

Bowland Wild Boar Park Chipping Preston PR3 2HB

The erection of 5no. holiday lodges and 4no. camping pods.

PLANNING STATEMENT
JUNE 2023



REPORT CONTROL

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/1 INTRODUCTION

- 1.1. PWA Planning is retained by Simply Native Ltd ('the Applicant') to submit a full planning application for the erection of 5no. holiday lodges and 4no. camping pods ('the proposed development') at Bowland Wild Boar Park, Chipping, Preston, PR3 2HB ('the application site'). The application is made to Ribble Valley Borough Council ('the Local Planning Authority') (LPA) and relates to the red edge application site boundary defined by the submitted Location Plan.
- 1.2. Following a review of the site context and history, this Planning Statement will demonstrate that the proposals accord with the Development Plan for Ribble Valley, and moreover, there are other significant material considerations which indicate that permission ought to be granted. This Statement also incorporates matters relating to design and access at Section 4.
- 1.3. This statement should be read in conjunction with the submitted application package, which includes the following documents:-
 - Application Form & Certificates;
 - Location Plan (ref: A4011-PL01 Rev a);
 - Existing Site Plan (ref: A4011-PL03 Rev b);
 - Proposed Site Plan (ref: A4011-PL06 Rev a);
 - Proposed Holiday Lodge Floor Plan & Elevations;
 - Proposed Camping Pods Floor Plan & Elevations;
 - Preliminary Ecological Assessment;
 - Arboricultural Impact Assessment;



/2 SITE DESCRIPTION

- 2.1 The application site, which extends to approximately 0.49ha in size, is located in the area of Chipping, situated on Wardsley Road. The site features an existing holiday park which presently comprises 9no. existing holiday lodges (approved under application ref: 3/2020/0579) and 5no. camping pods (approved under application ref: 3/2016/0027).
- 2.2 A location plan showing the site within its wider setting is provided within the supporting documents. Figure 1 below provides an aerial image of the site within its immediate setting.



Figure 1: Aerial image showing the location of the site (Source – Google Maps) (not to scale)

- 2.3 Directly to the east of the site is the existing Bowland Wild Boar and Animal Park which is open to the public as a rural wildlife park, operating in association with the existing holiday lodges/pods. To the south and the west, the site is bound by an existing ancient woodland and further to the north are open agricultural fields.
- 2.4 The site is situated within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and therefore the potential impacts upon the AONB have been considered as part of this application. There are no ecological constraints associated with the site, nor does the site feature any heritage constraints. The site is located within Flood Risk Zone 1 as identified



on the Environment Agency's flood map for planning and therefore has the lowest probability of flooding.



/3 PLANNING HISTORY

3.1 A planning search has been undertaken of Ribble Valley Borough Council's online application search facility and the following applications were identified on the application site and the neighbouring site, which have been detailed below for reference.

3.2 Notably, planning permission was granted for the erection of 9no. holiday lodges and prior to that the erection of 5no. camping pods. The lodges and pods have since been erected on site, however the lodges were laid out in a slightly different orientation to that included in the approved site plan. The applicant attempted to resolve this through the submission of a non-material amendment to regularise the layout of the development. Unfortunately this was refused on the 15th of May 2023, with the Council determining that the alterations go beyond that which could be considered non-material.

3.3 Since the application's refusal discussions have been undertaken with the Council, which confirmed a large portion of the alterations were considered non-material; it was the increase in hardstanding and removal of grasscrete which were considered material changes. This is echoed within the officer's report and further conversation with the case officer have inferred that whilst considered material, the other changes would be acceptable and likely granted planning permission.

3.4 The above application as well as a list of the other relevant past applications are set out below:

- **3/2023/0278** – Non-material amendment to application 3/2020/0579, involving the revision to the general arrangement of the holiday lodges and their orientation and relocation of the sewage treatment plan – refused
- **3/2021/0240** – Discharge of condition 6 (CMP) of planning application 3/2020/0579 – Approved 25th May 2021
- **3/2020/0867** – Discharge of condition 6 (CMP) of planning application 3/2020/0579 – Refused 14th December 2020
- **3/2020/0579** – Change of use of land to erect nine holiday lodges with parking and an associated package sewage treatment plant – Approved 16th September 2020
- **3/2016/0027** – Change of use of field to create camp site for five camping pods, toilet and shower building, access and car park – Approved 3rd March 2016



