



Bowland Wild Boar Park, Chipping, PR3 2HB

Planning application for the proposed temporary erection and use of 5no. tipis as an events space, temporary toilet unit, temporary external catering unit and temporary storage unit, and the temporary creation of hardstanding in connection with Bowland Escapes Holiday Park and Bowland Wild Boar Park, until the 1st of November 2028

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Wild Boar Park

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Contents

/1	Introduction.....	3
/2	Site Description.....	6
/3	Planning History.....	8
/4	Proposed Development.....	11
/5	Technical Considerations.....	20
5.1.	Introduction.....	20
5.2.	Ecology.....	20
5.3.	Landscaping	20
5.4.	Drainage and Flood Risk.....	21
5.5.	Transport Statement	21
5.6.	Tree Survey	22
5.7.	Noise Assessment	23
5.8.	Lighting Assessment	23
/6	Planning Policy Context.....	24
6.1.	Introduction.....	24
6.2.	Development Plan.....	24
6.3.	Material Considerations.....	29
/7	Planning Policy Assessment.....	32
7.1.	History	32
7.2.	Principle of Development.....	37
7.3.	Economic and Tourism Considerations	38
7.4.	Making Efficient Use of Land	41
7.5.	Landscape, Design and AONB Context.....	42
7.6.	Highway Considerations.....	42
7.7.	Impact Upon Residential Amenity	45
7.8.	Planning Balance	47
/8	Conclusion	49

Appendices

Appendix 1 – Drone imagery and parking layout plan

Appendix 2 – Letters of support from industry stakeholders

Appendix 3 – Financial viability and diversification information

/1 Introduction

- 1.1.1. PWA Planning is retained by the Wild Boar Park ('the applicant') to seek planning permission for the temporary erection and use of five (5) tipis to operate as an events space, together with the installation of a temporary toilet unit, a temporary external catering unit, and a temporary storage unit. The proposal also includes the temporary creation of hardstanding required to support the safe and functional operation of the facilities. This temporary proposal is requested to be permitted until 1 November 2028 ('the proposed development'). After this time, all structures will be removed permanently and the land reinstated to an agreed condition.
- 1.1.2. It is also proposed that the erection and use of the tipis is restricted by planning condition so that they are taken down and removed from site between the follow dates;
- 1st November 2026 to 1st April 2027

 - 1st November 2027 to 1st April 2028
- 1.1.3. The applicant proposes the use of a Unilateral Undertaking to control this, and other development, proposed by this submission.
- 1.1.4. The development is proposed in association with Bowland Wild Boar Park and Bowland Escapes Holiday Park, Chipping, Preston, PR3 2HB ("the site").
- 1.1.5. 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.
- 1.1.6. 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.

1.1.7. This Statement 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: -
 - Site Location Plan – 1:2500, Drawing No: A4011_PL20
 - Site Location Plan – 1:5000, Drawing No: A4011_PL10
 - Proposed Site Layout Plan, Drawing No: A4011_PL21 Rev. B
 - Proposed General Arrangement Plans and Elevations (Single Tipi), Drawing No: 03
 - Proposed General Arrangement Plans and Elevations (Event Tipi), Drawing No: 03
 - Proposed Temporary Structure Elevations and Plans, Drawing No: A4011-PL22
- Transport Statement;
- Transport Statement Addendum (March 2026);
- Ecology Survey;
- BNG Assessment;

- Tree Survey & Arboricultural Impact Assessment;
- Landscape Plan, Drawing No: UG_2490_LAN_GA_DRW_101 & Landscape Maintenance Plan;
- Lighting Assessment; and
- Noise Assessment.

/2 Site Description

- 2.1.1. The application site comprises a parcel of land adjacent to the Bowland Escapes Holiday Park, located within the wider 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.
- 2.1.2. 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)

- 2.1.3. Part of the site has been semi-cleared to incorporate 5no. large tipis 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.
- 2.1.4. Directly to the south east of the site is the existing Bowland Escapes Holiday Park which comprises a number of lodges and camping pods currently used by holidaymakers wanting to stay in the borough. At present the accommodation offering consists of the following:

- 6 luxury lodges;
- 5 camping pods;
- 2 shepherd huts
- 2 safari tents; and
- A camping field for up to 30 guests.

2.1.5. It is also pertinent to highlight that the above stated provision is to be further enhanced following the implementation of planning permission 3/2023/0509 which was approved in December 2023. This permission permits for a further 5 new lodges, each sleeping 6 guests. It is also the intention to fill the remaining two lodge bays, thus increasing the total provision by 7 lodges (13 in total).

2.1.6. 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.

2.1.7. The site is situated within the Forest of Bowland National Landscape (NL) and therefore the potential impacts upon the NL 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

3.1.1. A search of 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.

3.1.2. The following applications have been identified on the site:

- **3/2024/0687** - Regularisation of change of use of woodland to wedding venue, including creation of hard standing, construction of toilet block and storage container and construction of large marquee area consisting of joined and separate tipis. Refused 27 November 2024
- **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.
- **3/2023/0509** - Change of use of land to erect a further five holiday lodges and four camping pods. Approved 13th December 2023. The proposed development will operate in association with the approved camping pods and lodges. It is proposed that 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 15th May 2023.
- **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.

3.1.3. Application reference **3/2024/0687** - Regularisation of change of use of woodland to wedding venue, including creation of hard standing, construction of toilet block and storage container and construction of large marquee area consisting of joined and separate tipis was refused 27 November 2024 for the following reasons:

- 1) *The proposal, by reason of its size, scale, nature, visual impact and dependence on the use of private motor vehicle due to the site's isolated location with limited access to public transport or access by cycling or foot, is not considered to constitute a small-scale use appropriate to a rural area. Nor is it considered, or been demonstrated, to be essential to the local economy or social well-being of the area. The proposal therefore fails to comply with Key Statement DS1, DS2 and EC3 and Policies DMG1, DMG2, DMG3, DMB1 and DMB3 of the Ribble Valley Core Strategy and the National Planning Policy Framework which requires sustainable development.*
- 2) *The development would be sited in an unsustainable, isolated location with limited access to public transport or access by cycling or foot, with a reliance on private motor vehicle. Access to the site including use of local rural roads by a significant number of private motor vehicles is considered un-safe and the development would fail to integrate into the local environment without a significant negative impact on the highway network. Furthermore, insufficient information has been submitted to demonstrate that the proposal can achieve adequate*

parking provision, appropriate to the scale of development. The proposal would therefore be unacceptable in terms of highway safety, contrary to Key Statement DM12 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy and Paragraph 115 of the National Planning Policy Framework.

- 3) *The development by reason of the size, siting and design of the storage container fails to achieve a high standard of design and would introduce an unsympathetic and discordant form of development that would fail to contribute to the protection or conservation of the Forest of Bowland National Landscape. The proposal therefore does not comply with Key Statement EC2 and Policies DMG1, DMG2, DMB1 and DMB3 of the Ribble Valley Core Strategy and National Planning Policy Framework in particular paragraph 135.*

/4 Proposed Development

- 4.1.1. Following the refusal of the earlier proposed development, and following further discussion with the Local Authority, this application seeks temporary planning permission for the proposed erection and use of 5no. tipis as an events space, a toilet unit, an external catering unit and a storage unit, and the creation of an area of hardstanding, in connection with Bowland Escapes Holiday Park and Bowland Wild Boar Park, until the 1st of November 2028. After this time, all structures will be removed permanently and the land reinstated to an agreed condition.
- 4.1.2. It is also proposed that the erection and use of the tipis is restricted by planning condition so that they are taken down and removed from site between the follow dates;
- 1st November 2026 to 1st April 2027, and
 - 1st November 2027 to 1st April 2028.
- 4.1.3. This can be controlled via a suitable planning condition, and the applicant also proposes the use of a Unilateral Undertaking to control this, and other development, proposed by this submission.
- 4.1.4. This application is submitted on a retrospective basis, given the works have already been undertaken. As advised within the previous application submission, 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.
- 4.1.5. The tipis were erected lawfully, given they are a temporary structure; however, as they have been left up for longer than 28 days, meaning beyond this point they can no longer be considered 'temporary', permission is required to retain them on site for a longer period of time. 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, hence the minimal works implemented to support the proposed venue.

