

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 21 September 2022 21:41  
**To:** [REDACTED]  
**Cc:** Planning  
**Subject:** Objection To Croasdale Farm Holiday Village 3/2022/0857



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Dear [REDACTED]

I read the planning application and I fully object on behalf my household and neighbours.

This planning application is full of errors. It isn't a short track into the farm, its nearly the whole length of the farm which is a significant length of any track in Langho, and there's no way the wildlife have benefitted from a big road and people late night partying. There's bat, nests and burrows and even in their report they know its illegal to move these. There's been diggers and bulldozers shifting and dumping earth in nearby brooks so this is not a minor development and its no longer farm land as I don't see cattle roaming the tents, and with some fellas shooting there most weeks I guess there's little wildlife left either. Visually, we disagree with the notion 'everything fits in wonderfully', you can see the huge white tents from miles away, they're in a green field, and two rectangle buildings - nothing has been made to enhance the character of the village or field with these as subtle [REDACTED]

The applications is marred with errors; the toilet shed with its corrugated steel and all night lighting no way fits the character of the area, [REDACTED]

This is not a 'permitted development' campsite either, tents, huts and buildings are in place most days of the year. If it's a permitted development so there should be no permanent buildings such as toilet blocks, [REDACTED]

If any of this was passable, [REDACTED] And if its sustainability they're looking for there's nothing sustainable about this development. Plastic looking tents that will end up in the bin, steel building materials and all night fires are not sustainable. Then there's the question of where the human waste will go. Was there ever any check on the human waste set up they built without planning permission? No one wants that seeping into the waterways or backyards.

And then the claim about helping others, how is this relevant. It says the [REDACTED] will help raise funds for a future Queen's Jubilee, [REDACTED] we know that's not going to happen in the future. [REDACTED]

[REDACTED] I'm fairly sure that the loud music and fireworks isn't wonderful. If they scale up camping to a hundred tents, how are they going to enforce the noise - [REDACTED]

[REDACTED] This development is going to creep further into the countryside as clearly space for a few cars is not enough for a hundred tents. [REDACTED] They'll need to turn the disallowed track they have now into a main road. [REDACTED]

There's nothing exceptional or positive about this unlawful development, [REDACTED]

Langho is a popular village, with good neighbourhood facilities and doesn't need flooding with tents, caravans and the sort of chaos better reserved for professional festivals. [REDACTED]

[REDACTED] development built without council oversight or any quality assurance, and a blight to the countryside, detriment to any wildlife they haven't already scared off and a headache to local residents.

Yours

Dear [REDACTED]

We would like to raise our objection to Planning Application 3/2022/0857.

A number of reasons for objection should be noted:

