

# Bowland Wild Boar Park Chipping Preston PR3 2HB

Retrospective planning permission for the erection and use of 5no. tipis as a wedding venue with associated toilet block and the creation of hardstanding.

**PLANNING STATEMENT**  
June 2024



# REPORT CONTROL

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<b>Primary Author</b>	Gabriela de Amorim
<b>Contributor</b>	Paige Linley
<b>Reviewer</b>	Josh Hellowell

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# CONTENTS

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**1 INTRODUCTION**

---

**2 SITE DESCRIPTION**

---

**3 PLANNING HISTORY**

---

**4 PROPOSED DEVELOPMENT**

---

**5 PLANNING POLICY CONTEXT**

---

**6 PLANNING POLICY ASSESSMENT**

---

**7 CONCLUSIONS**

---



## **/1 INTRODUCTION**

- 1.1. PWA Planning is retained by Hi-Line Transport ('the applicant') to seek the retrospective erection and use of 5no. tipis as a wedding venue with an associated toilet block and the creation of hardstanding ('the proposed development') at Bowland Wild Boar Park, Chipping, Preston, PR3 2HB ('the site'). The application is made to Ribble Valley Borough Council ('the LPA') as a full planning application, relating to the red edge site boundary defined by the Location Plan.
- 1.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will look to demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted.
- 1.3. This statement incorporates the Waste Management Strategy and should be read in conjunction with the submitted application package, which includes the following documents: -
  - 1 Application Form, relevant certificates and notices;
  - Planning Statement (this document);
  - Drawn information: -
    - Location Plan
    - Existing Site Plan
    - Proposed Site Plan
    - Proposed Plans
    - Proposed Elevations
  - Transport Statement;
  - Ecology Survey;
  - BNG Assessment;
  - Tree Survey & Arboricultural Impact Assessment;
  - Landscape Plan & Landscape Maintenance Plan;
  - Lighting Assessment; and
  - Noise Assessment.



## /2 SITE DESCRIPTION

- 2.1. The application site comprises a parcel of land adjacent to the Bowland Escapes Holiday Park located next to Bowland Wild Boar Park. The site covers an area of approximately 0.76 hectares and is located off Wardsley Road in the area of Chipping within the Ribble Valley.
- 2.2. A location plan showing the site within its immediate setting is provided within the supporting documents. Figure 1 below provides an aerial image of the site within its wider setting.



*Figure 1: Aerial Image showing the location of the site (Source - Google Maps) (Not to scale)*

- 2.3. Part of the site has been cleared to incorporate 5no. large tips and an area of hardstanding comprising mixed gravel and chipping, surrounding the site, with access being located just off the car park to the south.
- 2.4. Directly to the south east of the site is the existing Bowland Escapes Holiday Park which comprises a number of lodges and camping pods used by holidaymakers wanting to stay in the borough. Bowland Wild Boar and Animal Park is situated beyond, 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 then open agricultural fields beyond.



- 2.5. 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 search of the Ribble Valley Borough Council's online planning register has been carried out in order to understand the planning history relevant to the site and the proposed development, which have been detailed below for reference.
- 3.2. The following applications have been identified on site:
- **3/2024/0293** – Approval of details reserved by conditions 4 (construction traffic management plan), 6 (landscaping and maintenance scheme), 8 (Sustainable Drainage Scheme) 9 (drainage maintenance and management plan) and 11 (proposed landscaping) of planning permission 3/2023/0509. Awaiting decision
  - **3/2023/0509** - Change of use of land to erect a further five holiday lodges and four camping pods. Approved 13<sup>th</sup> December 2023. The proposed development will operate in association with the approved camping pods and lodges. The lodges/pods will be used by wedding guests to allow onsite accommodation and therefore will support the existing tourism development that has taken place on site.
  - **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 15<sup>th</sup> May 2023
  - **3/2021/0240** – Discharge of condition 6 (CMP) of planning application 3/2020/0579 – Approved 25<sup>th</sup> May 2021
  - **3/2020/0867** – Discharge of condition 6 (CMP) of planning application 3/2020/0579 – Refused 14<sup>th</sup> 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 16<sup>th</sup> 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 3<sup>rd</sup> March 2016
  - **3/2010/0234** – Proposed erection of an 'Iron Age round house' – Approved 27<sup>th</sup> 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 11<sup>th</sup> June 2009
  - **3/2006/0947** – Installation of 2no. Photo Voltaic Cells – Approved 9<sup>th</sup> February 2007



