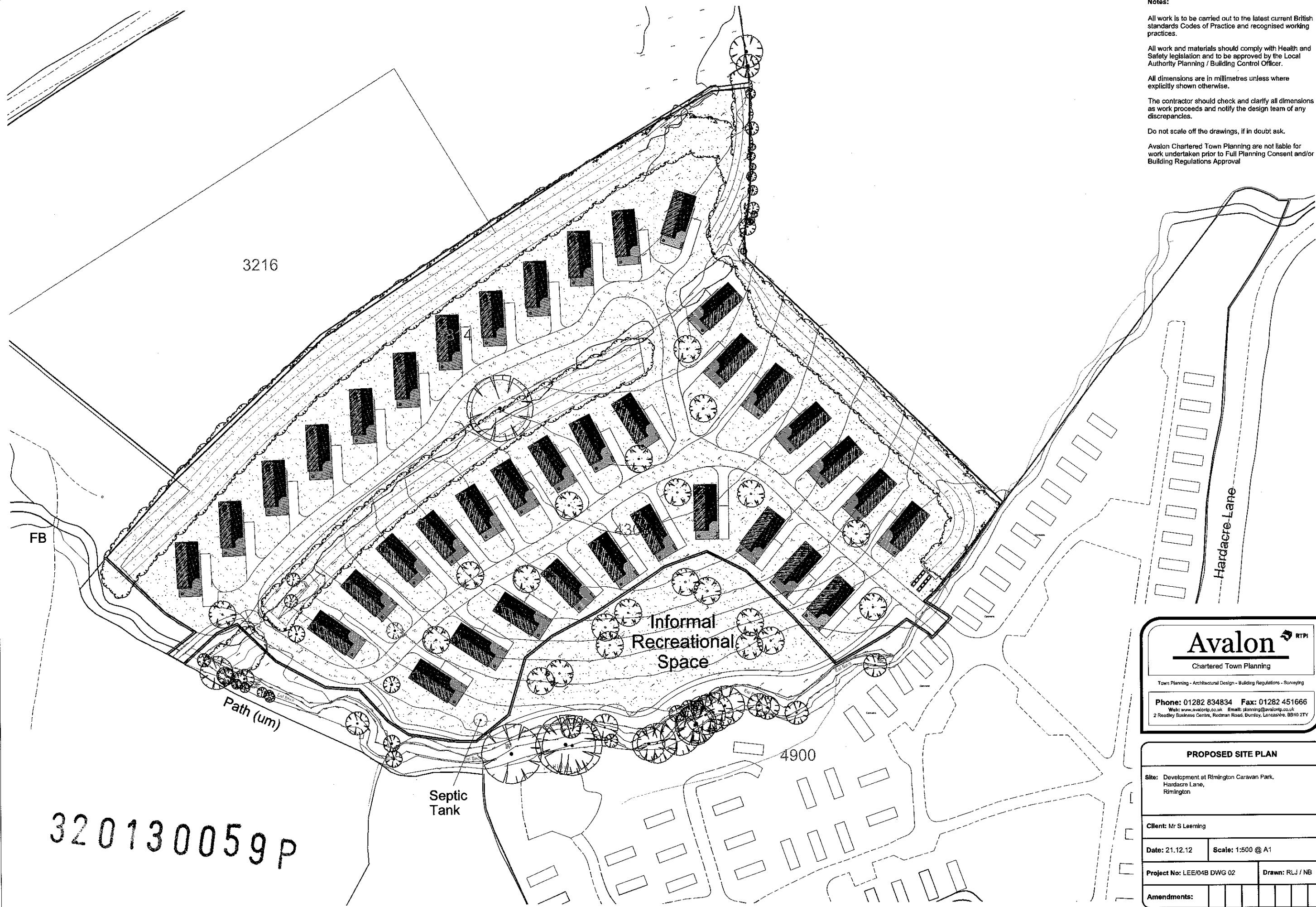
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2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

PROPOSED SITE PLAN

Site: Development at Rimington Caravan Park,
Hardacre Lane,
Rimington

Client: Mr S Leeming

Date: 21.12.12

Scale: 1:500 @ A1

Project No: LEE/04B DWG 02

Drawn: RLJ / NB

Amendments:

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