



CANALSIDE HOUSE, BREWERY LANE, SKIPTON, NORTH YORKSHIRE, BD23 1DR

REGISTERED IN ENGLAND NO. 6839914 VAT REGISTRATION NO. 972 8082 90

31st January 2022

Planning Section
Council Offices
Church Walk
Clitheroe
Lancashire

BB7 2RA

Dear Sir/Madam,

VARIATION OF CONDITION 5 OF PLANNING PERMISSION 3/2004/0806/P
TO PROVIDE SITE ACCESS (INGRESS ONLY) TO THE CARAVAN PARK VIA
THE SOUTHERN ROAD

I write on behalf of the owners and operators of Shireburne Caravan Park with regard to the submission of an application for full planning permission for the above-mentioned development.

Shireburne Caravan Park consists of a variety of permanent mobile home residences.

The planning permission is sought for:

Variation of condition 5 of planning permission 3/2004/0806/p to provide site access (ingress only) to the caravan park via the southern road.

In support of this planning application, this document discusses the site context, the relevant planning history of the proposals, development proposals, and relevant planning policy for the proposed development.

It is submitted in conjunction with a 'Technical Note: Highways- Shireburne Caravan Park' which is produced by Highway Consultants - Via Solutions.

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

With kind regards,

Tom Smart
Graduate Planner

[Redacted signature block]

SUPPORTING STATEMENT

SITE AND SURROUNDING AREA

- I.1: The site of development consists of the southmost road of the Caravan Park which adjoins Edisford Road. This access currently only provides for traffic that is accessing Shireburne Lodge Boarding Kennels.
- I.2: The site of development forms part of Shireburne Caravan Park. The caravan park contains a variety of static caravans/mobile homes for permanent residential purposes, a large, detached structure of 5.no dwellings, and associated access tracks and landscaping.
- I.3: The area surrounding the caravan park 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. The surrounding area is generally rural in nature, with a large number of agricultural businesses and landholdings.
- I.4: Figure I below identifies the immediate location context of the site.



Figure I: The location of the site (shown by red star) in relation to the wider location context.

LOCAL DESIGNATIONS

- I.5: The development site is subject to numerous Tree Preservation Orders surrounding and intersecting large swaths of the development site. Any development proposals must avoid impacting the root or trunk areas of such trees on the site.

- 1.6: In addition, the development site is located 50m west of Ribble Valley County Biological Heritage Site. As such, any proposals must avoid undue impacts to this designation and the surrounding area.

PLANNING HISTORY

- 1.7: Bar the numerous applications for works to trees protected by Tree Preservation Orders, there is only one application relevant to the proposals.
- 1.8: Application 3/2004/0806 sought planning permission for:

Extension to Shireburne Park creating 72 new caravan spaces, new entrance reception and swimming pool. Existing site 5.16 hectares. New area 4.1 hectares.

- 1.9: Planning permission was subsequently granted on the 15th November 2006, and the proposals have since been built out.

PROPOSALS

- 1.10: Condition 5 of permission 3/2004/0806 states that:

Before any new caravans are first occupied, the existing access shall be permanently closed as indicated on the approved plan and be retained solely for access to the lodge and emergency access to the site.

- 1.11: The permitted access arrangements agreed as part of planning permission 3/2004/0806 are shown in Figure 2 below.

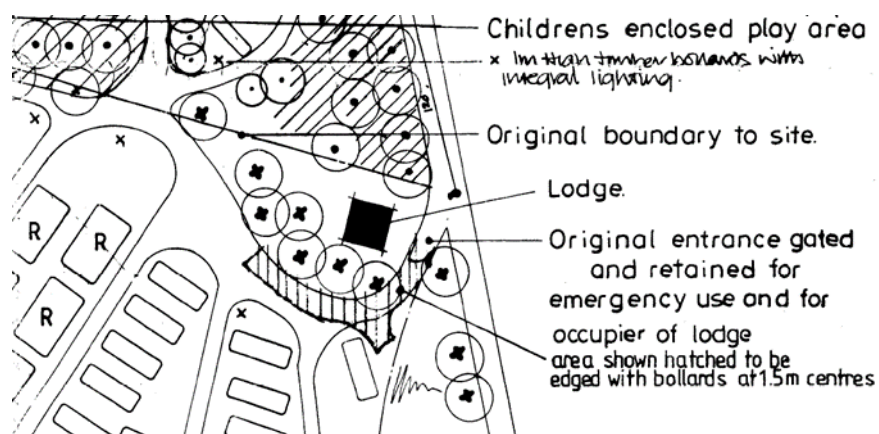


Figure 2: Submitted plans with southern access details.