4.1.6. Both the works to create the hardstanding and the erection / use of the tipis were raised by Ribble Valley Council's enforcement team, and continuous dialogue has been had with them, to date, as we seek to regularise the development proposed.

4.1.7. An earlier application was submitted, planning reference number 3/2024/0687, which sought to regularise the works. The application sought permission for the:

"Regularisation of change of use of woodland to wedding venue, including creation of hard standing, construction of toilet block and storage container and construction of large marquee area consisting of joined and separate tipis."

4.1.8. This was considered and refused by the LPA on the 27th of November 2024 for the reasons set out at paragraph 3.3 of this Statement.

4.1.9. This revised application has been carefully prepared to address each of the reasons for refusal, both in terms of land use planning policy and in response to the detailed reasons for refusal.

4.1.10. The main difference between this application and the previously refused application are that the proposed uses for the tipis has evolved significantly. The current proposal seeks to provide further detail as to the existing and proposed scope of activities to be undertaken at the flexible events space, which is operated in tandem with the existing Bowland Wild Boar Park, a well-established and popular rural tourism attraction. By embedding the proposal within the existing operations of the Park, the events offer can now be considered ancillary and complementary, rather than a standalone use. This represents a meaningful shift towards a smaller-scale, more integrated proposal that reflects the site's rural setting and supports the diversification of the rural economy.

4.1.11. In addition, and as already stated, permission is only now sought on a temporary basis until the 1st of November 2028, after this time, all structures will be removed permanently and the land reinstated to an agreed condition. It is also proposed that the erection and use of the tipis is restricted by planning condition so that they are taken down and removed from site between the follow dates;

- 1st November 2026 to 1st April 2027, and
- 1st November 2027 to 1st April 2028.

4.1.12. This can be controlled via a suitable planning condition, and the applicant also proposes the use of a Unilateral Undertaking to control this, and other development, proposed by this submission.

4.1.13. By virtue of this, any perceived, landscape or visual harm is minimised by the period of time within a calendar year that the tipis are on site, and also by the time limiting temporary nature of the proposal. In addition, and as set out later in this Statement and within other supporting documents, the operation of this development in connection with the adjacent accommodation, its limit on numbers of guests attending events and the operational management approach presented, can be seen to be without policy conflict, and would ensure complete integration into the local environment without a significant negative impact on the highway network and/or highway safety.

Proposed Site Layout

4.1.14. The site is comprised of 4no. joined, spacious tipi-style structures, with 1no. separate tipi to be used in circumstances where the weather is poor and does not allow for outdoor activities associated with any events. Adjacent to the tipis are outdoor restrooms and wooden picnic tables to serve the events that will take place on site. The tipi structures provide a unique setting, adding to the charm of the venue, which is further enhanced by views of the National Landscape 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 reversible.

4.1.15. Any events, weddings or otherwise will run alongside an external catering company that will travel to the site to cater for the event. The tipis will have an onsite semi-permanent bar that

will serve both non-alcoholic and alcoholic drinks, depending on the nature of the event and a licence will be obtained via the appropriate application to the Local Authority.

4.1.16. Following the initial planning application, the development scheme has been amended to reflect and take cognisance of the comments set out in the LCC Highways consultation response as follows:

- The capacity for which consent is sought has been reduced from 200 to 146 which more accurately reflects the actual numbers experienced and the accommodation capacity on site,
- Car parking provision has been increased from that set out in the initial application, and
- The wedding parties and all tipi event parties will have mandatory exclusive use of the accommodation i.e. the accommodation will not be let to 3rd parties during events.

4.1.17. As per past and current bookings, numbers are suggested to be much lower than this, averaging at around 75 day guests, with 18 additional evening guests. The reason for the lower attendance numbers, is due to the feedback being that those booking wedding events have favoured the fact their guests can be on site for the full extent of the occasion and have focused their guest list accordingly.

4.1.18. Events will be hosted between 1st of April and 31st of October inclusive, a year round series of events was considered but it was concluded that it would be best to limit events to this period, given the complications with transport and weather that come with operating during the winter months.

4.1.19. The existing associated lodges and camping pods, to the South, will be available to book in association with the venue, and as default will be included in wedding packages that would be available. As set out above, the accommodation will not be let to 3rd parties during wedding events. Current bookings have evidenced that uptake on the accommodation has been high with a large proportion of guests staying on site, averaging at around 60 guests, with the ability

to accommodate up to 96 guests. This will further increase once the 5 additional lodges and 4 glamping pods approved under application 3/20232/0509 are introduced to the site, which is currently envisaged to be within the next year. This will increase the accommodation capacity by 50, thus taking the total on site accommodation capacity up to 146.

- 4.1.20. Given the rural nature of the setting and the applicant's keenness to provide a venue that induces no negative impacts the latest end time for events will be 11:30pm, with all guests not staying at the site leaving by 12am at the latest. On that basis, any live music or noisier activities will need to finish playing music by 11:00pm in line with the adopted noise management policy. Guests will not be able to have a firework display to limit noise and any potential impacts this could have on the animals kept at the Wild Boar Park.
- 4.1.21. The applicant has provided an Operational & Highways Management Statement to support this application, alongside an Operational Management Plan for the site which sets out in detail how the temporary proposals will operate. The implementation of these documents can be secured via condition as part of any subsequent approval.
- 4.1.22. On access and parking, 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.
- 4.1.23. As the wedding parties will have mandatory exclusive use of the accommodation i.e. the accommodation will not be let to 3rd parties during wedding events, this is fundamental to the consideration of potential impacts of the proposals as, by definition, the proposed tipi use cannot generate anymore (and probably considerably less) than the existing accommodation on the site which already has planning consent. The wedding party will be on site for the entirety of their stay whereas non-event guests generally use the accommodation as a base to explore the Ribble Valley which will clearly result in additional trips between check-in and departure.

Parking and trip generation is therefore no longer an issue, and this is set out in more detail within the supporting Transport Statement Addendum from PSA.

4.1.24. The list below outlines both the types of events proposed and examples of recent and forthcoming events that demonstrate how the space is already being successfully used.

Proposed Use of the Tipis

4.1.25. The applicant intends to use the tipis for a variety of small-scale, low-impact community, educational, and wellness-oriented events throughout the year alongside bespoke events such as weddings. These uses are complementary to the existing activities on site and will help broaden the site's offer to schools, families, and local organisations.

4.1.26. Proposed events include:

- Mother's Day Afternoon Tea
- Father's Day Brunch
- Princess Parties
- Bake-off style events for children
- Birthday parties
- Woodland trails culminating at the tipis, with refreshments and ice cream available
- Educational school trips
- Yoga and wellness events
- Corporate wellbeing sessions (e.g. in collaboration with Lancashire Mind, incorporating sessions in the tipis and interaction with the Boar Park animals)

4.1.27. These proposed uses are to be limited to April - October, occasional in nature, and focused on health, education, and family-friendly recreation, in keeping with the site's rural character and existing operations.