- **3/2006/0948** – Installation of 1no. Wind Turbine – Approved 16<sup>th</sup> March 2007
- **3/2005/0736** – Erection of a new agricultural building to house animals – Approved 12<sup>th</sup> October 2005
- **3/2005/0213** – Proposed extension to existing car park area – Approved 6<sup>th</sup> May 2005
- **3/2003/1013** – Proposed extension to existing animal shelter/workshop to form new educational facilities – Approved 17<sup>th</sup> December 2003





## **/4 PROPOSED DEVELOPMENT**

- 4.1 This application seeks retrospective planning permission for the erection and use of the 5no. tipis as a wedding venue, alongside the associated toilet block and creation of hardstanding surrounding the site.
- 4.2 Given the application is submitted on a retrospective basis, the works have already been undertaken. The applicant initially erected the tipis on site to try and gain interest from potential customers who would be looking to hold their weddings at the venue, so they could understand the level of business that the venue would generate, to determine if it was a worthwhile investment.
- 4.3 The tipis were erected lawfully given they are a temporary structure; however, they were left up for longer than 28 days, meaning beyond this point they no longer comprised permitted development. The applicant also created an additional area of hardstanding surrounding and leading up to the tipis, to allow guests to easily access and exit the site. Prior to this the area just comprised grass and therefore would be difficult to walk on if it rained and became boggy, making it unsuitable for a wedding venue.
- 4.4 Both the works to create the hardstanding and the erection / use of the tipis were raised by Ribble Valley Council's enforcement team and various discussions have been had to date to discuss the best way to move forward. We made the enforcement team aware that we would be submitting an application on the applicant's behalf, seeking the regularisation of the hardstanding and for the erection and use of the tipis and therefore no formal enforcement action was taken.
- 4.5 The development of the site included the removal of several trees to make room for the tipi structures and the hardstanding that surrounds the site. The trees were not protected, nor did they fall in the allocation of ancient woodland that features on other parts of the site and therefore their removal was entirely lawful without requiring planning permission. The trees were fairly young and low-quality trees and therefore did not contribute strongly to the character of the site. The removal of the trees allowed for the works to be carried out whilst also ensuring its functionality and accessibility.



- 4.6 The site is comprised of 4no. joined, spacious tipi-style structures, with 1no. separate tipi to be used for ceremonies in circumstances where the weather is poor and does not allow for an outdoor ceremony. Adjacent to the tipis are outdoor restrooms and wooden picnic tables to serve the weddings that will take place on site. The tipi structures provide a unique setting for weddings, adding to the charm of the venue, which is further enhanced by views of the AONB beyond the site and the neighbouring ancient woodland that screens views of the tipis themselves. Additionally, the outdoor restrooms and wooden picnic tables offer comfort for guests attending these special occasions, while comprising minimal massing over and above the main structure. All of the elements on the site are removable structures meaning that any impacts are limited and can be reversible.
- 4.7 The weddings will run alongside an external catering company that will travel to the site on wedding days to cater for the event. The tipis will have an onsite permanent bar that will serve alcohol and a licence will be obtained via the appropriate application to the Local Authority. The venue can accommodate up to 150 day guests and 200 evening guests which has been determined based off the space available on site to comfortably fit this number of guests, however as per current wedding bookings, numbers are suggested to be much lower than this, averaging at around 65 day guests, with 35 additional evening guests. Weddings will take place between April and October inclusive and therefore for the remainder of the year, the tipis will be dismantled and removed from the site. The tipis may occasionally be erected throughout the year for small periods to allow for open days and wedding fayres to take place to showcase the venue and allow couples to book in. The tipis may also be used for periods over the festive season as a Santa's Grotto event for members of the public and in use in association with the Wild Boar Park, however this will be done on an ad hoc situation and will not be on a regular and permanent basis.
- 4.8 The existing associated lodges and camping pods, to the south, will be available to book in association with the wedding venue, and in line with current bookings, a large proportion of guests will be staying on site, averaging at around 40 guests, with the ability to accommodate up to 60 guests. There will also be an associated area for glamping to the north of the lodges/camping pods, where tents will be pre-erected and guests will be able to stay. If the accommodation is not booked it will be available to general holiday makers, however the area of car parking will still be available to users of the wedding venue.