- **3/2010/0234** – Proposed erection of an 'Iron Age round house' – Approved 27th May 2010
- **3/2009/0317** – Proposed addition of solar hot water panels to the roofs of two existing buildings to provide hot water to the existing cafe and for hand washing – Approved 11th June 2009
- **3/2006/0947** – Installation of 2no. Photo Voltaic Cells – Approved 9th February 2007
- **3/2006/0948** – Installation of 1no. Wind Turbine – Approved 16th March 2007
- **3/2005/0736** – Erection of a new agricultural building to house animals – Approved 12th October 2005
- **3/2005/0213** – Proposed extension to existing car park area – Approved 6th May 2005
- **3/2003/1013** – Proposed extension to existing animal shelter/workshop to form new educational facilities – Approved 17th December 2003



/4 PROPOSED DEVELOPMENT

- 4.1 The proposed development consists of the erection of 5no. holiday lodges and 4no. camping pods. The units will form a continuation of the existing 9no. holiday lodges and 5no. camping pods, with a connection to the internal roads. The units will be let and occupied as per the existing arrangements for the lodges/pods, however it will simply seek to provide additional units to accommodate demand.
- 4.2 The Proposed Site Plan (ref: A4011-PL06) demonstrates the proposed layout of the scheme, including the location of the existing sewage treatment plant. The Proposed Floor Plans of the Camping Pods & Lodges provide further details of the units which are proposed to match those which already exist. The internal layout of the 5no. holiday lodge units will also consist of a living/dining/kitchen area with two bedrooms and two bathrooms set over a single storey.
- 4.3 The scheme incorporates landscaping with proposed grassed areas and shrubs to provide a level of outdoor amenity for future occupiers and also assist in softening the visual impacts of the development from the AONB. The layout as demonstrated would provide an attractive scheme that can fit comfortably and also make efficient use of the site. The layout will provide good amenity levels for the future occupiers of the site whilst also respecting existing development within the vicinity.
- 4.4 The proposed materials will match the existing lodges and camping pods that have already been approved and erected on site. It is considered that the choice of materials is representative of the local area and the scheme respects the character of the AONB. The layout will form a continuation of the existing lodges on the site and allow for the natural surveillance of the area assisting users to stay in a safe and secure environment.
- 4.5 Access will be taken off Wardsley Road to the north of the site and lead into the car parking area, providing good visibility and sufficient space to allow for turning and exiting the site safely and in forward gear. There are not considered to be any impacts on the suitability of the access and internal roads through the creation of an addition 9no units and the limited traffic that would be associated with the units.



- 4.6 The scheme will provide 14no. car parking spaces, with 2no. spaces for each holiday lodge and 1no. space for each camping pod. Refuse will be dealt with as per the existing arrangements for the site which has been operating without any issues. The small increase in the number of visitors to the site is not considered to impact upon waste collection.



/5 TECHNICAL CONSIDERATIONS

5.1. This section of the planning statement looks to address several technical considerations which are associated with the site. A number of technical consultants have been instructed to assess the impact of this proposal as it relates to their areas of expertise and their findings are summarised within this section.

Ecology Surveys

5.2. An Ecology Assessment has been undertaken and submitted in support of the application. The report seeks to provide baseline information on the current habitats and ecological features both within the Site and the immediate surrounding area, identify the proximity of any designated sites for nature conservation interest and provide an assessment of any potential effects the proposed development may have on these. In addition, the report sets out the recommendations for further pre-construction checks and / or mitigation measures, where required.

5.3. The assessment concludes that an appropriately experienced Ecologist/Ecological Consultancy should be employed prior to any works commencing, to act as a specialist consultant and an Ecological Clerk of Works (ECoW) for the whole project. The ECoW will need to have specialist experience, knowledge and an appropriate level of skills in relation to a range of ecological receptors, including (but not limited to) amphibians, reptiles, badgers and birds. In addition, the ECoW will need to have experience, knowledge and an appropriate level of skills in relation to toolbox talks, contractor supervision and undertaking compliance audits.