Evidence of Existing and Previous Use

4.1.28. The tipis have already successfully hosted several events that demonstrate both demand and suitability for the proposed uses. These include:

- Stonyhurst College Wellness Event – June 2024: Approximately 120 students participated in a day facilitated by Lancashire Mind. Activities were divided across the tipis and wider site, including wellness classes, yoga, team-building exercises, and woodland trails.
- Manifestival Yoga and Wellness Festival – April 2024: A local yoga retreat hosted by two instructors attracted around 90 guests. Activities included yoga, breathwork, and wellness sessions within the tipis.
- Blackburn Rovers Foundation Corporate Wellness Day – August 2025: This event, organised by Lancashire Mind, involved staff engaging in mental health workshops in the tipis, followed by yoga sessions and time with animals at the Boar Park
- Lancashire Mind - Trustee Wellness day - 3rd July 2025: - This was a similar event to that mentioned above for Blackburn Rovers but for Lancashire Mind staff and their corporate trustees.
- Mother's Day afternoon tea – April 2025: 150 guests across three sittings, visiting the tipis for food before visiting the Wild Boar Park

- Father's Day Hog Roast – June 2025: - as above but with a reduction in numbers to approximately 120 guests.
- Princess Party – August 2025: - 3 sessions with up to 50 children per session attending a princess party at the tipis, with children taking part in singing, dancing, etiquette classes with 6 princesses before having their lunch and visiting the wider Boar Park.

4.1.29. In terms of on-site parking provision, the applicant can confirm that there is significantly more capacity than previously suggested by the Highway Authority / Council. During a recent Wedding Fair event, drone footage was captured showing 41 cars parked within the dedicated tipi car park, with several spaces still unoccupied. This demonstrates that the tipi car park alone can accommodate up to 44 vehicles comfortably. In addition, further parking is available within the wider Bowland Escapes site, bringing the total number of available spaces to 88-91. Drone imagery and a parking layout plan has been appended to this statement at Appendix 1 to provide clear evidence of the capacity available to support events at the tipis.

4.1.30. This provision brings the level of parking above that required by LCC Highways, who note a ratio of 1 parking space per 3 guests. Within the previous submission, LCC inferred the proposal was supported by insufficient parking, however that was on the basis of a maximum number of guests of 200. This number has been reduced to 146, whilst parking provision has been increased significantly above that required by the aforementioned parking standards. Furthermore, this provision will be increased further following the implementation of the consent associated with application 3/2023/0509, which allows for a further 5 lodges with associated parking.

4.1.31. The nature of the Bowland Wild Boar Park has evolved since first established in that it now offers significantly more attractions to visitors than just to view the Wild Boars. Expanding holistically over the years, and seeing continued growth under the current owners, the Park now has camping and holiday lodges which were approved in 2016, 2020 and 2023 proving the success of this side of the business.

4.1.32. This has been essential in ensuring the site can continue to operate without undue financial strain as the financial evidence provided with this submission illustrates that the Bowland Wild Boar Park part of the site is experiencing considerable operating losses and that the tipi venue represents a vital diversification measure required to support its long-term viability. Without this development, the Wild Boar Park's future is uncertain with knock-on consequences for employment, tourism, and rural economic health.

/5 Technical Considerations

5.1. Introduction

5.1.1. 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.

5.2. Ecology

5.2.1. 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.

5.2.2. 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.

5.2.3. 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 exceeding the mandatory requirement.

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

5.3. Landscaping

5.3.1. 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.

5.3.2. 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 venue will also be maintained to the same standard.

5.4. Drainage and Flood Risk

5.4.1. 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.

5.5. Transport Statement

5.5.1. A Transport Statement Addendum 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.

5.5.2. The report concludes that the proposed development will have no material impact on the operation of the local road network or on road safety.

5.6. Tree Survey

5.6.1. 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.

5.6.2. 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.

5.6.3. The small trees which were required to be removed and relocated to allow for the erection of the tipi structures and the hardstanding that surrounds the site 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.

5.6.4. 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.

5.7. Noise Assessment

5.7.1. A Noise Assessment has been produced to take into consideration potential noise arising from the use as an events 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.

5.7.2. 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.

5.8. Lighting Assessment

5.8.1. 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.

5.8.2. The Assessment concludes that there 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 provided in the supporting lighting assessment.

/6 Planning Policy Context

6.1. Introduction

6.1.1. 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.

6.2. Development Plan

6.2.1. 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.

6.2.2. According to the Local Plan Policies Map, as shown below in Figure 2, the site itself is situated within the National Landscape and to the north and east of the site is an area of Ancient Woodland.

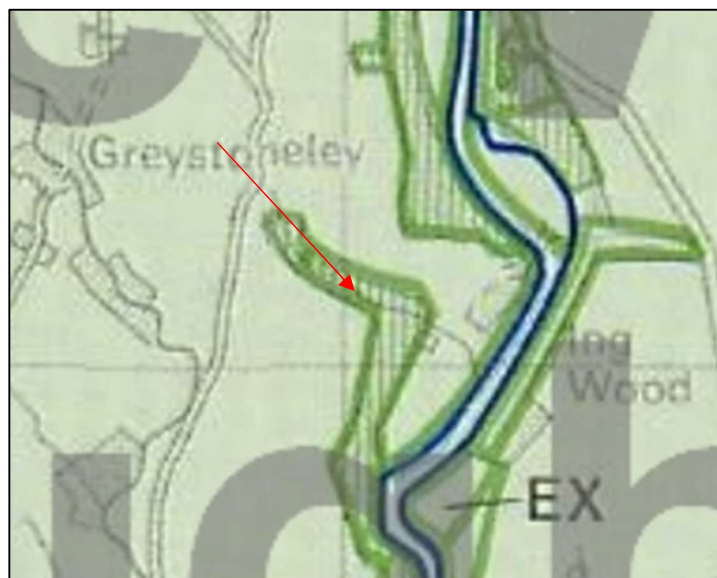


Figure 2: Extract from Ribble Valley Council's Proposals Map (site shown with red arrow)

6.2.3. The following policies are considered relevant to this proposal:

Ribble Valley Core Strategy

6.2.4. **Key Statement DS1 Development Strategy** states that new retail and leisure development will be directed toward the centres of:

- Clitheroe;
- Longridge; and
- Whalley.

6.2.5. 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.

6.2.6. **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.

6.2.7. **Key Statement EN2 Landscape** states that the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty (now National Landscape) 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.

6.2.8. **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.

6.2.9. **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.

6.2.10. **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.

6.2.11. **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.

6.2.12. **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.

6.2.13. 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.

6.2.14. **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.

6.2.15. **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.

6.2.16. The policy goes on to state that in the Forest of Bowland Area of Outstanding Natural Beauty (now National Landscape) 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).

6.2.17. 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.

6.3. Material Considerations

National Planning Policy Framework (December 2024)

6.3.1. 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.

6.3.2. Sustainable development is broadly defined in **Paragraph 8** of the Framework as having three overarching objectives: economic, social and environmental.

6.3.3. **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 strong 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."

6.3.4. **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.

6.3.5. **Paragraph 88** states that planning policies and decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside.

6.3.6. **Paragraph 89** states planning decisions should recognise that sites to meet local business needs in rural areas may have to be found beyond existing settlements.

- 6.3.7. **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.
- 6.3.8. **Paragraph 116** 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.
- 6.3.9. **Paragraph 124** 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.
- 6.3.10. **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.
- 6.3.11. **Paragraph 200** 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.
- 6.3.12. 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

7.1. History

- 7.1.1. This application seeks the regularisation of the erection and use of the tipis as an events 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, albeit now for a temporary period.
- 7.1.2. In addition to weddings, the tipis are intended to host a range of complementary activities including wellness events, school visits, children's parties, seasonal celebrations, educational trails, and corporate wellbeing sessions, thereby enhancing the site's overall offer and supporting its role as a family-friendly rural destination.
- 7.1.3. 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.
- 7.1.4. A previous application on this site was refused in 2024 for three principal reasons, relating to the scale and nature of the proposed development, its location and accessibility, and the design and landscape impact of certain elements of the scheme.
- 7.1.5. The first reason for refusal centred on concerns that the scale, form, and nature of the development, including its visual impact, was not considered appropriate to a rural location. The local planning authority concluded that the proposal did not constitute a small-scale use compatible with its countryside setting, nor was it demonstrated to be essential to the local economy or social wellbeing. Accordingly, the development was found to be contrary to Key Statements DS1, DS2 and EC3, and to Policies DMG1, DMG2, DMG3, DMB1 and DMB3 of the Ribble Valley Core Strategy, alongside the general principles of sustainable development set out in the NPPF.