- 4.9 Given the site is within fairly close proximity to the holiday accommodation, the weddings will finish at 11:30pm, with all guests leaving by 12am at the latest. On that basis, all live music and DJs will need to finish playing music by 11:30pm. Guests will not be able to have a firework display at the wedding to limit noise and any potential impacts this could have on the animals kept at the Wild Boar Park.
- 4.10 It is proposed that vehicular access into the site will be taken off the existing track into Bowland Wild Boar Park and Bowland Escapes. This track leads to Little Bowland Road which connects to the surrounding area. Parking will be provided via the existing car park located to the south east of the site, where ample spaces are provided to facilitate cars travelling to the site and they can remain parked there overnight until they can be collected the following morning. Given the site's fairly rural location, the car park is of a generous size to allow for a sufficient number of parking spaces for visitors, however it is considered likely that a number of guests to the venue will either travel together, use taxi services or alternatively stay on the site in which they will have dedicated car parking spaces next to their accommodation, meaning the likely number of cars that will be parking on site is low.



## **/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 experts have been consulted to assess the impact of this proposal as it relates to their areas of expertise and their findings are summarised within this section.

### **Ecology**

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 sets out that subject to the relevant mitigation measures being carried out in line with the report, the scheme can be considered acceptable from an ecological perspective.

5.4 With respect to the requirement to provide at least 10% Biodiversity Net Gain on site, a BNG assessment has been prepared to support the application which sets out that through both onsite and offsite provision (the area of woodland to the north) over a 20% net gain will be achieved, therefore meeting the mandatory requirement.

5.5 On the basis of the above, it is considered the proposals are wholly acceptable regarding ecological impacts.

### **Landscaping**

5.6 The proposed landscaping scheme includes new tree planting, new stone chippings, with retention of existing trees, grass and shrubs where relevant. In line with the BNG provision, additional planting is proposed to the north of the site and will be retained throughout the life of the development. Additional trees are to be planted as each couple gets married and this area will become Newlywed Wood, which will create an attractive woodland feel, that will provide additional screening and increased landscape character for the area.



- 5.7 A Landscape Management Plan also sets out how the landscaping will be maintained on site for the duration of the scheme which will be undertaken by the landowner. The landowners regularly maintain the existing Bowland Wild Boar Park and associated Bowland Escapes Holiday Park to a high standard, and the wedding venue will also be maintained to the same standard.

### **Drainage and Flood Risk**

- 5.8 The site is smaller than 1 hectare and is within Flood Zone 1, therefore there is no requirement to provide a Flood Risk Assessment with this application. Flooding and drainage has been considered as part of this application, and it is our view that the proposed use and development would not result in any relevant impacts. The surface water drainage position will remain largely the same as existing, however the creation of additional hardstanding through the introduction of stone chippings will mean that the water drains through this area first before penetrating into the ground as per the previous position. There is no increase in impermeable areas, as all of the areas of hardstanding will still allow surface water to drain to ground. In relation to foul waste, this will all be disposed of through the temporary toilet cabin, which will be removed from site and will not be permanently drained given it is not a permanent structure. On that basis, there will be no change to the current drainage of surface water or foul waste that would result in any impacts from this development.

### **Transport Statement**

- 5.9 A Transport Statement has been submitted as part of the planning application package. It confirms that the proposed development will be accessed using the existing access arrangements to the site and parking will be available in the existing car park. It is considered that the proposed development would have no material impact on the operation of the local road network or on road and pedestrian safety.
- 5.10 The report concludes that the proposed development will have no material impact on the operation of the local road network or on road safety.



### **Tree Survey**

- 5.11 A Tree Survey has been conducted to assess the presence of trees in the area and assess the loss of trees that has taken place and where trees are to be retained, the proposed mitigation measures to be put in place.
- 5.12 The Tree Survey and AIA sets out that the development has been sited in an area that was absent of tree cover in 2015 and contained only smaller / younger trees in 2022/23. The more established trees have been retained within the development. The smaller trees that were present in the development area have been transplanted to locations around the edge of the site. At the date of our site visit these trees did not appear to be suffering from any signs of significant dieback which indicates relocation has been successful. The proposed usage of the site is dependent upon its 'wooded' location so there is no indication that further tree removals would be required or created by it. The location of the development is such that it is not readily visible outside of W1.
- 5.13 The report concludes that the development does not appear to have impacted upon any significant volumes of established tree stock. It is located in an area that previously contained young and predominantly non-native coniferous planting. The age class of the trees and the nature of the development / usage have not significantly impacted upon the root zones of retained trees. The proposed usage should not lead to any further pressure for removals in W1 nor any impacts upon the wider areas of tree cover.