5.4. The report sets out the mitigation measures to be adhered to prior to and throughout construction. It is expected that a condition will be attached to a grant of consent that ensures that work is carried out in accordance with the mitigation measures.

Trees

5.5. The site features a number of trees and the trees have been assessed in respect of their quality and the potential impacts that would arise from the proposed development. The submitted Tree Survey provides an overview on the existing position of the site and trees. The report concludes that no significant trees require removal in the development and all suitable existing trees can be retained and protected if the guidance contained in this



document and BS5837 is followed. The nature of the proposed development should not lead to an increase in conflict with trees over the existing site. The Applicant is content to agree to a suitably worded condition that ensures the development is carried out in accordance with the mitigation measures detailed in the supporting AIA.

Landscaping

- 5.6. The supporting Proposed Site Plan demonstrates the retention of existing trees where possible and the introduction of maintained grassland. The trees proposed to be removed already largely comprise dead Ash and therefore have limited remaining tree stock. It is considered that the proposed landscaping scheme is commensurate with the extent of development proposed and would allow for a well-kept garden area that will be utilised by each of the holiday pods/lodges. It is considered that the proposed landscaping would be secured by way of a condition attached to a grant of consent and that the landscape provision would be maintained as per the existing landscaping on site.

Flood Risk and Drainage Strategy

- 5.7. The site is located wholly within Flood Zone 1 where risk is at its lowest and that there are no historic flooding incidents recorded around the site. The site is also under 1 hectare and therefore, there is no need to provide a flood risk assessment with the application.
- 5.8. Drainage will be dealt with through the existing septic tank that is already located on the site. The provision of 5no. holiday lodges and 4no. camping pods can be facilitated on the existing septic tank due to only a small increase in foul and surface water drainage. It is not considered that there will be any issues with drainage.

Amenity

- 5.9. The proposed use would be compatible with the existing uses on the site as it simply seeks an extension to the existing holiday lodges/camping pods. Therefore, the proposal for additional holiday lodges/camping pods is considered acceptable and not to have any impacts on the amenity of the existing units.



/6 PLANNING POLICY CONTEXT

- 6.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where in making any determination under the Planning Acts, regard is to be had to the Development Plan. The determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Development Plan

- 6.2. The Development Plan for the application site comprises the Ribble Valley Core Strategy 2008 to 2028. Key policy documents that comprise 'material considerations' include the National Planning Policy Framework (2021), National Planning Policy Guidance (NPPG), and any local supplementary planning guidance documents and decisions considered relevant to the proposal.
- 6.3. According to the Local Plan Policies Map, as shown below in Figure 2, the site is situated within the AONB and to the north and east of the site is an area of Ancient Woodland.



Figure 2: Extract from Ribble Valley Council's Proposals Map (site shown with red arrow)

- 6.4. The following policies are considered relevant to this proposal:

Ribble Valley Core Strategy



- 6.5. **Key Statement DS1 Development Strategy** states that new retail and leisure development will be directed toward the centres of:
- Clitheroe;
 - Longridge; and
 - Whalley.
- 6.6. It confirms that in the 23 remaining Tier 2 Village settlements, which are the less sustainable of the 32 defined settlements, development will need to meet proven local needs or deliver regeneration benefits, which includes Chipping.
- 6.7. **Key Statement DS2 Presumption in Favour of Sustainable Development** states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:
- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - specific policies in that Framework indicate that development should be restricted.
- 6.8. **Key Statement EN2 Landscape** states that the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect



development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

- 6.9. **Key Statement EN4 Biodiversity and Geodiversity** states that the Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Negative impacts on biodiversity through development proposals should be avoided. Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined. There should, as a principle be a net enhancement of biodiversity.
- 6.10. **Key Statement EC3 Visitor Economy** states that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities.
- 6.11. **Key Statement DMI2 Transport Considerations** states that 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.
- 6.12. **Policy DMG1 General Considerations** sets out the general matters to be considered as part of any development proposal. It states that in determining planning applications, all development must comply with relevant criteria relating to design, access, amenity, the environment, infrastructure and any other relevant considerations.
- 6.13. **Policy DME1 Protecting Trees and Woodlands** states that there will be a presumption against the clearance of broad-leaved woodland for development proposes. The Council will seek to ensure that woodland management safeguards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the borough. The council encourages successional tree planting



to ensure tree cover is maintained into the future. Where applications are likely to have a substantial effect on tree cover, the borough council will require detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars. These will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be within influencing distance and could also include other relevant information such as stem diameter and crown spread. The borough council will ensure that:

1. The visual, botanical and historical value, together with the useful and safe life expectancy of tree cover, are important factors in determining planning applications. This will include an assessment of the impact of the density of development, lay out of roads, access points and services on any affected trees.
2. That a detailed tree protection plan is submitted with appropriate levels of detail.
3. Site-specific tree protection planning conditions are attached to planning permissions.