- 7.1.6. The second reason for refusal related to the site's location and accessibility. It was considered that the proposal would result in a development that was over-reliant on private motor vehicles, with limited opportunity for access via public transport, walking or cycling. The local road network was also considered unsuitable for a potential increase in traffic, and insufficient evidence had been submitted to demonstrate that appropriate parking provision could be achieved. These concerns led to a conclusion that the development would not integrate into the surrounding rural environment without causing harm to highway safety and sustainability objectives.
- 7.1.7. Finally, the third reason for refusal focused on the design and siting of a proposed storage container, which was considered to be of poor quality and incompatible with the rural character of the site. The container was deemed to introduce an unsympathetic and discordant feature, failing to contribute positively to the setting of the Forest of Bowland National Landscape, formerly the Area of Outstanding Natural Beauty.
- 7.1.8. This revised application has been carefully prepared to address each of the above concerns, both in terms of land use planning policy and in response to the detailed reasons for refusal.
- 7.1.9. Firstly, the nature of the proposed use has evolved significantly. The current proposal seeks to broaden the scope of activities to include a flexible events space, operated in association with the existing Bowland Wild Boar Park, a well-established and popular rural tourism attraction. It is acknowledged that the previous delegated officer report considered the wedding venue to represent a new enterprise, rather than an extension of the existing Wild Boar Park business. However, the revised application has been explicitly restructured to demonstrate that the events space is not a standalone venture, but rather a complementary and integrated use that forms part of the overall visitor offer at Bowland Wild Boar Park.
- 7.1.10. The tipi venue is managed in conjunction with the wider park operations and shares infrastructure, staffing, and management resources. Events will be promoted and operated as part of the site's broader programme, which includes educational visits, leisure activities, and overnight stays at Bowland Escapes Holiday Park.

- 7.1.11. As we have set out at Section 3, events have already taken place at the venue which are linked to the wider park operations. For example, there have been wellness days held at the venue in conjunction with yoga sessions and time with the animals at the Boar Park, or similarly, a Mother's Day afternoon tea event used the tipis to serve food following by a visit to the Boar Park. This enhanced and functionally linked offer supports the diversification of an existing rural enterprise and delivers added value to the local visitor economy in full accordance with Key Statement EC3 and NPPF Paragraph 88 and 89, which promote appropriate forms of rural enterprise.
- 7.1.12. In addition, and as already stated, permission is only now sought for a temporary basis until the 1st of November 2028, after this time, all structures will be removed permanently and the land reinstated to an agreed condition. It is also proposed that the erection and use of the tipis is also restricted by planning condition so that they are taken down and removed from site during the winter months. This will be entirely and easily achievable given the nature of the tipi tents, which by their composition are temporary constructions.
- 7.1.13. By virtue of this, any perceived, landscape or visual harm is minimised by the period of time within a calendar year that the tipis are on site, and also by the time limiting temporary nature of the proposal. In addition, the operation of this development in connection with the adjacent accommodation, its limit on numbers of guests attending events and the operational management approach presented, can be seen to be without policy conflict, and would ensure complete synergy with the existing business on site, and integration into the local environment without a significant negative impact on the highway network and/or highway safety.
- 7.1.14. The submitted Operational and Highways Management Plan submitted with the application demonstrates how the proposed events venue would be adequately managed to ensure there are no significant adverse impacts. Full details are provided in the Management Plan, but controls will include:
- The strict enforcement of maximum guest numbers

- Guests formal agreement of booking terms and Highways Management Plan
- Pre-Event Information Pack issued to all guests and suppliers with approved access routes, parking arrangements, site rules etc
- Pre-Event meeting for all events
- Guest and supplier arrival and departure times to be staggered
- Parking areas signposted and stewarded
- Clear roles and lines of responsibility identified
- Site restoration after each event

7.1.15. Secondly, the revised proposal no longer represents an entirely new generator of traffic or visitor numbers. As the Wild Boar Park is already an active and well-attended destination, with existing holiday lodges approved on site, visitor trips associated with events can be linked to existing tourism activity, resulting in a far more limited increase in overall traffic volumes. This integrated approach reduces the potential for harm to the local highway network and makes better use of established access arrangements, on-site infrastructure, and parking provision. Equally the ability to accommodate all guests on site will further limit expected vehicle trips. It's worth noting that the use of the on-site accommodation will only be available to those hosting events and will be part of the package that they signed up to, as detailed within other supporting documents. Consequently, the previous objections relating to sustainability of travel and highway safety are significantly diminished.

7.1.16. As set out in the submitted Operational and Highways Management Statement, all events will be intrinsically linked to the on-site accommodation provision with it being a mandatory requirement for all wedding and events to be conditional upon the full booking of on-site accommodation. It will not be possible to make a booking for the events venue without the full accommodation booking. This will deliver the following benefits:

- The site will operate as a self-contained destination venue.
- The majority of guests will stay on site thus reducing travel to and from the venue.
- Vehicle trips will be significantly lower than other wedding/events venues as the majority of guests will remain on the site for the duration of the event.
- There will be no single peak arrival or departure period, with such movements being staggered.
- Late night departures will be minimised as most guests will remain on-site.

7.1.17. Furthermore, and perhaps of more importance, the Applicants are keen to work with LPA to ensure the capacity of the venue is of a level that is agreeable to the Council and indeed Lancashire County Council Highways team. The previous application asked the LPA and consultees to consider the proposal as a space that could accommodate up to 200 guests, which was the advised capacity of the tipis by the manufacturer. As noted, the size of wedding events thus far have largely been much smaller and as such the applicants are willing to accept a limitation on the size of wedding events to 146 guests. This would permit for onsite parking to be provided to all guests, if needed. Moreover, this would be consistent with the feedback the applicants have received from both Lancashire County Council Highways and the local Parish Council.

7.1.18. Finally, the revised proposal has been carefully assessed in terms of design, scale, and siting, and is intended to complement the existing rural character of the site and the wider Forest of Bowland National Landscape. The applicant is committed to delivering a sympathetic and high-quality scheme, supported by appropriate landscaping and materials, in keeping with its sensitive location. In this context the storage container, which was previously adjudged as unacceptable, has now been clad in timber to ensure its visual impact is materially reduced and more befitting of its setting. This decision was made in line with the recommendations within the Officer's report associated with the previous submission which notes that:

“regard must be had to the use of building materials being predominantly timber which is considered to be more appropriate and sympathetic to the woodland/rural area.”

7.1.19. In addition, by virtue of the temporary nature of the use, any perceived, landscape or visual harm is minimised by the period of time within a calendar year that the tipis are on site. Consequently, this application responds positively to the commentary previously received from the LPA on the matter of the storage container.

7.1.20. Notwithstanding the above, it is considered that this element of the proposal alone should not prove determinative, but the applicants wish to stress that if any concerns continue to exist on this element that they remain very much open to discussing how this may be suitably addressed as opposed to unnecessarily refused.

7.2. Principle of Development

7.2.1. The synergy with the Wild Boar Park allows for linked trips by visitors already travelling to the Wild Boar Park or Bowland Escapes, meaning the proposal does not generate materially new traffic, but instead diversifies and consolidates the existing offer. This reduces reliance on private vehicles for single-purpose trips, improving the scheme’s sustainability credentials. In turn, this more modest and functionally-integrated form of development responds positively to the refusal reasons concerning traffic generation, scale and sustainability.