### **Noise Assessment**

- 5.14 A Noise Assessment has been produced to take into consideration potential noise arising from the use as a wedding venue and the impacts upon local neighbours. The nearest property was assessed as being 610m to the southeast on the far side of the valley and the next closest being 630m west of the site.
- 5.15 The report concludes that calculations of the potential impact of the development have been carried out and compared to the recommended sound levels from the World Health Organisation, BS8233:2014, those typically used by Lancashire authorities and the prevailing sound level in the area which have identified that a high sound level of 1m from the façade of the development can be produced without resulting in any detrimental impact on the identified receptors. However further mitigation measures are recommended in the form of a speaker system with independent controls over octave sound levels. Relevant



mitigation measures will be implemented to ensure the development has no negative noise impacts on the wider area.

### **Lighting Assessment**

- 5.16 A lighting design has been completed using the Calculux software, a modelling system provided by Philips Lighting an international leading lighting manufacturer. The software allows for light distribution to be calculated over a given area. This usually includes the area to be lit by the proposed lighting and an area outside of this or the overspill area. The software does not take account of existing lighting levels in the area.
- 5.17 The Assessment concludes that will be minimal lighting over the wider development site and no overspill light. As such no significant adverse impact on the neighbouring properties including the camping site to the south will be experienced. Further details are submitted in the supporting lighting assessment.



## /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 (2023), 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 itself 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 (December 2023)***

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 88** 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 115** 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 123** 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 137** 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 **Paragraph 193** states that planning decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.
- 6.29 The Framework also offers further 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 regularisation of the erection and use of the tipis as a wedding venue, with an associated toilet block and the creation of hardstanding surrounding the site which operates in association with the existing leisure facility Bowland Wild Boar Park and associated Bowland Escapes Holiday Park.
- 7.2 The site is located outside of the main areas defined by 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 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 a unique wedding venue in an attractive location with views of the AONB would assist in contributing towards the visitor economy of the borough and the general rural economy for Ribble Valley. As referenced in Key Statement EC3, the proposal would allow for a new wedding facility to be provided in association with the existing attraction the Bowland Wild Boar Park and associated Bowland Escapes Holiday Park, which are well-established rural enterprises assisting in boosting the economy in the rural area of Chipping and attracting visitors into the borough.
- 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 and Bowland Escapes Holiday Park which are rural attractions in the borough generating visitors that would attend and stay on site in association with the operation of the weddings. There is no other location within close proximity that would be appropriate for a wedding venue in which the proposed use could be located and therefore this site is preferable for the proposed development, therefore the scheme complies with point 2.



- 7.5 Regarding point 3, the development is located in a secluded area of the wider site, being surrounded by trees and ancient woodland to the north. Additionally, the unique design of the venue as a tipi is thought to complement the rural character of the area and will provide an attractive and exclusive wedding venue. Alongside this, the tipis will not be erected for the entire year and will largely only be up from April to October, meaning that in remaining months they will be removed. The only other times the tipis will be erected are when the applicant is showcasing the venue for potential customers. This will likely comprise open days or wedding fayres in which the venue will be dressed for a wedding but there will be no actual wedding taking place, prospective clients will come to see the venue and enquire about bookings, etc. These are likely to take place a few times a year, with pre-arranged dates being scheduled. Other limited uses may take place over the festive period including Santas Grotto events, etc. however they will be limited and only within a short period over the festive season. The use of the tipis between November to March will be limited, however there will be some limited occasions where they are erected in this period.
- 7.6 The proposal is associated with the established Bowland Wild Boar Park, which has holiday accommodation, Bowland Escapes Holiday Park, on site approved by the LPA. Given that the wedding venue will be used in association with the existing businesses, particularly the holiday accommodation, there is no other location it can be located that would have better accessibility to public transport. Wedding venues are often located in fairly rural locations given the desire for open views of the countryside and it is commonplace that public transport is not as reliable in these locations than in town centres or built up villages. The site will accommodate parking for numerous cars and therefore there is a sufficient level of provision on site to accommodate the likely levels of traffic associated with the proposed use. It is likely that many wedding guests will either car share, get taxis or alternatively stay on site where they will have their own available parking space, meaning the requirement for parking is even less. On the basis that the location of the venue is required to be near to the existing holiday lodges and camping pods, alongside the existing Wild Boar Park, it is considered that this area is acceptable despite not being easily accessible by public transport. Sufficient parking provision has been made available to allow space for guests to park on site, although it is considered the numbers of cars will be limited. The scheme also incorporates reasonable levels of landscaping to offset any impacts that would arise through the erection of the tipis, improving the visual amenity of the site which would also have positive impacts for the wedding venue. On that basis, the scheme is compliant with point 4 and 5.





