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22nd December 2021

Ribble Valley Borough Council

Planning Section
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

3/2022026P

Dear Sir/Madam,

SHIREBURNE CARAVAN PARK, EDISFORD ROAD, WADDINGTON

I write in regard to an application for full planning permission which is submitted on behalf of Mr A Rostron.

The application relates to Shireburne Caravan Park, Edisford Road, Waddington Nr. Clitheroe, BB7 3LB which comprises a caravan park of 105 residential caravans 'for the purpose of human habitation'.

The proposed development seeks permission for:

'The provision of 3.no permanent residential caravan pitches with associated landscaping, access and servicing.'

In support of this planning application, this document discusses the relevant planning history of the proposals, the site context, and the relevant planning policy for the proposed development. It is submitted in conjunction with:

- 'Shireburne Caravan Park- Additional Mobile Home Pitches Drawing Package.'

If you require any further information, please do not hesitate to contact me.

Yours faithfully,

Tom Smart

SUPPORTING STATEMENT

PLANNING HISTORY

- 1.1: Aside from the numerous applications for works to trees protected by Tree Preservation Orders (TPOs), there have been no planning applications relevant to the current proposals on the site. The wider site has been subject to a series of site licences, however.
- 1.2: Shireburne Caravan Park is a well-established site for permanent dwellings. The legality of these structures is established in the following site licence and planning approvals:
- RV/SHIRE/1/14 - Site license granted for the stationing of 105 residential caravans for the purpose of permanent residential occupation.
 - B0/1447 and 3/2004/0806 planning permissions for the use of the said land as a caravan site.
- 1.3: This site license was accompanied by a series of conditions detailing maintenance of lighting, access works, water supply and electrical instalments etc. The result has been a high-quality site of mixed accommodation options.
- 1.4: The accommodation established and regulated under RV/SHIRE/1/14 was effective in providing high-quality, affordable dwellings adjacent to the settlement boundary of Clitheroe.

SITE AND SURROUNDING AREA

- 1.5: The development site forms part of a large caravan park consisting of permanent residential caravans. The wider site is a large, irregular shaped parcel of land located on the periphery of the town of Clitheroe.
- 1.6: Besides the existing caravans, the wider site consists of access works, an existing block of flats and extensive landscaping.
- 1.7: The surrounding area is defined by the suburban expanses of the town of Clitheroe to the east and the open countryside to the west. The development site is located within walking distance of numerous services and employment opportunities.
- 1.8: Figure 1 overleaf identifies the immediate context of the location of the site.



Figure 1: The location of the site (shown by red star) in relation to the wider location context. Source: Google Maps