7.2.2. Policy DS1 directs new tourism and leisure development to Clitheroe, Longridge and Whalley, with other development expected to meet local need or deliver regeneration in Tier 2 settlements, such as Chipping. In this context, the proposal should be considered a complementary rural enterprise enhancement that strengthens the local tourism economy, consistent with Key Statement EC3, which explicitly supports new tourism facilities where they are linked to existing attractions and deliver environmental and community benefits.

7.2.3. Similarly, the proposal addresses DS2’s presumption in favour of sustainable development. The revised submission demonstrates that the adverse impacts identified in the previous refusal have been mitigated, and that the benefits, including supporting a rural enterprise,

strengthening local tourism infrastructure, and enhancing the offer to existing visitors, clearly outweigh any remaining harm.

7.2.4. The presumption in favour of sustainable development, as set out in Key Statement DS2 and NPPF Paragraph 11, is directly applicable. The proposal will support the rural economy, reuse developed land, and avoids any significant adverse environmental or highway impacts.

7.2.5. While the location remains rural, it benefits from existing infrastructure and a stable pattern of visitation due to the established tourism use. The continuation of the broader use of the tipis will not induce traffic/vehicle movements beyond that which would be expected for the on-site accommodation and the established activity associated with the Boar Park. The number of guests using the tipi will not exceed that which could lawfully use the accommodation on site at any given weekend and as such previous concerns raised about increased traffic and dependency on the private car should no longer prove significant. In this context, the proposal reflects the flexibility allowed in Paragraphs 85 and 88 of the NPPF, which support sustainable rural tourism in locations where it is functionally related to an existing attraction.

7.2.6. Moreover, Key Statement DMI2 recognises the importance of reducing the need to travel, and the revised scheme meets this objective through trip linking and internal site integration, rather than generating new, isolated demand.

7.3. Economic and Tourism Considerations

7.3.1. Policy DMB1 supports development that contributes to the local economy, and this application does so by diversifying and enhancing the tourism offer of an existing, successful rural business. The proposal aligns with the objectives of Policies DMB1 and DMB3, providing visitor infrastructure that is both appropriate to its context and beneficial to local economic activity.

7.3.2. The tipi venue will offer new functionality within the Bowland Wild Boar Park, extending visitor dwell time and improving the overall offer, while supporting continued investment in the wider site and facilities.

- 7.3.3. As referenced in the Council's previous delegated officer report, *"there will be some social and economic benefits to allowing a wedding venue to operate in this location, for example providing business to local holiday accommodations and through the employment of caterers, DJs, etc., and it could provide economic benefits to the Bowland Wild Boar Park attraction and Bowland Escapes Holiday Park."* These benefits remain relevant and are further enhanced in this revised proposal, which integrates the tipi venue more closely with the Park's operations and visitor infrastructure.
- 7.3.4. The proposal will support local supply chains, benefiting a wide range of rural enterprises, including hospitality providers, accommodation businesses, transport operators, and event service providers. It also provides seasonal employment opportunities associated with setup, coordination, and service roles, contributing to the social and economic well-being of the area as required by Key Statement DS1, EC3, and the NPPF Paragraphs 8 and 88–89, which advocate economic diversification and sustainable growth in rural communities. Presently the Tipis require up to 4 seasonal staff, Bowland Escapes another 4, whilst caterers also generate a further 8 seasonal positions.
- 7.3.5. Guests attending events are mandatorily required to stay overnight at the adjacent Bowland Escapes Holiday Park, which is already approved and operational on site, helping to reduce late-night travel and further support on-site visitor management. In addition, other guests are also likely to utilise local accommodation in Chipping and the wider Ribble Valley, including small hotels, B&Bs, pubs, and guesthouses, thereby contributing directly to the local tourism economy. The applicants are keen to promote such association with other local enterprise and have already established partnerships with a local Airbnb in Chipping and the Derby Arms (Pub, restaurant and accommodation) in Longridge. This type of linked trip generation reinforces the sustainable and regenerative nature of the proposal, helping rural businesses thrive year-round. The development therefore contributes to the social and economic well-being of the area, as required by Key Statement DS1, EC3, and the NPPF Paragraphs 8, 88, and 89.
- 7.3.6. The proposal also supports the Council's vision for sustainable rural tourism, reinforcing Chipping's identity as a visitor destination. By integrating with an established and approved tourism use, and enabling multi-purpose visitation, the development helps support continued

economic activity for 8 months of the year, providing both continuity and resilience to the local tourism economy.

- 7.3.7. The applicant submits that the proposed use of the tipis as an events space and wedding venue would provide a distinctive and attractive offer, set within a picturesque countryside location, that is currently underrepresented in the area. The development would enhance the Borough's visitor economy by attracting guests and associated spending, while also supporting the wider rural economy of the Ribble Valley through increased demand for local suppliers, accommodation, and services. Letters of support from industry stakeholders, including Little White Books, the Derby Arms and Lancashire Mind, are appended to this planning statement at Appendix 2 and highlight both the strength of local demand and the suitability of the site to host high-quality, low-impact events within a countryside setting.
- 7.3.8. The justification for the development rests on its strong functional and economic relationship with the existing tourism offer at Bowland Wild Boar Park and the associated holiday accommodation at Bowland Escapes. The use of the tipis for weddings and other small-scale events represents a natural and complementary extension of the site's established leisure function, helping to diversify the offer and attract new visitor markets.
- 7.3.9. Crucially, the development is required to help address the ongoing financial challenges faced by the Boar Park. As set out in the Financial Viability and Diversification Information included at Appendix 3, visitor numbers have declined steadily over the past four years, falling from 28,645 in 2022 to 22,205 in 2025. This reduction in footfall has had a direct impact on profitability, with the Park moving from a modest profit of £35,000 in 2022 to increasing annual losses over the last three years with a net loss of -£6,000 in 2025. Accordingly, since 2022, there has been a 22% decrease in visitor numbers and a 33% decrease in income. These losses have resulted in a requirement to reduce the workforce at the Boar Park by 3 full time members of staff which has put pressure on the remaining team. These figures demonstrate a clear and urgent need for the diversification of business in order to introduce new revenue streams to support the long-term viability of the enterprise and should form a material consideration in the determination of the application. Indeed, it has already been established, as set out at Appendix

3, that although Bowland Escapes and the event tipis attracted 80% less customers than the Wild Boar Park in 2025, the combined spend of these customers was 43% more than customers visiting the Wild Boar Park.

7.3.10. The proposed use of the tipis will provide a flexible space that allows for a broader programme of events and educational activities than can currently be accommodated within the main Boar Park. This includes wellness sessions, school visits, children's parties, corporate team-building days, and other community-focused events that would not only draw a wider range of visitors but also strengthen the educational and health-focused offer of the site. The development provides a separate and private space away from the main hub of the main park which is suitable for these bespoke events.

7.3.11. In addition, private hire of the tipis for weddings and events would be intrinsically linked to the use of accommodation at Bowland Escapes, providing an important and reliable source of income for the holiday park through integrated bookings. This further reinforces the interdependence of the proposed development and the existing tourism infrastructure, and the overall benefits it will deliver in securing the long-term future of both the Boar Park and Bowland Escapes.

7.3.12. As required by DMB3, the site can accommodate the proposed development without creating undue landscape harm, highway issues, or ecological conflict. Parking and service arrangements have been improved, and the site benefits from established infrastructure and visitor management practices already in place.

7.4. Making Efficient Use of Land

7.4.1. The proposal also reflects national guidance in NPPF Section 11, which encourages the reuse of previously developed land in a manner that meets identified needs while safeguarding the environment. The site lies within the wider curtilage of the Wild Boar Park and forms part of a previously disturbed or developed area, rather than an untouched landscape. This, combined with the functional integration into an existing rural enterprise, ensures that the proposal aligns with the objectives of Paragraphs 88 and 89 of the NPPF which enable the sustainable growth

and expansion of businesses in rural areas and that sites may be beyond existing settlement boundaries.