- 7.7 Regarding point 6, the scheme is not considered to result in negative impacts on the ecological network. An ecological appraisal has been carried out which suggests that there are no protected species that will be impacted in this location and given the work to remove the trees and create the area of hardstanding has already been undertaken, further survey work would not be necessary. The proposed landscaping scheme will provide an increase of 20% biodiversity net gain that will be achieved on site and offset any losses, although the impacts are considered limited in any event. On this basis, it is considered point 6 is complied with and there would be no negative impacts on ecology.
- 7.8 As the site is located within the AONB, the scheme must also achieve a high standard of design appropriate to the area and not include built development into an area largely devoid of structures. For the reasons set out above, it is our view that the proposed tipi structure would complement the rural character of the site and sit well within views of the AONB. Alongside this, the tipis would largely only be in situ between April and October, with the structure being taken down for the remaining 6 months of the year (excluding other arranged sporadic events/wedding fayres, etc.) and would not be a permanent feature. At this time is also when tree coverage will be at its highest, due to the summer months resulting in fuller tree vegetation. Therefore, any visual impacts associated with the tipi will not be for the entire year. The hardstanding is shown in supporting photographs at Appendix A and consists of a mixture of chipping and gravel to create a rural feel. It is our view that the small area in which the hardstanding has been created does not result in impacts on the AONB and would retain the rural characteristics of the site and the area. The tipi will remain a freestanding feature and can be removed at any time therefore it would not comprise built development, given the land could be reinstated to its previous state at any point. The proposed wedding venue will be located in very close proximity to existing development of the Bowland Escapes Holiday Park which means that the scheme is compliant with point 2, given the works will be undertaken in close proximity to existing built development/structures. It is considered that the provision of a new tourism attraction is acceptable, will help contribute to the tourist economy for the borough, and therefore the scheme complies with Key Statement EC3 and Policy DMB3.
- 7.9 The proposal would also support the aims of Policy DMB1 which seeks to support business growth and the local economy. The provision of a unique and attractive wedding venue will support and help diversify the continued growth and prosperity of the Bowland Wild Boar Park which is a successful tourist attraction in the borough. Furthermore, the addition of a



wedding venue would not only enhance the overall experience for visitors to the Wild Boar Park and Bowland Escapes Holiday Park but also provide a valuable source of revenue which would seek to boost the local economy. By offering a unique and picturesque setting for weddings, the park can become a valuable part of the well-established and renowned wedding industry in the Ribble Valley and attract couples from both near and far, boosting tourism in the area.

- 7.10 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.
- 7.11 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.

## **Design**

- 7.12 The scheme for a new wedding venue seeks to create a distinctive venue that will attract visitors to the site for use of the wedding venue itself but also the associated Wild Boar Park and Bowland Escapes Holiday Park. The wedding venue has been designed to integrate well with the natural surroundings of the park, providing couples with a one-of-a-kind backdrop for their wedding. The tipis themselves comprise of a light brown canvas material which is held up by wooden beams. There will be 5no. tipis in total which create one larger open space to permit for a wedding facility allowing up to 150 day guests and 200 evening guests, with a separate tipi to be used for indoor ceremonies. From a distance the tipis give off a rural effect looking almost wood like from further afield. Tipis of this kind are not uncommon within rural locations of this kind, given they are sympathetic to the surrounding landscapes and retain a rustic and rural feel, which is generally sought after for a number of weddings.
- 7.13 There will also be a small cabin for use as toilets on site, which will be located outside of the tipi and will be accessible by all guests. Again the exterior of this building will be appropriate in a rural location and will blend into the landscape. The remaining element of the development consists of the creation of an area of hardstanding surrounding the tipis. This consists of a mixture of gravel/slate chippings which again, does not detract from the AONB and retains the rural character of the site. From wider views of the site, the hardstanding



does not appear particularly harsh and given the proposed colour and materials used respects the AONB and rural location. Alongside this, the hardstanding could easily be removed at a later date if the decision was taken to cease the wedding use and the land beneath would remain in its previous state given it has not been subject to any permanent hardstanding such as tarmac etc.

