



Bowland Wild Boar Park

**Erection of 5 no. Tipis for use as a
Wedding Venue at Bowland Wild Boar
Park, Chipping, Preston**

Transport Statement

A4011-R-01

Date May 2024

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Document Control Sheet

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Transport Statement

Job	Date	Issue	Copy
A4011	May 2024	1	

Originator.....PB.....

Checker.....DW.....

Approver..... DW

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Transport Statement

1. Introduction

- 1.1. PSA Design Ltd has been commissioned to prepare this Transport Statement (TS), to support a Planning Application for the retrospective erection and use of 5no. tipis as a wedding venue with an associated toilet block and the creation of hardstanding at Bowland Wild Boar Park, Chipping, Preston.
- 1.2. 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.
- 1.3. It should be noted that as the application is submitted on a retrospective basis, the works have already been undertaken. It is understood that the applicant erected the tipis to establish if there would be interest from potential customers in holding their weddings at the venue. This would allow the applicant to understand the level of business that the venue could generate and thereby determine if it was a worthwhile investment.
- 1.4. The 5 tipis were erected lawfully as they are temporary structures, however they remained erected for more than 28 days meaning they no longer comprised permitted development. In addition to the 5 tipis the applicant also constructed an additional area of hardstanding surrounding and leading up to the tipis, to allow guests to safely and easily access and exit the site. It is understood that the prior to the construction of the hardstand area this part of the site was simply grassed and therefore would not be suitable for the proposals, particularly during inclement weather.
- 1.5. The applicant has confirmed that discussions have been held with Ribble Valley Borough Council as the Local Planning Authority (LPA) to establish the best way to move forward. The applicant agreed to submitting a retrospective planning application seeking the regularisation of the hardstanding and for the erection and use of the tipis and therefore no formal enforcement action was taken by the LPA.
- 1.6. This Transport Statement has therefore been prepared to support the retrospective planning application and to demonstrate that due consideration has been given to the highway and transport issues associated with the proposals. The structure of the TS report is as follows:
 - A description of the site location;

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- A description of the development proposals, including access and parking;
- A review of the transport implications of the development proposals; and
- Summary and conclusions.

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2. Site Description

Site Location and Use

- 2.1. As shown in **Figure 1** Bowland Wild Boar Park is located approximately 18km north east of Preston City Centre and is situated within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).
- 2.2. The site is shown in more detail in **Figure 2** and as can be seen the application site comprises a parcel of land adjacent to the Bowland Escapes Holiday Park, which is located next to Bowland Wild Boar Park, and covers an area of approximately 0.6 hectares. The Bowland Escapes Holiday Park comprises a number of lodges and camping pods used by holidaymakers wanting to stay in the locality. 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.
- 2.3. It is confirmed that part of the application site has been cleared to incorporate the 5no. tipis and the area of hardstanding, comprising mixed gravel and chippings, surrounding the site, with access being located just off the car park to the south.

Accessibility by Non-Car Modes

- 2.4. Given the location of the site and its use it is evident that it is not in a location that is accessible by sustainable modes of travel, although it is considered that access by cycle is possible although no dedicated cycle routes are available in the area.

Accident Data

- 2.5. By reference to the Lancashire County Council Mario Mapping website it is shown that there have been no recorded Personal Injury Accidents (PIAs) on the road network in the vicinity of the site during the period shown on the mapping.
- 2.6. Taking this into account it is considered that there are no inherent road safety issues on the local road network in the vicinity of the site.

3. Proposed Development

Development Proposals

- 3.1. As previously stated the planning 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. The proposed site layout for the development is included at **Appendix A**.
- 3.2. The proposed development is comprised of 5no. joined, spacious tipi-style structures and adjacent to the tipis are outdoor restrooms and wooden picnic tables to service the weddings that will take place on site. It is considered that the tipis 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.
- 3.3. It is understood that weddings at the facility will be managed 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.
- 3.4. Weddings will take place between April and October inclusive and therefore for the remainder of the year, the tipis are likely to be dismantled. However, 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. In addition, the tipis may be erected over the festive period for a Santa's Grotto and other festive celebrations. It is confirmed that that outside the wedding period the erection of the tipis would not be on a regular basis but for ad hoc events.
- 3.5. With regards to the number of guests likely to be attending weddings at the venue the applicant has provided information on current wedding bookings. There are 8 bookings for 2024, 13 for 2025 and 5 for 2026, the applicant has confirmed that interest in the venue is high and that bookings are being taken on a regular basis. Based on these current bookings the applicant has confirmed that the average number of day guests is 65 and rising to 100 guests for the evening celebrations. However, it is confirmed that the venue can accommodate up to 200 guests although by reference to the current bookings it is considered that this number will not be reached on most weddings.

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- 3.6. It should be noted that the wedding venue works in partnership with Bowland Escapes and Horseshoe Glamping Executive Event Hire to provide on-site accommodation within 200 yards of the Tipis. The accommodation offering is ideally suited for up to 60 guests using Luxury Lodges, Shepherds Huts, Camping Pods and Luxury Glamping Tents. It is confirmed that as part of the current wedding bookings at least 40 day guests will be staying on site and this figure could rise as the event gets closer.
- 3.7. As the wedding venue is within fairly close proximity to the existing holiday accommodation, it is confirmed that the weddings will finish at 11:30pm, with all guests that are not staying on site anticipated to leave by 12am at the latest. This ensures that all live music, including DJ's, will need to finish playing music by 11:30pm. In addition, guests will not be permitted to hold a firework display to limit noise and any potential impacts this could have on the animals residing at the Wild Boar Park.