7.5. Landscape, Design and AONB Context

7.5.1. The site lies within the Forest of Bowland National Landscape. In accordance with Key Statement EN2 and Policy DMB3, development must respect the area's natural beauty, local character, and vernacular. The delegated report for the previous application states *"The tipis would not be highly visible from the public realm within the Forest of Bowland National Landscape as the access road slopes downwards to the site. It is therefore not considered that the tipi's would be harmful to the character and appearance of the National Landscape as these would be removed after the summer period."*

7.5.2. It remains the case in relation to this application proposal that the proposals would not cause harm to the character and appearance of the National Landscape, indeed, the now temporary nature of the application means that any impacts would be further reduced.

7.5.3. As noted, the storage container which formed part of the previous refusal has since been subject to cosmetic alterations, which now assimilate the container better with its rural surrounding. The timber cladding ensures the containers appearance is appropriate for the location and therefore of a design which should no longer form a reason for refusal. However as noted earlier in the statement the applicants remain open to further discussions with the LPA in relation to any further alterations.

7.5.4. The site is not isolated in landscape terms; it lies within the visual envelope of the Wild Boar Park and does not introduce built form into an undeveloped or sensitive location. The scheme complies with DMB3's AONB-specific tests, which require a high standard of design and an avoidance of large-scale or intrusive forms of development.

7.6. Highway Considerations

7.6.1. A key reason for refusal of the previous application related to concerns over highway safety, unsustainable access, and the potential impact of increased traffic movements on the local rural

road network. This revised proposal has been carefully reconfigured to address those concerns and now forms a logical extension to the existing, well-established Bowland Wild Boar Park.

- 7.6.2. As such, the proposed use is no longer expected to generate standalone trips. Instead, it is designed to operate in conjunction with the existing visitor attraction, meaning that event-related journeys will largely be linked to existing travel patterns. This significantly reduces the likelihood of increased traffic volumes or harmful cumulative impacts. In addition, a further Transport Statement Addendum has been supplied with this application to provide further details on this.
- 7.6.3. The access arrangements continue to function safely for the existing use, however as set out with the supporting Transport Addendum, the sightlines for the existing access can be improved if required by the Highway Authority. On-site parking provision is already established, but now increased, to sufficiently accommodate both current and proposed activities, with any additional need managed within the context of the wider Park. There is no evidence to suggest that the revised proposal would generate traffic movements of a scale or type likely to compromise highway safety.
- 7.6.4. In terms of trip generation, adopting the LCC occupancy ratio of 3 people per car, the maximum capacity of 146 guests would result in 49 two-way movements over the course of three days. This would not represent a perceptible or material increase on the local highway network. More importantly, the on-site accommodation could be occupied in any event (if a wedding or event were not taking place), and therefore, in reality there should be no increase in potential trips resulting from the events venue.
- 7.6.5. The site benefits from extensive on-site parking provision, which comfortably accommodates the needs arising from the proposed use of the tipis as well as the existing accommodation and leisure uses at Bowland Wild Boar Park and Bowland Escapes. It is therefore submitted that the concerns raised regarding inadequate parking provision are unfounded and not supported by the evidence.

- 7.6.6. Bowland Escapes currently has an approved guest capacity of 96 visitors across its existing accommodation, supported by 32 designated parking spaces located directly outside or beside these units. With the implementation of already approved works (including additional lodges and camping pods), guest capacity will increase to 146, with a corresponding rise in accommodation parking provision to 47 spaces. Again, this has clearly been used to guide the appropriate capacity for events, ensuring that each guest would be able to park and stay on site.
- 7.6.7. In addition to the accommodation-based parking, there are two key supplementary parking areas. These together provide 48 further parking spaces, based on standard bay dimensions of 2.4 metres width, as set out in relevant guidance. This brings the current total on-site parking provision to 80 spaces, rising to 95 spaces once the approved accommodation expansion is completed. The existing and approved accommodation capacity and car parking provision is illustrated at Annex E of the submitted Transport Statement Addendum.
- 7.6.8. This total does not include the potential for additional spaces that could be delivered through the proposed entrance improvements and car park reconfiguration. These enhancements would provide further capacity and improve circulation and access across the site.
- 7.6.9. During a recent Wedding Fair event, drone footage confirmed that 41 vehicles were parked in the tipi car park alone, with several bays still unoccupied. This evidence is provided within the appendices and confirms that the site can easily accommodate the parking demand generated by the tipi events, including weddings and other occasional group functions.
- 7.6.10. Accordingly, the proposed development is fully supported by existing and planned parking infrastructure, and there is no basis to conclude that it would result in overspill or harmful impacts on the local highway network. The layout, scale, and availability of on-site parking are appropriate to the nature and scale of the use and will continue to support the wider functionality of the site without adverse effects.

- 7.6.11. It is important to note that the applicant is also willing to limit the capacity of events to 146, ensuring that all guest parking can be accommodated within the existing site provision, including dedicated spaces in the tipi car park and those reserved for guests staying in the Bowland Escapes lodges.
- 7.6.12. The clarity on these matters shows how the organisation of the operation has progressed since the previous submission. However, it still remains pertinent to clarify a couple of matters previously raised by LCC on the last application.
- 7.6.13. Firstly, the Wild Boar Park operates on the same basis as that proposed for the tipis, but also extends to other school holidays and bank holidays. In total this represents 106 days of the year, which is a reduction from the 130 days the Park was open in 2024. A decision that has been made due to the financial struggles of the attraction.
- 7.6.14. This level of usage is notably greater than LCC considered previously, who had limited their view of the Boar Park to being something that only operates during school and bank holidays. This is a fundamental oversight given the longer operation of the Boar Park permits for a better understanding as to how the Park and the Tipis will operate concurrently (i.e. people visiting both). Moreover, Bowland Escapes operates irrespective of their being an event being held at the tipis, so the lawful vehicle movements which could occur at the site would not exceed the current baseline. Moreover, it would not result in a significant uplift in night time car journeys given attendees will, in the most part, stay on site.
- 7.6.15. Secondly, the use of Bowland Escapes and the tipis would not compromise the Boar Park and its own capacity, given that is served by its own car park, which extends to 200 spaces when including the overflow. As such no one use compromises the other.
- 7.6.16. In accordance with Policy DMB3 and NPPF Paragraph 116, there is no basis for refusal on highway grounds, as the residual cumulative impacts would not be severe, and the development would not result in an unacceptable impact on highway safety.

7.7. Impact Upon Residential Amenity



- 7.7.1. The site is located in a rural area with no residential properties outside of the Wild Boar Park in the immediate vicinity, as noted in the Council's previous delegated officer report. The nearest dwellings are well separated and, as such, the potential for adverse impacts on residential amenity is limited.
- 7.7.2. A Noise Assessment has been submitted with the application, which recommends the use of a sound limiter to control noise levels generated by the venue. The Council's Environmental Health Officer reviewed the Noise Assessment as part of the previous application and confirmed that, subject to the installation and setting of a sound limiter at an appropriate level, noise impacts can be suitably mitigated. It was advised that this could be secured by condition, and that the condition could include a requirement for readings to be taken from nearby residential locations, further ensuring continued compliance. Since the space has been operational, the applicants have had a Noise Management Policy in place, which in addition to ensuring music concluded by 11pm, provides for monitoring at 3 locations off-site between 500-1500m from the site (as well as at the tipis). This allows for any noise levels to be controlled instantly and as necessary.
- 7.7.3. In addition, the applicant is willing to limit the operational hours of the venue to ensure that events would finish no later than 11:30pm, with tipis fully vacated by 12:00am (midnight). This arrangement can also be secured through a planning condition, providing further reassurance to the local authority that the use can be managed in a way that avoids any unacceptable disturbance.
- 7.7.4. A lighting scheme has also been provided previously, demonstrating that the proposal would result in minimal lighting across the wider site, with no overspill lighting likely to impact neighbouring properties or the surrounding rural environment. The Environmental Health Officer raised no objections in relation to lighting, and no adverse amenity impacts are anticipated.
- 7.7.5. Taken together, and subject to appropriately worded conditions, the proposal is considered to be acceptable in amenity terms and would comply with Policy DMG1 of the Ribble Valley Core

Strategy, which seeks to ensure that developments do not result in significant detriment to residential amenity by way of noise, light, or disturbance.