6.14. In relation to ancient woodlands, the Policy states that development proposals that would result in loss or damage to ancient woodlands will be refused unless the need for, and the benefits of, the development in that location outweigh the loss of the woodland habitat. In addition, in circumstances where a development would affect an ancient woodland, the borough council will seek to include appropriate woodland planting and management regimes through planning conditions and agreements.

6.15. **Policy DMB1: Supporting Business Growth and the Local Economy** states that proposals that are intended to support business growth and the local economy will be supported in principle. Development proposals will be determined in accord with the core strategy and detailed policies of the LDF as appropriate.

6.16. **Policy DMB3 Recreation and Tourism Development** states that planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. This is subject to the following criteria being met:

- The proposal must not conflict with other policies of this plan;
- The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;



- The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;
- The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;
- The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and
- The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.

6.17. The policy goes on to state that in the Forest of Bowland Area of Outstanding Natural Beauty the following criteria will also apply:

- The proposal should display a high standard of design appropriate to the area.
- The site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses).

6.18. The policy states that in the AONB it is important that development is not of a large scale. In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape. Within the open countryside proposals will be required to be in keeping with the character of the landscape area and should reflect the local vernacular, scale, style, features and building materials. Recreation and tourism development are often well suited to rural areas and there is a need to have in place effective measures to ensure that facilities and infrastructure can be enhanced in a sustainable way.

Material Considerations

National Planning Policy Framework (July 2021)

6.19. The NPPF sets out the Government's planning policies for England and how these should be applied. The Framework sets out the Government's presumption in favour of sustainable development (Paragraph 11) whereby developments which correctly balance the



requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.

- 6.20. Sustainable development is broadly defined in **Paragraph 8** of the Framework as having three overarching objectives: economic, social and environmental.
- 6.21. **Paragraph 11** of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision taking this means:
- c) "Approving development proposals that accord with an up-to-date development plan without delay; and*
 - d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. the application or policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*
- 6.22. **Paragraph 20** states that strategic policies set out an overall strategy for the pattern, scale and quality of places, providing for the needs of all, which includes items such as housing, retail and community facilities.
- 6.23. **Paragraph 84** states that planning policies and decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside.
- 6.24. **Section 9** of the NPPF seeks to encourage sustainable transport. It states that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- 6.25. **Paragraph 111** states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.



- 6.26. **Paragraph 119** states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 6.27. **Paragraph 132** shows that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.
- 6.28. The Framework also offer guidance in relation to transport, making efficient use of land, achieving well-designed places and with regard to enhancing the natural environment.



/7 PLANNING POLICY ASSESSMENT

Principle of Development

- 7.1. This application seeks the extension to existing tourism accommodation which operates in association with the existing leisure facility Bowland Wild Boar Park. The existing facility received consent for 5no. camping pods in 2016, with a further 9no. holiday lodges approved in 2020. The lodges/pods are operated as short-term holiday units that support the existing rural business.
- 7.2. The site is located outside of the main areas defined in **Key Statement DS1** of the Core Strategy in which new development will be generally directed towards. However, it is considered that the site would meet the local need for rural tourism accommodation and would therefore assist in achieving the aims of **Key Statement DS1**.
- 7.3. **Key Statement EC3** supports proposals that will contribute to the visitor economy of Ribble Valley. It is considered that the provision of 4no. camping pods and 5no. holiday lodges in this location would assist in contributing towards the visitor economy of the borough and the general rural economy for Ribble Valley. Moreover it would do so on a site that already operates successfully in this use, as demonstrated by this proposal to provide further accommodation in order to meet the relevant need. As referenced in Key Statement EC3, the proposal would allow for further accommodation to be provided in association with the existing attraction the Bowland Wild Boar Park, which is a well-established rural enterprise assisting in boosting the economy in the rural area of Chipping and attracting visitors into the borough. Additional holiday accommodation will further enhance this provision and allow for more visitors to travel to and stay at the site and in turn, will result in a further boost to the rural economy.
- 7.4. **Policy DMB3** also sets out the criteria for tourism development and each point has been addressed in turn below. This statement addresses how the scheme complies with the adopted Development Plan and therefore, it is considered that point 1 is addressed by way of this statement. Regarding point 2, as stated previously the site operates in association with the existing Bowland Wild Boar Park which is a rural attraction in the borough generating visitors who would benefit from the provision of supplementary holiday accommodation, therefore the scheme complies with point 2.