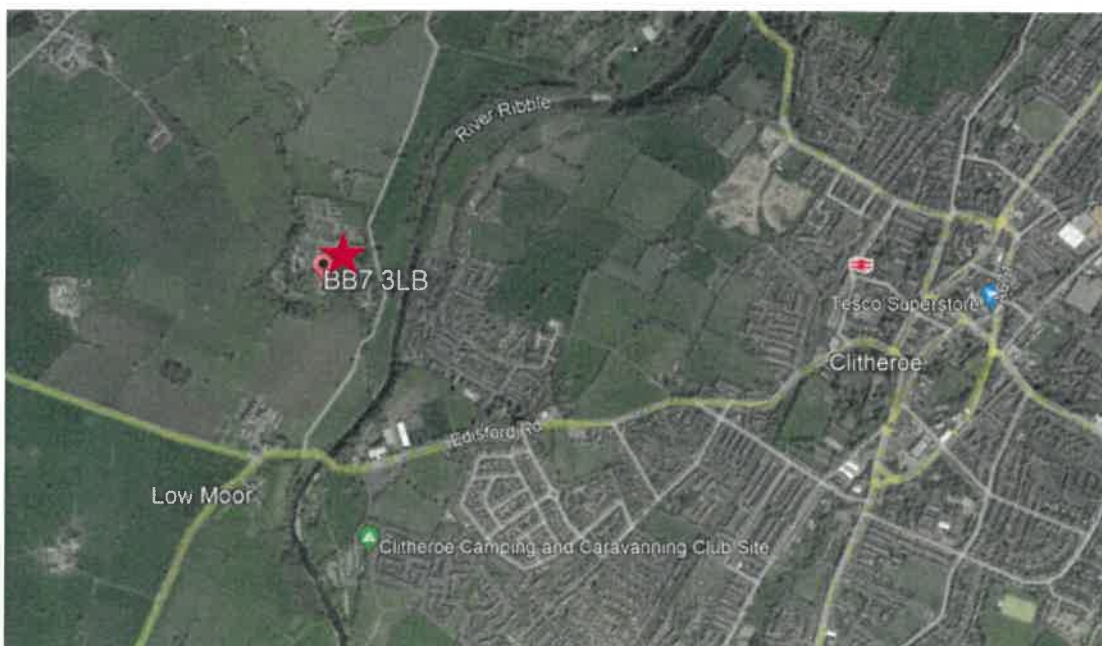


Figure 2: The wider context of the site and its relationship to Clitheroe. Source: Google Maps

Local Designations

i.9: The development site is subject to numerous TPOs surrounding and intersecting large swaths of the development site. It is noted that any development proposals will avoid impacting the root or trunk areas of such trees on the site.

PLANNING POLICY REVIEW

Local Planning Policy

i.10: Ribble Valley Development Plan is made up of the following documents:

- Ribble Valley Core Strategy (2008-2028) (adopted December 2014); and
- Housing and Economic Development DPD (adopted October 2019).

1.11: There are no supplementary planning documents or guidance documents relevant to the proposed development.

1.12: The relevant policies of the adopted development plan are set out below:

DOCUMENT	POLICY	IMPLICATIONS	COMPLIANCE
Ribble Valley Core Strategy	DS1- Development Strategy	Development should be concentrated within principal settlements or identified strategic sites.	Though, situated within open countryside, the proposals are located wholly within existing development and will not be visible from the surrounding countryside.
	EN2- Landscape	Any development should contribute to the natural beauty of the area.	The proposals will provide additional well-designed residences within the already built-up residential site.
	EN4- Biodiversity and Geodiversity	Proposals must not result in undue harm to the nearby Local Biological Heritage Site.	The proposed development is very minor in scale and situated within a previously developed site.
	H2- Housing Balance	Planning proposals must contribute to a suitable mix of housing options.	The proposals provide an additional choice of park homes.
	DMG1- General Considerations	Development must aspire to a high level of design quality that is appropriate for the surrounding area.	The proposals are for additional new park homes which will continue the existing trend of the owners of upgrading park homes across the site wherever possible.
	DME1- Protecting	Proposals must not result in significant	The park homes do not impact on any existing tree roots.

	Trees and Woodlands	impacts to existing trees.	
	DME3- Site and Species Protection and Conservation	Development proposals must avoid adversely impacting the nearby County Biological Heritage Site.	The proposed development is very minor in scale and situated within a previously developed site.
	DMH3- Dwellings in the Countryside and AONB.	Dwellings in the countryside will be required to demonstrate meeting a local need.	The development proposals will facilitate accommodation on a high demand site, in close proximity to the town of Clitheroe.

National Planning Policy

- 1.13: The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these should be applied. It is confirmed as a material consideration in planning decisions.
- 1.14: The relevant national planning policies are set out overleaf:

DOCUMENT	POLICY	IMPLICATIONS	COMPLIANCE
National Planning Policy Framework	Rural Housing (paragraph 78)	In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.	The proposed development will provide additional housing within an existing park home site on Brownfield land. The scheme is located in an appropriate and well-served application.
	Achieving well-designed places (paragraph 126)	Development should aspire to the highest standards of design, thus benefitting local communities.	The development will provide for new park homes to continue to build on the owners' aspirations to update the quality of the park homes at the site.

PLANNING APPRAISAL

- 1.15: Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the NPPF explain that the starting point for the determination of planning applications is the Development Plan and the determination of an application must be made in accordance with the plan unless material considerations indicate otherwise.
- 1.16: The development proposed is sited wholly within the area of an existing developed and visually screened site. The site has 105 existing residences and is located adjacent to the boundaries of Clitheroe. The addition of 3 additional park homes is considered to be appropriate in this location.
- 1.17: The residences will be afforded appropriate access, landscaping and servicing in line with the requirements for park homes/site licences.

CONCLUSIONS

- 1.18: In summary, it is considered that the proposed development is policy compliant and would provide clear benefits to the existing park and the local area.
- 1.19: Crucially, the proposals will:
- Provide a choice of high-quality rural housing in a well-served, appropriate location.
 - Reuse previously developed land.
 - Deliver high standards of landscaping and access works.
- 1.20: As such, planning permission for the proposed development should be granted without delay.