7.8. Planning Balance

7.8.1. In assessing the planning balance, this revised proposal clearly demonstrates that it delivers a range of material benefits while addressing the concerns previously raised by the local planning authority. The development supports the continued growth and diversification of an established rural business, enhances the visitor economy, and contributes to the vitality of the area in a sustainable and proportionate way.

7.8.2. It no longer represents a freestanding leisure use, but a complementary facility within the existing operations of Bowland Wild Boar Park, thereby minimising additional traffic generation, utilising existing infrastructure, and supporting trip-linking. In addition, it is now proposed that the proposed development will be in use on a temporary basis with the use ceasing on 1st November 2028, with all structures removed permanently and the land reinstated to an agreed condition. The tipis will also not be in used over winter, with the structures being taken down and removed from site between November and April. This application now provides further clarity as to the existing and proposed scope of events and uses for the tipis. The structure represents a truly flexible events space, that has shown itself to be of considerable benefit to the existing Bowland Wild Boar Park, which is a well-established tourism destination in its own right.

7.8.3. Importantly, the proposal responds directly to an identified need. The applicant has submitted supporting letters from reputable local wedding and event organisers which confirm that there is demand for a unique, countryside-based venue in this part of the Borough. The tipis provide precisely that: a rural, scenic setting with strong local identity and easy integration with overnight accommodation. This helps enhance the area's reputation as a rural wedding destination and supports the wider visitor economy in the Ribble Valley.

7.8.4. Furthermore, there is a critical financial justification for the proposal. Visitor numbers at Bowland Wild Boar Park have declined steadily over the past three years. This has had a marked impact

on the business's viability, with financial losses escalating year-on-year, from a modest profit in 2021 to losses yearly since to 2024. Without diversification and the introduction of new income streams, such as the tipi events, the business will struggle to remain viable. This development is therefore essential to support the long-term sustainability of the Wild Boar Park and its associated accommodation offer, in full accordance with Core Strategy policies that promote rural enterprise and tourism resilience.

- 7.8.5. The applicant has also addressed previous concerns around parking and highways. A thorough assessment of current and future parking capacity has been provided. At present, 80 spaces are available across the tipi car park, Bowland Escapes accommodation bays, and additional parking near the green building. With the delivery of already-approved accommodation expansions, this will rise to 95 spaces. Drone imagery has demonstrated that over 40 vehicles can comfortably be accommodated in the tipi car park alone, with scope for further capacity via proposed entrance improvements. Critically, the applicant is willing to limit event guest numbers to ensure that all parking demand is met on-site, using a combination of tipi and lodge parking, with lodge spaces reserved for guest use during events.
- 7.8.6. There are no unresolved technical objections relating to highways, ecology, or amenity, and the development would generate modest but meaningful economic and community benefits in a rural area where such opportunities are strongly supported by both local and national policy.
- 7.8.7. Given the site's established tourism function, the existing infrastructure, and the managed scale of events, the proposal is entirely compatible with the aims of the Ribble Valley Core Strategy and the NPPF. The use is small-scale, reversible, and landscape-sensitive, and the positive economic, social, and environmental contributions are significant.
- 7.8.8. In accordance with Paragraph 11 of the NPPF, the limited impacts identified do not significantly or demonstrably outweigh the benefits of the proposal, which is considered to represent sustainable development. Planning permission should therefore be granted without delay.

/8 Conclusion

- 8.1.1. PWA Planning is retained by Wild Boar Park to seek retrospective permission for the temporary erection and use of 5no. tipis as an eventsvenue with associated temporary toilet block and the temporary creation of an area of hardstanding at Bowland Wild Boar Park, Chipping, PR3 2HB.
- 8.1.2. This revised proposal has been carefully prepared in response to the reasons for refusal of the previous application. It reflects a fundamental change in approach, both in terms of scale and land use, and seeks to provide a modest, sensitively designed events space that is functionally and operationally linked to the existing Bowland Wild Boar Park. The earlier application failed to give the full context into how the tipis will operate within and as part of the offering at the Wild Boar Park. The proposed development is not an isolated or speculative leisure use but instead forms part of a well-established holistic rural tourism enterprise that already accommodates significant visitor numbers and on-site facilities. The operation of the tipis over the current season has allowed for the applicant to evidence how the space can be used effectively and without any unacceptable impacts on amenity or the local highways network.
- 8.1.3. The key issues previously raised, including concerns around scale, highway safety, sustainability, and visual impact have been fully addressed. The revised scheme has been scaled back to reduce its footprint and is now of a character, form, and purpose that is appropriate to the countryside setting and to its location within the Forest of Bowland National Landscape. Moreover, the development is only proposed on a temporary basis until 1 November 2028, after which point the structures will be removed and the land reinstated. Additional, the proposals are no longer for a year round use but rather an operational period of April through to October, with the tipis removed from the site over the winter months. The development will not introduce incongruous built form into the open countryside, nor will it result in any significant additional vehicle trips. Instead, it will support trip-linking, use existing access and infrastructure, and contribute to the rural economy in a proportionate and sustainable way.
- 8.1.4. Parking provision has been comprehensively assessed and demonstrated to be more than adequate. Up to 95 spaces will be available on-site, and the applicant is prepared to manage

event capacity in line with available parking. This, combined with the site's functional relationship with existing attractions and accommodation, significantly reduces potential transport impacts.

8.1.5. The financial evidence provided illustrates that the site is experiencing considerable operating losses and that the tipi venue represents a vital diversification measure required to support its long-term viability. Without this development, the Wild Boar Park's future is uncertain with knock-on consequences for employment, tourism, and rural economic health.

8.1.6. The proposal aligns with the Ribble Valley Core Strategy, particularly Key Statements DS1, DS2, EC3, and EN2, and satisfies the specific policy requirements set out in DMG1, DMB1, and DMB3, including those applicable to development in the National Landscape. It is also consistent with the National Planning Policy Framework (2024), which supports sustainable rural tourism, economic diversification, and development that makes efficient use of previously developed land. There are no technical objections to the scheme, and no overriding environmental or amenity constraints.

8.1.7. In the planning balance, the development will deliver a number of clear public benefits, including:

- Supporting a rural enterprise through enhanced visitor infrastructure;
- Contributing to the vitality and diversity of the local tourism economy;
- Generating local employment opportunities and rural investment;
- Delivering a high-quality, landscape-sensitive design with no harmful impact on the character of the area;
- Minimising environmental and transport impacts by utilising existing infrastructure and facilitating linked trips.

8.1.8. In conclusion, the revised proposal represents a sustainable form of rural development that is policy-compliant, economically justified, landscape-sensitive, and beneficial to the wider visitor economy. The planning balance weighs strongly in favour of approval, and it is respectfully submitted that planning permission should be granted without delay.