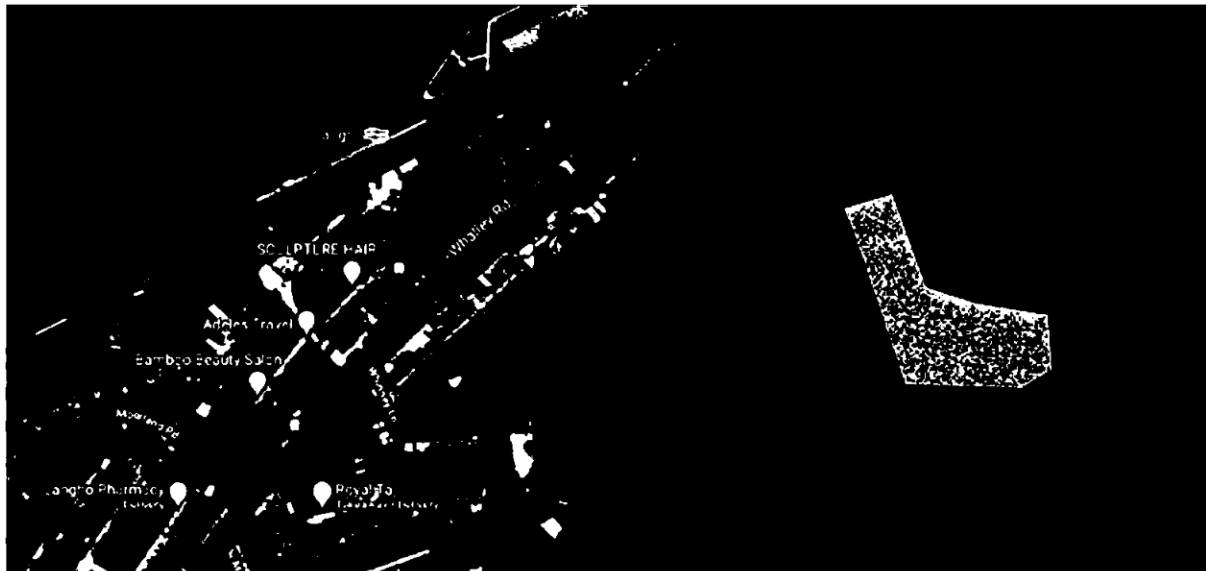
**Unnecessary Green Belt Development**

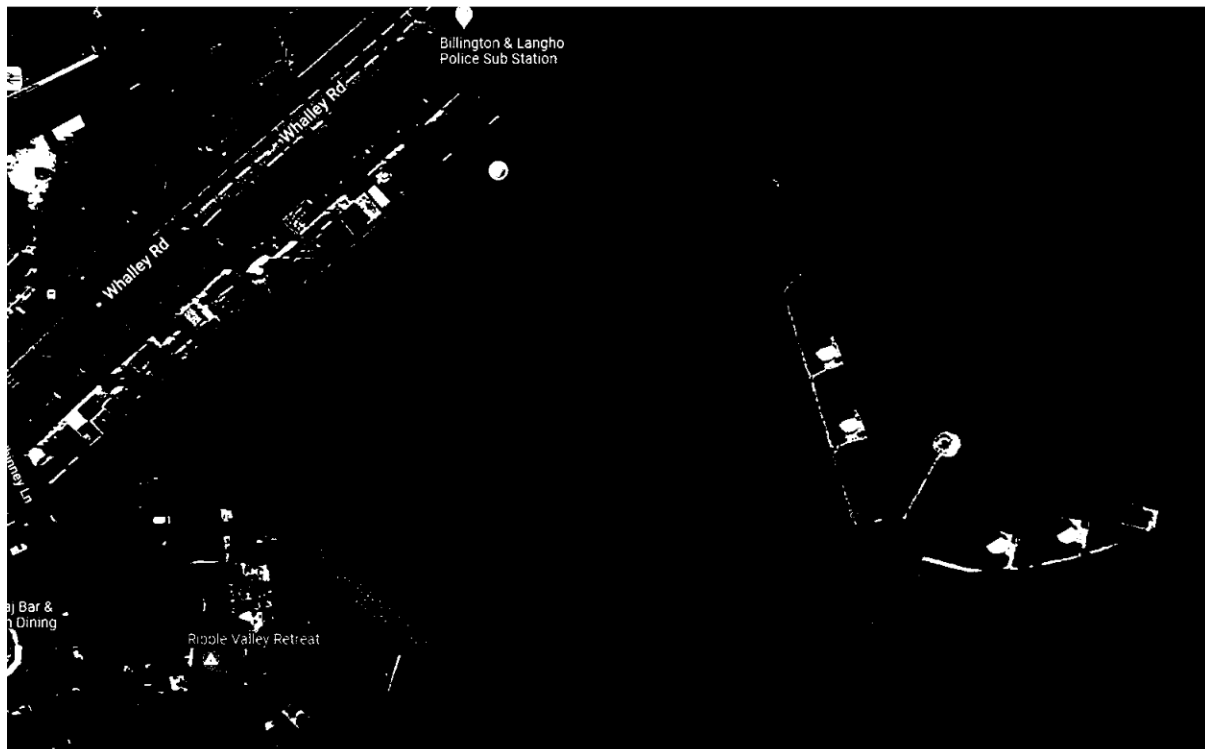
The main objection to this development remains the blatant loss of openness and visual impact on the Green Belt these operational development works and the building (toilet/shower block) have resulted in. After reading the delegated report following the original refusal of planning application 3/2021/0751, which included refusal of the track, car park, toilet block and tent base, it is hard to see how this application differs to the first [REDACTED]

[REDACTED] bar the removal of the perceived requirement to change the use of land from agriculture to camping.

