



24 October 2016

Ref: Bre/096/2148/GH
Your Ref: 3/2016/0833

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Mr A Birkett
Ribble Valley Borough Council
Council Offices
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Dear Adam

Re: Our Client - Mrs J Mc Donnell. Full planning application for the change of use of agricultural land to a camping facility for eight camping pods and associated car park and landscaping at Moorgate Farm, Dinckley.

I write further to our recent exchange of emails in connection with this application the last of which was an email that I sent to you on Tuesday 18 October 2016 which had attached to it a Phase 1 Ecology Survey which concluded that there would be no unacceptable adverse impact upon the local ecology as a consequence of the implementation of the proposed development.

You have requested the following information:

1. A blue edge on the location plan showing any other land owned by the applicant.
2. An existing site plan showing all existing trees/shrubs/hedges within and surrounding the site.
3. A proposed site plan indicating those trees/shrubs/hedges to be retained and any additional areas of planting proposed.
4. Amended plans indicating any changes to the foundations.

I am pleased to forward with this letter that is being sent by email PDF copies of plans that deal with points 1 – 3, with regard to point 4 the submitted plans are correct as they show the pods resting on paving slabs that in turn rest on compacted gravel, we had referred to concrete slabs in the supporting information which is now incorrect. For the avoidance of doubt the topsoil under the pods will be removed and replaced with compacted clean stone and there will be no concrete foundations.



I am aware that you have received a number of letters of objection in respect of the application and while I do not propose to comment on each letter there are a number of points that I would like to clarify. Firstly the applicant Jane McDonnell is a director of F Brewer and Son Ltd the party that farms the land that surrounds and includes the application site. The camping pods will not be visible from three footpaths as has been suggested, the site can currently be seen from two footpaths but these are several hundred metres away and views will be limited. I do not believe there is any reason why the camping pods need to be completely screened from public view. The letters do not raise any sustainable planning reasons for the refusal of the application, they are an over reaction to an appropriate and acceptable small scale rural tourism proposal. It would appear that some of the objectors believe that tourism development in the area is acceptable provided that it is on their land and they benefit from it.

We note that the Parish Council has engaged the services of McAteer Associates Ltd to object to the application on their behalf and I have a number of concerns with their letter of objection as follows:

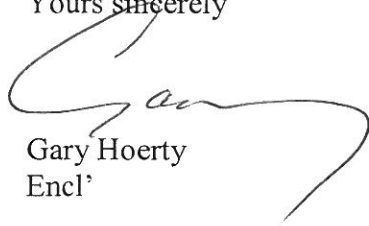
1. Policy DMG2: Strategic Considerations deals with the strategic approach to development within the Borough and it identifies what criteria need to be satisfied for development to take place outside of the settlement boundaries, proposed development needs to comply with one of the criteria only and this proposal complies with 4 and 5 and is therefore fully supported by this policy and any suggestion to the contrary is simply wrong.
2. Key Statement EC3: Visitor Economy does not indicate a preference for new development to be provided by reusing existing buildings, the policy states firstly that *“Proposals that contribute to and strengthen the visitor economy of the Ribble Valley will be encouraged,”* it goes on to say *“including the creation of new accommodation and tourism facilities through the conversion of existing buildings etc.”* The policy does not seek to restrict the type of proposal that will be acceptable it merely says that it includes one particular type of development. Our client’s proposal is fully supported by Key Statement EC3 and any suggestion to the contrary is simply wrong.
3. Key Statement DMI2: Transport Considerations does propose that new development should be located to minimise the need to travel, however this has to be considered in context and clearly any form of rural tourism creates a need to travel but it is supported by the other policies of the adopted Core Strategy, it is therefore wrong to suggest that this particular policy should be used to prevent rural development.
4. Policy DMB3: Recreation and Tourism Development it is suggested that the proposal does not conform to the requirements of this policy because the camping pods will not be physically well related to an existing main settlement or village or to an existing group of buildings, however the policy includes an exception where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available. In this case the attraction is the countryside itself and people who want to camp in the countryside do not want to be next to a main settlement or village or a range of farm buildings. We do not agree that the proposed development is in conflict with Policy DMB3.

5. In terms of highway safety the County highway engineer is satisfied that there are no highway concerns.

6. Key Statement EN4: Biodiversity and Geodiversity a Phase 1 Habitat Survey of the site concludes that the development will not result in unacceptable harm to local flora and fauna and the development is therefore not contrary to Key Statement EN4: Biodiversity and Geodiversity.

I hope that you will be able to recommend this planning application for approval to the planning and development committee when they meet in November and I would be grateful if you could let me know what your recommendation will be as soon as you are able.

Yours sincerely



Gary Hoerty
Encl'