



Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

Ref. PWA_22-1402



20th March 2023

Dear Sir / Madam,

**NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 3/2020/0579
BOWLAND WILD BOAR PARK WARDSLEY ROAD CHIPPING PR3 2QT**

PWA Planning, on behalf of the Bowland Wild Boar Park, have today submitted a non-material amendment application under Section 96A of the Town and Country Planning Act 1990 to Ribble Valley Borough Council. The application seeks the Local Planning Authority's permission to substitute the plans approved as part of the previous permission with the plans submitted as part of this non-material amendment application.

The planning consent for application reference: 3/2020/0579 currently lists the plans within condition 2 on the decision notice. We are proposing to substitute the approved Site Layout Plan (drawing number: A3239/PL04 REVD) with the Site Layout Plan that is submitted with this application (drawing number: A4011-PL03).

The changes to the layout are not considered to be material to the development and simply seek a slightly altered layout with a slight increase in the provision of hard standing to be used as internal roads, alteration of the orientation of some of the lodges and relocation of the sewage treatment plant to the south of the site. The slight alterations to the layout do not have any impacts upon the consent or wider area and are therefore considered to be immaterial in relation to the development that has been approved under application reference: 3/2020/0579. The proposed changes would not result in any changes to the description of development associated with the previous approval as the scheme would still comprise 9no. holiday lodges with parking and associated package sewage treatment plant.

The proposed layout as submitted with this non-material amendment has been implemented at the site and has been operating with no negative impacts. No other changes have been made to the scheme that could result in the proposed substitution of the plans being considered material to the development. As such, it is considered that this matter can be dealt with under Section 96A of the Town and Country Planning Act 1990.

The application has been submitted via the Planning Portal and the requisite application fee of £234.00 has been paid directly by the applicant.





I trust you will find the application to be in order and look forward to confirmation of its registration and validation. If you require any further information, please do not hesitate to contact me.

Yours faithfully,

Paige Linley | Planner



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