As previously noted in the delegated report, the track, carpark, bases and toilet block can be seen from a variety of vantage points, including Whalley Road itself, and Whinney Lane, if not Whalley Old Road and York Lane as well. The site is very visible from the train line [REDACTED] [REDACTED] (people see it and mention it), regardless of the tents being erected and these features are certainly not in keeping with or close in proximity to the rest of the agricultural property or the area of Green Belt in which it is situated. They remain an incongruous and unnecessary blot on the landscape.

It is plain to see on Google Maps the impact of this development on the Green Belt land – especially when compared to the image shown in the planning statement for application 3/2021/0751. See below:





The plans are said to comply with Key Statement EN1, however this refers to **essential** recreation. It is surely a stretch to class a track, carpark, toilet/shower block and hard standing pitches as essential to any recreation, let alone “glamping”. If guests can park directly next to tents, on grass, surely this makes them more accessible in many respects – even to disabled users, who could be provided with temporary matting to enable movement around the site.

Key Statement EC3 is also highlighted as being complied with, however the applicant claims to already have permitted development for the campsite, so how is this relevant to the application for the track, hard standing and toilet/shower block, as camping can go ahead without any of these things being in place. To our knowledge, people do not visit campsites for the carpark, toilet/shower or access track and often expect some element of “roughing it” which adds to any recreational experience.

The planning statement mentions the contribution to the village of Langho the site makes, however again this is irrelevant to the development that planning permission is required for. Tourism could commence without the track, carpark, paths, tent bases and shower block.

The site is small and very rarely full (not even during the Summer Holidays), especially since the post-COVID staycation bubble burst and with a looming recession. During the week the site is very rarely occupied at all, which begs the question as to why so much intrusive infrastructure is required for this campsite?

Policy DMG2 is referred to in point 5.34. This information is misleading and out of date. The events held for Langho In Bloom, were held in the existing barns of the farm and did NOT use the development site. No event for The Queen’s Jubilee was organised. The village has numerous options for hosting charity events and does not require any part of this development in order to do so.

Point 3.6 of the Planning Statement suggests the applicants will plant hedgerow to screen the track, however this only affects sightlines from Whalley Road residents and would actually restrict the

openness of the Green Belt itself for any residents walking up Whalley Road after the train bridge. Additionally, it was suggested by the Parish Council in Spring 2021 that the hedgerows be allowed to grow on the other side of the property facing Whinney Lane residents and Whalley Old Road, but these were cut back as usual in Autumn 2021, making the site even more visible during the Winter months. [REDACTED] measures to mitigate the impact of the development on the local area.

### **Toilet/Shower Block**

The design of the toilet block is noted as being sensitively designed – we would disagree.

The toilet block emits a bright orange light all night that is visible from surrounding properties until around 7am. This light appears to be on regardless of whether there are campers at the site and is on during the off season when the tents have been taken in and therefore the toilet block is not in use, as the hut has ensuite facilities.

The material used is light in colour and it stands out from the hedgerow starkly and can easily be seen from Whalley Road. It would have been more in keeping to paint it green to blend in to the hedgerow.

That said, if the toilet block is not fixed and has no foundation, why is it not removed from October to April when the tents are not in use? It would almost be better if portable toilets and showers were in place, as at least these would be removed when not in use and would actually blend into the countryside better, be smaller and more easily hidden.

### **Access**

Why is it necessary for the visitors to access the site by track when the farm already has an ample sized car park at the front?