Access and Parking

- 3.8. It is proposed that vehicular access for the wedding venue will be taken off the existing access road into Bowland Wild Boar Park and Bowland Escapes. This access road joins Little Bowland Road approximately 300m to the north of the venue at a simple priority T junction. Little Bowland Road is approximately 5m wide in the vicinity of the site access junction and ensures good vehicular access to the wider road network.
- 3.9. Parking will be provided via the existing site car park located to the south east of the site, where ample spaces are provided to facilitate guests cars and can remain safely parked overnight if necessary. Given the site's rural location, the car park is of a generous size to allow for a sufficient number of parking spaces for guests, however, as stated above it is considered likely that a significant number of guests to the venue will have dedicated car parking spaces next to their accommodation. In addition, it is anticipated that if guests are not staying on site they will either travel together or use a taxi to travel to and from the site. This ensures that the likely number of cars using the car will be relatively low and be easily accommodated.

Impact of the Proposed Development

- 3.10. It is evident that the proposed development 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.

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- 3.11. It should also be noted that the proposal 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, any increase in visitors who will be travelling to the site would not impact upon the safe and suitable use of the access to the site.
- 3.12. Alongside this, the weddings will only operate between April and October and therefore any impacts will only be relevant during this period of the year, with additional trips between November and March limited to open days/wedding showcases and seasonal events. In addition, the additional trips associated with the proposal will not be undertaken during the traditional commuter peak periods and accordingly will not result in congestion and delays..
- 3.13. It is considered that taking the above into account the proposed development will not have a material impact on the operation of the local road network or on road safety.

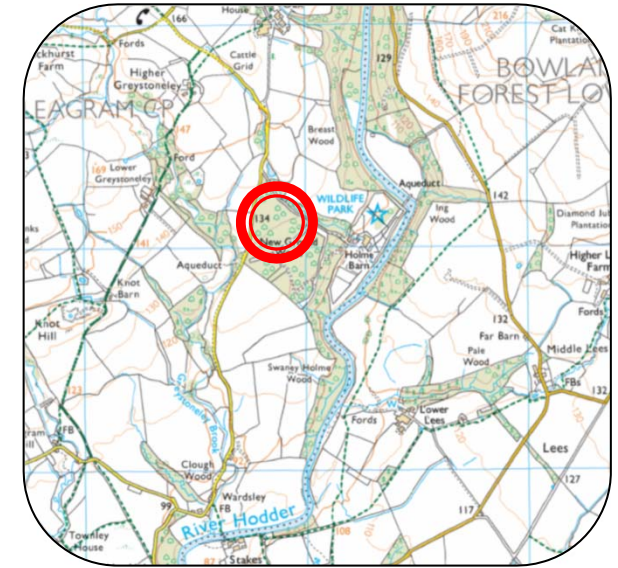
4. Summary and Conclusions

4.1. This Transport Statement has considered the transport implications of a planning application for the retrospective erection and use of 5no. tipis as a wedding venue with an associated toilet block and the creation of hardstanding at Bowland Wild Boar Park, Chipping, Preston. The information presented can be summarised as follows:

- **Site Description** – The site is located approximately 18km north east of Preston City Centre and is situated within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The application site comprises a parcel of land adjacent to the Bowland Escapes Holiday Park, which is located next to Bowland Wild Boar Park, and covers an area of approximately 0.6 hectares. To the south and the west, the site is bound by an existing ancient woodland and then open agricultural fields beyond. It is evident that given its location and use the site is not accessible to sustainable modes of travel and it is confirmed that there are no inherent road safety issues on the local road network in the vicinity of the site.
- **Proposed Development** – The proposed development 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. Weddings will take place between April and October inclusive and therefore for the remainder of the year, the tipis are likely to be dismantled although they could be erected for one off or seasonal events. Access to the venue will be from the existing access arrangements to the site and parking will be available in the existing car park.
- **Transport Impact** – 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.

4.2. **It is concluded therefore, that the proposed development will have no material impact on the operation of the local road network or on road safety.**

Figures



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Client	Hi-Line Transport Ltd
Job	Bowland Escapes
Title	Site Location Plan (indicative site boundaries shown)

Drawn	CH
Checked	DLW
Approved	DLW

Date	April 2024
Scale	NTS

Drawing No.	Figure 1			
Rev				



Site Location

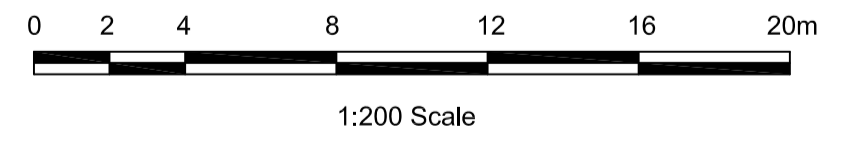
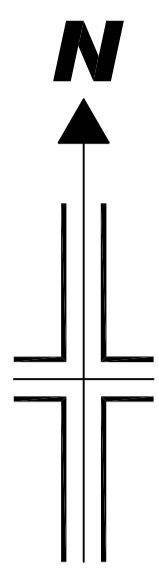


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Client	Hi-Line Transport Ltd	Drawn	CH	Date	April 2024	Drawing No. Figure 2
Job	Bowland Escapes	Checked	DLW	Scale	NTS	
Title	Site Area Plan	Approved	DLW	Rev		

Appendix A

Proposed Site Layout



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Bowland Wild Boar Park			
Proposed New Lodges Bowland Wild Boar Park, Chipping		Scale 1:200 @ A1	
Site Layout as Proposed		Drawn DME	Checked []
www.psaesign.co.uk mail@psadesign.co.uk		Drwg No. A4011-PL12	
PSA DESIGN engineering your environment CIVIL, STRUCTURAL, GEOTECHNICAL, TRANSPORT		Date March 2024	
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