- 7.5. In regard to the design, it is considered that the scheme respects the character of the area and the AONB through the careful use of materials that match the existing holiday lodges/camping pods that are already present on site. The units would provide a continuation of the current layout, with a small extension to the internal access roads and the erection of 4no. camping pods and 5no. holiday lodges with parking spaces made available. The proposed development would replicate the existing provision on the site through scale, siting, materials and design and therefore it is considered that the scheme has been carefully thought out to respect the character of the area and complies with point 3.
- 7.6. The site already comprises holiday accommodation that has been approved by the LPA previously and therefore it is considered that the principle of holiday accommodation within this area is acceptable despite not being easily accessible by public transport. The provision of holiday accommodation would help serve visitors who are travelling to the Wild Boar Park and the wider AONB and therefore will already be travelling to this location. By providing additional accommodation next to the tourist attraction, it will allow visitors to limit the extent of travelling by a private vehicle that they would likely need to do to access other holiday units in the borough. The proposal is of a small scale which is an extension to a site that is already used for holiday accommodation. It is considered that the scheme would have no negative impacts on the local highway network. The site also provides sufficient levels of car parking, refuse storage and landscape that would be expected for a development of this scale and therefore the scheme complies with points 4 and 5. The submitted ecology report details that subject to undertaking works in accordance with the mitigation measures set out in the report, the scheme is not considered to result in negative impacts on the ecological network and therefore it is considered point 6 is complied with.
- 7.7. As the site is located within the AONB, the scheme must also achieve a high standard of design appropriate to the area and not introduce built development into an area largely devoid of structures. The proposal is situated within the grounds of a site that already features existing holiday accommodation and the proposal simply seeks to follow the existing design and layout through a small extension of development. In regards to the design, as stated previously, careful consideration has been paid to the existing materials associated with the buildings on the site which will be replicated through the proposals. Alongside this, the properties will be single storey which will limit any potential impacts



upon the AONB. It is considered that the provision of tourism accommodation is acceptable and the scheme complies with **Key Statement EC3** and **Policy DMB3**.

- 7.8. The proposal would also support the aims of **Policy DMB1** which seeks to support business growth and the local economy. The provision of additional holiday accommodation will support the continued growth and prosperity of the Bowland Wild Boar Park which is a successful tourist attraction in the borough. The addition of 4no. camping pods and 5no. holiday lodges will allow the existing business to continue to contribute to the rural economy for the borough and increase the number of visitors that will travel to the site and stay in the area, in turn contributing to other local businesses and boosting the economy even further.
- 7.9. It is considered that the scheme represents sustainable development in line with **Key Statement DS2** as it accords with the provisions of the Development Plan and represents development that would assist in contributing to the rural tourism provision.
- 7.10. The site has previously received permission for the erection of 5no. camping pods and 9no. holiday lodges and there are no policy reasons which suggest this type of development would no longer be supported in this location.
- 7.11. Taking the above into account, the principle of development is acceptable and therefore the scheme should be approved subject to compliance with technical elements as discussed further in this statement below.

