

**From:** Planning  
**Subject:** FW: Croasdale Farm Update

**From:** [REDACTED]  
**Sent:** 30 September 2022 16:57  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Croasdale Farm Update

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Dear [REDACTED]

I thank you for your timely update. In accordance with your policies I would like you to anonymize and present publicly our objection to the development at Croasdale Farm as set below:

[REDACTED] and [REDACTED] have carefully considered the retrospective planning application, and while sympathetic to a local business, now wish to register [REDACTED] strong objection to the retrospective planning at Croasdale Farm upon a number of pressing grounds:-

The development is not free from planning under Part 5 of the Town and Country Planning for moving agricultural land to caravan and campsite because the buildings are displayed and fitted permanently all year round and indeed the tents are displayed for far more than the permitted weeks. They knew this because they have sought membership of a camping association and sought to avoid the relevant law by building without permission or council oversight, and claims that shower blocks were constructed for disabled guests is a shame when you see online images of the huts and buildings being impossible for a wheelchair to traverse.

Protecting the character of our wonderful valley:- [REDACTED] cannot say bright white buildings and huge tents are the most attractive thing you should be looking at in the greenbelt. It is very detrimental to the quality of life for nearby residents. To [REDACTED] it is almost like a shanty town. Significant digging and hundreds of square feet of road construction and car parking has been witnessed without any concern for the visual impact on the greenbelt, and certainly none blends with the countryside as they claim in their application as NPPF. The applicant seeks to extend the development well beyond the settlement boundaries of Langho. The development attacks the very context and character of [REDACTED] local area as well as having a detrimental impact on amenities of neighbouring properties thereby impacting upon their quality of life too and contrary to the council's planning policies. The two tourism awards they mention in their application could very easily be self-nominated and [REDACTED] suspect on inspection neither award was successful due to the inappropriateness of their development.

Inadequate site access:- [REDACTED] agree the site access is problematic to the main road and artery of the A666 which runs through the centre of Langho serving large areas such as Blackburn and Whipshire. Frequent bottle necks occur on the lower most of Whinney lane adjoining the busy

A666 daily especially during commuter hours and when residents are home and parked on Whinney Lane. [REDACTED] has witnessed stationary traffic waiting right across the A666's zebra crossing as vehicles queued to filter off the A666 and then through a blind ninety degree turn into Whinney Lane and between the tightly packed parked cars of local residents. The constricted road network to the site is a lane with no passing place and the tarmac of Whinney Lane which is simply too narrow and well used to allow for caravans and the adequate manoeuvring of vehicles to the site. The development's additional traffic would impact tremendously upon those living in the area. The zebra crossing just forty or so feet away for one would no longer be safe for local residents and guests many of whom with young families. The development is along the rear of people's homes and then cuts straight into farm land. [REDACTED] estimate that the increase on building to support the campsite will damage acres of farm land and the natural habitats will be displaced further by making the illegal track and wide parking areas permanent. [REDACTED] refute that the train station entrance is opposite the farm entrance, the farm is opposite a narrow lane and the farm entrance is not being used, an additional entrance cut into the greenbelt is.

Adherence to planning legislation:- the development is in [REDACTED] opinion unlikely to adhere to any of the planning conditions the authority may grant. [REDACTED] were all shocked and surprised when construction began upon without a planning application, then when pressed by council enforcement officer - [REDACTED] - no application appeared within deadlines the council set. When finally an application arrived it was deemed 'invalid'. The applicant appears aberrant to the good faith of the council. To illustrate, one only needs to examine the applicant's 'utilisation' of the 'Twenty-Eight Day Rule' which allows a landowner to use agricultural land for tented camping only without formal planning permission for just twenty-eight days in any one calendar year. [REDACTED] can testify this rule was breached. And in admission of their own planning statement (Points two point five and two point six of the previous application) far more tents and buildings are intentioned to be installed on the site contrary from requests of their retrospective application. The development is not sustainable and will lead to ever more construction which will never be contained, restrained or adhered to by a seemingly [REDACTED] applicant. Site issues :- there are dangers not only to local people but guests travelling to the proposed holiday village. The farmer has a membership from a camping organisation however this should be a null argument if the farmer is less than [REDACTED] about his membership application as he is about his planning application. We suspect the camping application was littered with omissions and contraventions as seen in his attitude to local planning legislation where numerous attempts to illicit a valid planning application from the farmer have failed. There is no concession to form or design to the illegally plonked buildings that sit awkwardly, amateurishly and without consideration to the landscape of amenity of the area, contrary to Core Strategy EN2 and policies DMG1, DMG2 and DMB3. No building architecture or expertise has been added to smooth their addition to this rural and greenbelt zone and under NPPF Section 6 the buildings will both fail the clause of being 'well designed' and of keeping urban sprawl at bay.

[REDACTED] feel it is not a viable project, due to the proportion of guests the applicant is looking to invite into a small area, with no real activities on site for guests, therefore they have to travel or walk, drive or cycle from the site. The site is also dangerous, footpaths would also be dangerous because of the cattle herds in the area which could cause a major accident to someone if the animals are not respected. The applicant is asking the neighbouring farmers, village and residents, to take on the risk of greatly increasing the amount of people using the footpaths and roads in the Langho area which we feel is very unfair, irresponsible and shows little consideration for existing residents who have built their livelihoods and family life within the area. This fails the NPPF presumption of favour towards a sustainable development, disadvantages clearly outweigh the utility or purpose of the campsite, [REDACTED] shall soon be derelict through more advanced, lawful holiday rivals elsewhere and nearby. This is the very definition of urban sprawl as this development awkwardly leaches out into previously unspoilt greenbelt countryside. The farm has survived without resorting to this development previously and [REDACTED] am sure with prudence the farm will continue.