Key Statement DM12 identifies “New development should be located to minimise the need to travel. Also, it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car”

If the site can be accessed easily by sustainable transport, i.e. train or bus, and this is being actively promoted by the applicant, there should be very little requirement for an access track or car parking facilities, particularly not in the field itself. Surely those interested in preserving the environment in an act of sustainability, would discourage any vehicular access to an area of wildlife and vegetation and simply create a footpath for visitors to use? Campers rarely stay for more than a few days and all large items are provided within the tents/hut, so there is no need for vehicular access to the site at all – in fact it would enhance the rural experience for campers in many respects, if it were not accessed by cars as they would not be disturbed by other camper’s vehicles.

### **Permitted Development**

If the applicant claims to already have permitted development rights for the campsite, temporary portable toilets/showers and for visitors to drive over farmland to the site, why is there a requirement for the track, areas of hard standing and toilet/block or indeed this planning permission at all? The planning statement itself advises that this is the fallback position, so they themselves admit that the unauthorised development is **not essential** and is more a “nice to have” therefore should not fall under any exemption to the council’s NPPF or Green Belt policy.

As regards permitted development rights, we would suggest that the permitted development the applicants believe they have is limited and short term, as exemption certificates only run for 12 months and are not guaranteed to be renewed. As a result, should permission be granted, the land could be left scarred and there be no requirement to return the land to its previous state.

Furthermore, looking at permitted development under the Town and Country Planning Act cited, it appears to relate to use by **members of a recreational organisation** only – in this case members of Freedom Camping Club.

*Permitted development as per the Town and Country Planning Act (General Permitted Development) (England) Order 2015, states the following:*

*C. The use of land by members of a **recreational organisation** for the purposes of recreation or instruction, and the erection or placing of tents on the land for the purposes of the use.*

### **Interpretation of Class C**

**C.2** *For the purposes of Class C, “recreational organisation” means an organisation holding a certificate of exemption under section 269 of the Public Health Act 1936 (power of local authority to control use of moveable dwellings)(1).*

Although [REDACTED] has been granted an exemption license via Freedom Camping Club, should records be checked, we would expect that no members of this organisation have ever used the site – [REDACTED] on the website and the organisation not promoted on the Ribble Valley Retreat website or their social media. Freedom Camping was set up with the goal of making family camping affordable. At £120-£150 per night, Ribble Valley Retreat certainly does not meet this criterion and therefore a case could be made that the whole site should not qualify for the exemption certificate due to not meeting the ethos of the club, promoting the club or any associated permitted development.

Interestingly, when looking at the Public Health Act which grants the exemption license, mention is given to how long moveable dwellings can exist on the same site, in section 269 (3) of the Public Health Act 1936:

*(3)Subject to the provisions of this section, a person shall not keep a moveable dwelling on any one site, or on two or more sites in succession, if any one of those sites is within one hundred yards of another of them, on more than forty-two consecutive days, or sixty days in any twelve consecutive months, unless either he holds in respect of that dwelling such a licence from the local authority of the district as is mentioned in paragraph (ii) of subsection (1) of this section, or the occupier of each piece of land on which the dwelling is kept holds in respect of that land such a licence from that authority as is mentioned in paragraph (i) of the said subsection.*

The full details of this section can be found here:

<https://www.legislation.gov.uk/ukpga/Geo5and1Edw8/26/49/section/269?view=plain>

If our understanding of this legislation is correct, this would suggest that Ribble Valley Retreat is actually in breach of the exemption license issued by Freedom Camping and the Public Health Act, as the bell tents are in situ for longer than 42 consecutive days and 60 days per year and the shepherd's hut

has been in situ for over 18 months. To comply, these dwellings must be removed from the site completely for 48 hours before they can return.

In conclusion, it would appear that none of these operational developments are necessary for tourism, whether sustainable or not, and therefore there are no very special circumstances or essential requirement for recreation that would make these developments appropriate for the Green Belt.