Design

- 7.12. The scheme for additional holiday lodges/camping pods simply seeks to replicate the design principles of approved applications ref: 3/2020/0579 and 3/2016/0027. The layout of the proposed extension to the holiday lodges takes into account small changes that have been made to the orientation of some of the holiday lodges approved under 3/2020/0579. The proposed development retains the fundamental aspects of the layout but it has simply been updated to reflect the slight changes from the approved layout. Further to this the application looks to reflect the layout of the existing development on site and seeks a natural continuation to provide additional accommodation. The proposed lodges/camping pods will replicate the existing units on site. The supporting floor plans show the proposed layout of the units, each with a suitably sized living area/kitchen dining space, two bedrooms and two bath/shower rooms. The layout will allow natural light into the units through the



provision of windows into habitable rooms. The proposed units provide sufficient living space, with generous sized bedrooms, living space and kitchen/bathroom facilities. The scheme is generally considered to be recessive in the context of the AONB.

- 7.13. Elevations have been submitted which show the proposed external design of the units which reflects and responds to the design of the existing units on site. The scheme provides a cohesive mix of materials that is mirrored through existing development which has previously been considered acceptable by the LPA.
- 7.14. The proposed units will be single storey which will ensure there are no issues in terms of overall scale and massing or wider views from the AONB.
- 7.15. For the reasons set out in this statement, it is considered that the scheme represents acceptable design and therefore the scheme should be supported in this regard. The scheme complies with the aims of the **Ribble Valley Core Strategy Policy DMG1**.

Transport

- 7.16. The proposed holiday units will support the existing tourist attraction, the Bowland Wild Boar Park and therefore whilst the site is not highly accessible in relation to public transport, it is likely that a large number of visitors will already be travelling to the site. The proposed units are a continuation of an existing facility that has operated for a number of years without any issues in respect of transport and the small increase in additional units is not considered to impact upon the safe and suitable use of the access to the site. The scheme provides 14no. car parking spaces to service the lodges and camping pods, which is considered to be commensurate to the level of development proposed and reflects the level of parking provided on site presently. As such, the scheme would accord with the aims of **Key Statement DM12** of the Ribble Valley Core Strategy.

Other Environmental Matters

- 7.17. The submitted reports with regards to ecology and trees demonstrate that there would be no adverse impact subject to compliance with the mitigation set out in the reports and therefore the proposed development is in line with the provisions of **Key Statement EN4**.
- 7.18. There would be no increase in flood risk as a result of the proposals, with appropriate drainage arrangements in place through the existing septic tank that would accommodate the small increase in usage associated with the additional units. In line with **Policy DMG1**,



no adverse impacts have been identified with regards to noise, air quality, light pollution or other nuisances, as the proposal simply seeks the continuation of an existing business with a small scale extension as set out within this statement.

Summary

- 7.19. The principle of the proposed development is considered acceptable, delivering a small extension to an existing rural enterprise that will support the continued operation of the well-established Bowland Wild Boar Park. The site features existing holiday lodges/camping pods, and the proposed additional units will replicate the existing units on site. The existing units have previously been considered acceptable by the LPA and therefore the design of the proposed development should once again be considered acceptable. The social benefits of the development in delivering new visitor accommodation on the site should be afforded significant weight in the planning balance.
- 7.20. There are no technical or environmental reasons which suggests planning permission should not be granted. Moreover, there are important material considerations weighing in favour of the scheme as presented in this statement.
- 7.21. It is considered that the development fully complies with the Development Plan and relevant supporting guidance, in addition to the provisions of the NPPF. As such, planning permission should be approved without delay.



/8 CONCLUSIONS

- 8.1. PWA Planning is retained by Simply Native Ltd to submit a full planning application for the erection of 4no. camping pods and 5no. holiday lodges at the Bowland Wild Boar Park, Wardsley Road, Chipping, PR3 2QT.
- 8.2. The proposals are in accordance with policies in the development plan and the scheme is considered to constitute sustainable development. There is no identified harm as a result of the proposals that would outweigh the advantages of the scheme which include significant social and economic benefits.
- 8.3. The proposed development contributes to the level of visitor accommodation provided within the borough and seeks to support a well-established rural enterprise that contributes significantly to the rural economy for the borough. The proposed units will form a continuation of the existing holiday accommodation through a well thought out layout and design that has previously been considered acceptable by Officers through applications 3/2020/0579 and 3/2016/0027.
- 8.4. The technical reports submitted in support of this application have demonstrated that there are no constraints which would preclude the development of this site for the proposed use. Given the above, the proposed development is considered acceptable and should be approved without delay.



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