Disruption and intrusion; [REDACTED] are concerned that the site would be unsupervised and have a negative impact upon a landscape within a Ribble Valley area of outstanding natural beauty. There is no quality assurance to how the farmer built his buildings, no mention is made of his building qualifications, if any, in his application and the construction should be deemed unsafe to remain. Late night parties from holidaying strangers, highly vocal revellers, frequent barbecues and large camp fires have blighted local residents' enjoyment of both homes and scenery in the previous months. With potential barbecues alighting nearby trees and those of the railway land, threatening the homes beyond but also with the wood-burning stoves for each yurt producing smoke and blowing either over and into the neighbouring properties we again feel the development is an inappropriate intrusion into local villagers' lives. [REDACTED] refute the suggestion of minor earth works have been made, an entire brook was filled in by diggers working for weeks on the site, and [REDACTED] strongly contest the comical notion that the development cannot be seen for the trees, if that were true, [REDACTED] would not be able to complain, although the noise, smoke and debris would be impossible to ignore. The buildings are large, lit at night and incongruent to the local area. The trees thinned out for the application do not hide or preserve the openness of the countryside and is contrary to EN1 Of the Ribble Valley Core Strategy. The greenbelt is significantly disrupted, harmed and developed inappropriately as the sprawl of development in this case will most likely lead to a brownfield site and a future housing development application. Even the shower block or hut on social media show the site is neither fit for all, inclusive in access or sport related, more the cynical attempt to place an ill-conceived development in the greenbelt to test whether static homes and more could be built without planning department involvement.

The need for camping, holiday homes, holiday villages and the like is already better served and catered for by existing developments readily found in nearby in Hurst Green, Dinkley, Old Langho, Whalley, Clitheroe, Bowland, Waddington, Gisburn, Pendle and many more. All of whom have a lower impact on local residents through better amenities, better access, lawful development adherence. Tourists come for the great outdoors in our wonderful valley whose qualities this development will erode. They don't want homemade toilet block, homespun drives shambolically thrust through the greenbelt or construction over the very greenbelt they've come to the Ribble Valley to enjoy.

In summary, [REDACTED] would object to the retrospective application on the grounds of local safety, detriment to the character and countryside of Langho village, affect on residents' daily life, the state of the buildings and site, and of the site access issues."

Yours sincerely [REDACTED]

[REDACTED]

Sent with [Proton Mail](#) secure email.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 02 October 2022 19:13  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0857 FS-Case-455820378

**Categories:** xRedact & Upload

**Planning Application Reference No.:** 3/2022/0857

**Address of Development:** Croasdale Farm, 1 Whinney Lane, Langho, Blackburn.

**Comments:** I object to the application for Croasdale Farm, 1 Whinney Lane, Langho, Blackburn, number 3/2022/0857.

The location does not suitable for a campsite and buildings.

The road plans do not fit in with the location

The site stands out and fails to blend in

The golf course next door already caters for holidays

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 01 October 2022 13:18  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0857 FS-Case-455661255

**Categories:** xRedact & Upload

**Planning Application Reference No.:** 3/2022/0857

**Address of Development:** Croasdale Farm, 1 Whinney Lane, Langho, BB6 8DQ.

**Comments:** I object to the application 3/2022/0857 at Croasdale Farm, 1 Whinney Lane, Langho, BB6 8DQ.

The retention of unauthorised access tracks, parking areas, unauthorised hard standings, pathways and accompanying buildings is not in the interest of the local area. If supported this development encourages others to build illegally. The law should be enforced to remove the development and that warns others who might like to build or demolish without regard to the law. I don't support those who ignore and breach the planning legislation especially when it affects so many.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 01 October 2022 09:38  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0857 FS-Case-455631355

**Categories:** xRedact & Upload

[REDACTED]

**Planning Application Reference No.:** 3/2022/0857

**Address of Development:** The fields at the Farm in Langho

**Comments:** I am concerned that they are developing the fields in Langho. I've seen the camping signs, billboards, construction work and heard the arguments.

There's a need to protect Langho from further development into the natural environment. Langho doesn't want to follow in the footsteps of Blackburn where there's development everywhere. I want the council to keep the character and look of the area, to defend the countryside for our children, to take a stand against tarmac everywhere, to protect the area from flooding and avoid buildings arising in places that ought to be left for nature.

If you see just one episode of The Blue Planet you can see the damage we're doing to nature. Let's take a stand. The farm should farm, nature should live, we can always take holidays elsewhere.

Love the world and lets protect the green environment from being built all over.

Love [REDACTED]

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 30 September 2022 15:24  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2022/0857. FS-Case-455528262

**Categories:** xRedact & Upload

**Planning Application Reference No.:** 3/2022/0857.

**Address of Development:** Croasdale Farm Langho  
BB6 8DQ

**Comments:** The site in current use as a small, attractive holiday area blends in well with its surroundings. In no way does it intrude on the village of Langho, in fact most people in the village are likely to be unaware of its existence.

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**Categories:** xRedact & Upload

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