

## **Management Plan**

### **Touring Caravan Site Adjoining Petre Arms Langho**

#### **Introduction**

The purpose of this document is firstly to comply with Condition No 4 of the planning permission granted on Appeal on 15 July 2016 under reference APP/T2350/W/16/3148370. The Plan includes all the details specified in that Condition. The second purpose of the Plan is to outline how, through proactive management, the site will ensure an environment that works well for its visitors whilst also respecting and protecting the amenities of neighbouring land uses, including nearby residents.

This Management Plan covers

- Communicating with caravan owners before, on arrival and during their stay at the caravan site
- Control over the use and operation of the site
- The day to day operation of the site
- Regular monitoring of the site

The terms of this Plan will be reflected in the terms and conditions agreed by caravan owners when booking and will be reflected in any advertising or website.

#### **Communication with Campers**

All caravan owners will need to pre-book online, in writing or by telephone and will be sent a PDF document before arrival, detailing exactly where to check in, what to bring, safety advice and the rules of the caravan park. All visitors will be asked to "check in" at the site as soon as they arrive. The check in process will be quick, and will involve clients showing staff a booking confirmation and receipt of payment. On arrival, caravan owners will be reminded of the rules and advice.

#### **Control over the use and operation of the site**

The site owners/operators will ensure full compliance with all planning and licensing conditions.

#### **The day to day operation of the site**

The following requirements will be in place at all times:

1. Persons with bookings will not be able to gain initial entry to the site or make their final departure from the site between 08.00 and 09.30 hours or between 14.45 and 15.45 hours on Mondays to Fridays during school term time.
2. The details of the person or persons who will be responsible for assisting legitimate occupiers of the site with any queries/problems will also be responsible for ensuring that the behaviour of persons at the site is reasonable and not detrimental to the amenities of nearby residents will be notified to the Local Planning Authority prior to the first use of the site; and, thereafter, the Local Planning Authority will be notified of any changes to those details. These details shall also be provided to all persons who have made bookings and will be displayed prominently on Notice(s) at the site.
3. During the open season there will be a warden resident at the site in a caravan.
4. The address of the person or persons responsible for the overall operation of the site will be notified to the Local Planning Authority prior to the first use of the site; and, thereafter the Local Planning Authority will be notified of any changes to that address. The address will also be provided to all persons who have made bookings and will be displayed prominently on Notice(s) at the site.
5. All visitors will be advised that noise must be kept to a minimum after 10.30pm, any call outs or complaints after this time may result in a £50 fixed fine. The site management will reserve the right of admission.
6. Dogs with aggressive behaviour are not allowed on the site. The site management reserve the right to ask any visitor to leave if their dog displays anti-social behaviour or undue disturbance.
7. Open air music will not be allowed at any time.
8. Refuse and recycling bins will be provided.
9. Unsupervised youths below the age of 18 are not allowed on the site.

### **Regular monitoring of the site**

The site will be operated at all times in complete accordance with this Plan.

The adherence to this plan will be monitored on a regular and ongoing basis by the site management. Every six months a written report will be filed, setting out the details of compliance and setting out whether any amendments to the plan are required. Any amendments to the plan will be agreed with Ribble Valley Borough Council (in writing).