- 1.12: Prior to the implementation of planning permission 3/2004/0806, the southern access was closed to traffic with the exception of the provision of access for emergency vehicles and access to the lodge which operates as a boarding kennel. Since this, the southern access track has been found overly restrictive for the traffic movements within Shireburne Caravan Park. It requires the vast majority

of traffic to utilise the site's northern entrance, leading to additional and unnecessary traffic movements.

- 1.13: As such, planning permission is sought for the use of this access (for ingress movements only) for all users of the development. The ability to access the site from this southern access will allow safe, freer movement throughout Shireburne Caravan Park, whilst modifications (as identified in the Highway Technical report) will ensure that movements from Edisford Road remain safe.

PLANNING POLICY REVIEW

Local Planning Policy

- 1.14: As of the date of this letter, the Ribble Valley Development Plan is made up of the Ribble Valley Core Strategy (2008-2028) (adopted December 2014).
- 1.15: There are no supplementary planning documents or guidance documents relevant to the proposals.
- 1.16: The relevant policies of the adopted development plan are set out below:

DOCUMENT	POLICY	IMPLICATIONS	COMPLIANCE
Ribble Valley Core Strategy	EN4- Biodiversity and Geodiversity	Proposals must not result in undue harm to the nearby County Biological Heritage Site.	The proposals will not result in impacts to biodiversity at the site or in the surrounding locality. The access already exists and the scheme is merely seeking to wider the use of the access. There is no increase in motor vehicle emissions which would harm the nearby County Biological Heritage Site.
	DMI2- Transport Considerations	Development should be located to minimise the need to travel, while still ensuring high standards of access.	The proposals will not lead to an increased volume of travel onsite or surrounding. It will only allow more efficient movements on and off the existing site.

	DMG1- General Considerations	Development must aspire to a high level of design quality that is appropriate for the surrounding area.	The proposals will improve the traffic flow of Shireburne Caravan Park and the surrounding area.
	DMG3- Transport and Mobility	Development must ensure high levels of access and minimise the need for travel.	The proposals will increase the access and utility of the wider Shireburne Caravan Park. This will facilitate shorter, more efficient journeys into the park.
	DME3- Site and Species Protection and Conservation	Development proposals must avoid adversely impacting the nearby County Biological Heritage Site.	The proposals will not result in impacts to biodiversity at the site or in the surrounding locality. The access already exists, and the scheme is merely seeking to wider the use of the access. There is no increase in motor vehicle emissions which would harm the nearby County Biological Heritage Site.

1.17: The National Planning Policy Framework (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. The relevant national planning policies are set out below.

DOCUMENT	POLICY	IMPLICATIONS	COMPLIANCE
National Planning Policy Framework	Promoting Sustainable Transport (Paragraph 104)	The adverse impacts of undue traffic generation should be assessed as part of any development proposal.	The impacts of the proposals are fully assessed in the accompanying 'Technical Notes:

			Highways- Shireburne Caravan Park'.
	Achieving well-designed places (Paragraph 126)	Development should aspire to the highest standards of design, thus benefitting local communities.	The proposals offer increased, safe access to Shireburne Caravan Park. They facilitate greater utility and use of the site for current and future residents.

PLANNING APPRAISAL

- 1.18: 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 any planning application is the Development Plan, and the determination of an application must be made in accordance with the plan unless material considerations indicate otherwise.
- 1.19: The proposals provide greater access to the subject site and reduce congestion on the adjoining Edisford Road. The use of the existing access for ingress traffic to the caravan park has been assessed¹ as a safe route for traffic subject to traffic measures being undertaken.
- 1.20: Indeed, the assessment of the proposals in the accompanying highways Technical Note concludes that:

There are no highways or road safety reasons to object to the proposal to vary Condition 5 to allow some types of development traffic to enter the site using the southern access in addition to the northern access.

CONCLUSIONS

- 1.21: It is thus concluded that the variation of Condition 5 of 3/2004/0806/P is policy compliant and would provide clear benefits to the local area.
- 1.22: Crucially, the proposals will:
- Ensure safe access to and from the wider Shireburne Caravan Park; and
 - Increase the safety for surrounding motorists on Edisford Road.
- 1.23: As such, planning permission for the variation of Condition 5 should be granted without delay.

¹ Via Solutions technical note