- 7.14 Given the works undertaken are all reversible, and the built structures will only be on site for approximately 6 months of the year, with limited use beyond that, any impacts will be limited. It is considered the scheme has been designed in accordance with the rural character of the location and is representative of other similar wedding venues in rural locations. On this basis, it can be concluded that the scheme complies with the aims of Policy DMG1.

### **Transport**

- 7.15 The scheme will increase the number of visitors travelling to the site, however it is likely that a number of trips to the site will coincide with use of the holiday lodges, given they will be offered as accommodation for the wedding guests therefore limiting the increase in trips to the site. The scheme will provide adequate parking to accommodate those attending the weddings, which is likely to be limited due to people car sharing, staying on site or using local taxi services. Additionally, the scheme is associated with the existing facility that has operated for a number of years without any issues in respect to transport and given the size of the venue, the small increase in visitors who will be travelling to the site is not considered to impact upon the safe and suitable use of the access to the site. Alongside this, the weddings will only operate between April and October and therefore any limited impacts will only be relevant during this period of the year, with comings and goings between November and March limited to open days/wedding showcases. A supporting Transport Statement has been submitted with this application to consider potential impacts on the site and wider highway network and the statement concludes that the proposed development will have no material impact on the operation of the local road network or on road safety. As such, the scheme would accord with the aims of Key Statement DMI2 of the Ribble Valley Core Strategy.

### **Other Environmental Matters**

- 7.16 Key Statement EN4 states that the Council will seek wherever possible to conserve and enhance the areas of biodiversity and geodiversity. The submitted reports with regards to ecology and trees demonstrate that subject to compliance with the mitigation set out in the



reports, the development is acceptable and would not impact upon protected species, nor any trees of particular quality. A number of trees were felled to allow for the erection of the tipis and creation of hardstanding, however none of which were protected and therefore the work was carried out lawfully. As per the submitted Tree Survey, the trees that were removed from the site were small/young trees and they have since been relocated. The area of ancient woodland to the north is to be retained and will ensure screening from longer distance views, alongside maintaining the rural character of the area with the retention of high quality trees. On the basis there would be no negative impacts on trees or ecology which has been assessed in the supporting technical documents, the proposed development is in line with Key Statement EN4.

- 7.17 The development involved the creation of low levels of additional planting to provide improved visual amenity of the site and assist in increasing the landscape value both for users of the venue, and from wider views, whilst also providing a functional space to hold weddings.
- 7.18 There would be no increase in flood risk as a result of the proposals, the creation of hardstanding would simply allow any surface water to drain through to the ground beneath naturally as per it would if it were traditional grassland. A supporting Drainage Strategy and Flood Risk Assessment has been undertaken and submitted in any event to confirm the same. Additionally, no adverse impacts have been identified with regards to noise, light pollution or other potential technical constraints in line with Policy DMG1. Conclusions of the relevant technical supporting documents have been included in Section 5 of this statement.

### **Summary**

- 7.19 The principle of development is considered acceptable, delivering an exclusive and attractive wedding venue that will support the continued operation of the well established Bowland Wild Boar Park and Bowland Escapes Holiday Park. The site already features various other tourism attractions such as holiday accommodation, and the animal park and as such, this development will complement the other facilities, particularly in that the accommodation will be offered to guests attending weddings, allowing them to stay on site. This scheme will help the established businesses diversify their services and provide a new and unique development attracting couples from near and far to the site and the wider AONB supporting the economy for the local area.



- 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 CONCLUSION**

- 8.1 PWA Planning is retained by Hi-Line Transport Ltd to seek retrospective permission for the erection and use of 5no. tipis as a wedding venue with associated toilet block and the creation of an area of hardstanding at Bowland Wild Boar Park, Chipping, PR3 2HB.
- 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 Weddings form an important part of the visitor and tourism economy of the Ribble Valley. The development will help provide a new, unique and high-quality wedding venue in association with an established and successful business, providing on site accommodation. As such, this will not only enhance the overall experience for couples and guests, but also contribute to the economic growth of the Ribble Valley and the existing business.
- 8.4 Given the above, the proposed development is considered acceptable and should be approved without delay.



2 Lockside Office Park  
Lockside Road  
Preston  
PR2 2YS

01772 369 669

[www.pwaplanning.co.uk](http://www.pwaplanning.co.uk)