Appendix 1 – Drone imagery and parking layout plan

TIPI PARKING

- 41 cars shown in this example
- Orange shapes show where further cars could've been parked
- Capacity on tipi car park alone can be 44 cars



BOWLAND ESCAPES
PARKING

- 1 space at the Iron Aged Roundhouse
- 1 space outside each of the 5 Camping Pods
- 2 spaces at the location of each Lodge and Safari Tent
- 8 spaces outside Bowland Escapes
- 30 spaces total



Existing accommodation
Guest capacity and parking breakdown

Accommodation	Number of this accommodation	Guest capacity	Parking spaces per accommodation	Total guest capacity per accommodation	Total parking spaces per accommodation	Comment
Bridal lodge	1	2	2	2	2	Outside lodge
4 person lodge	1	4	2	4	2	Outside lodge
6 person lodge	4	6	2	24	8	Outside lodge
Safari tent	2	4	2	8	4	Beside tent
Shepherds Huts	2	2	1	4	2	Beside huts
Camping pods	5	4 (2 adults 2 children)	1	20	5	In front of pods
Iron Age Rounhouse	1	4 (2 adults 2 children)	1	4	1	
Camping/Glamping area	1	30	8	30	8	On the path beside the camping field
			SITE TOTAL	96	32	

Future accommodation with planning

Accommodation	Number of this accommodation	Guest capacity	Parking spaces per accommodation	Total guest capacity per accommodation	Total parking spaces per accommodation	Comment
6 person luxury lodge	5	6	2	30	10	Already approved
Glamping pods	5	4	2	20	5	Outside pods
			SITE TOTAL	50	15	

Existing car parking spaces

Location	Number of spaces
Car park between tipis and camping field	40
In front of Bowland Escapes reception	8
TOTAL	48

Appendix 2 – Letters of support from industry stakeholders



Blackburn Rovers
**Community
Trust**
'Inspiring change in **our** community - **together**'



Ewood Park Stadium, Blackburn, Lancashire, BB2 4JF, United Kingdom
T: 01254 508256 | E: enquiries@brfctrust.co.uk | W: www.brfctrust.co.uk | @brfctrust

Dear Sir/Madam,

Re: Letter of Support for Bowland Wild Boar Park – Tipi planning application

I am writing to offer our full support for the planning application submitted by Bowland Wild Boar Park re their Tipis to continue operating as an events venue. Our organisation had the pleasure of hosting a Wellness Day run by Lancashire Mind, within the Tipis at Bowland Wild Boar Park last summer. The venue provided an outstanding setting for our event, which focused on supporting the mental health and wellbeing of our service users and local community.

The tipi space offered a peaceful, natural environment that was both welcoming and inclusive – perfectly suited for mindfulness sessions including yoga and group workshops we took part in. We were also able to engage in activities involving the animals and the Woodland Trails on-site. From our experience, the team at Bowland Wild Boar Park demonstrated a genuine commitment to community benefit and sustainability. They were accommodating to our needs as a charity, offering flexible arrangements and ensuring accessibility for all attendees. Many of our participants commented on how the serene rural setting contributed positively to their wellbeing and engagement throughout the day.

We believe that the Tipis at Bowland Wild Boar Park provide a valuable community asset – not only as an event venue but as a space that promotes connection, creativity and wellness. Facilities like this are increasingly rare and play an important role in supporting local charities, small businesses and community groups.

We therefore wholeheartedly support the continued use of Bowland Wild Boar Park as a tipi events venue and urge the planning committee to approve this application.

Yours faithfully,

Amy Dunwell
Services Director
Blackburn Rovers Community Trust (Registered Charity Number 1117122)





Seafood Pub Company
TA Derby Arms
Chipping Road
Longridge
PR3 2NB

16th July 2025

Ribble Valley Planning Authority
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Letter of support – Bowland Wild Boar Park – Tipi Planning application

I am writing to express our full support for the above planning application.

We have built a great relationship with Bowland Wild Boar Park and their enterprises Bowland Tipis & Bowland Escapes, which have already proven and will undoubtedly continue, to have a positive effect on our restaurant, bar and hotel business.

Firstly, Bowland Tipis/Escapes recommend their wedding guests to dine with us the night before/after a wedding, which brings groups to our restaurant/bar that are particularly beneficial on what are typically quieter trading days, such as Mondays and Wednesdays.

As such, we have created a set menu specifically for wedding parties that are getting married at Bowland Tipis and staying with BowlandEscapes.

Secondly, they also recommend guests who cannot stay with Bowland Escapes during a wedding, to stay in one of our 6 hotel rooms, something which again, is hugely beneficial for our business on typically quieter, midweek days but also on weekends.

If approved, this partnership will continue to support not only our business, but other local pubs/restaurants/hotels greatly, at a time when the hospitality sector locally, needs as much support as it can get.

It is for the above reasons that we at the Derby Arms are in full support of this application and we would greatly appreciate if these points and the needs of local businesses who would benefit from this application, are taken into consideration.

Yours sincerely,

Joycelyn Neve

Managing Director

David Dunwell

15/07/2025

FAO: Ribble Valley Planning Authority

Letter of support – Planning application (application number/name TBC)

As CEO of Lancashire Mind, Lancashire's leading mental health charity, I would like to express my full support for the planning application at Bowland Wild Boar Park.

As leaders in the county for providing mental health support for people of all ages, we are constantly looking for ways to engage with local people, businesses and education establishments.

Since 2024, we have had a working relationship with Bowland Wild Boar Park and through the recent development of their facilities (in the form of their 5 tipis), we have been able to offer services that have/will greatly benefit those who take part.

What makes Bowland Wild Boar Park such a fantastic place to host events/workshops is the diversity of services they can offer, thanks to the introduction of their 5 tipis.

Prior to this development, working with Bowland Wild Boar Park was not possible due to their lack of indoor facilities for workshops, presentations and classes.

In 2024, we held a trial event for a service we wish to offer to all schools within Lancashire, where approx. 120 Year 10 pupils from Stoneyhurst College, visited the Wild Boar Park to take part in activities focused on mental wellbeing and outdoor engagement/exercise.

This event was only possible through using their 5 tipis, with students using them as a hub for their day, before breaking off into workshop groups.



The space within the tipis allowed us to host yoga and breathwork classes, as well as presentations regarding mental well-being. Students then had their breaks and lunch within the tipis

Outside of the tipis, we had groups taking part in woodland workshops, outdoor exercises classes and sessions interacting with the animals at the Wild Boar Park.

This diversity of services we were able to offer in this event was what made the event a success, with great engagements noted with the students and staff alike.

In July 2025, we are hosting our first event of the same nature aimed at local businesses, with the Blackburn Rovers Foundation bringing over 90 of their staff and volunteers to take part in these workshops.

At a time when suicide rates are at their highest in over 40 years in Lancashire, creating affordable opportunities for local people to take part in wellbeing retreats can make a huge difference - and that is what this development and our partnership with Bowland Wild Boar Park can offer.

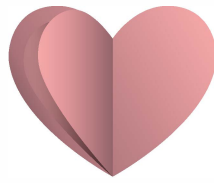
Through the approval of this application, Lancashire Mind endeavour to continue running wellness retreats for Lancashire businesses, whilst conducting wellbeing activities to enhance the resilience of the younger generation - enabling future generations to better manager their health and wellbeing

Regards,

David Dunwell – Chief Executive Officer

A handwritten signature in black ink that reads "D. Dunwell". The signature is fluid and cursive, with a prominent flourish at the end.





All you need is
littlewhitebooks

www.littlewhitebooks.co.uk

Maxine Cowen
45 Hibson Avenue, Norden
Rochdale OL12 7RU
07742 609136

15th July 2025

Ribble Valley Planning Authority
Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Letter of support - Bowland Wild Boar Park - Tipi Planning application

To whom it may concern,

My name is Maxine Cowen, the Founder, Owner and Director of Little White Books, a northwest based company publishing two titles of wedding magazines (the annual Little White Books and Great Northern Wedding Venues magazines), organiser of wedding fairs based in and around the North West and organisers of the Great Northern Wedding Awards.

I am writing to support the planning application at Bowland Wild Boar Park, which is home to the Wedding Venue, Bowland Tipis.

Through our publications and wedding exhibitions, we have built a great understanding of what couples are looking for when choosing a wedding venue.

Particularly in the Ribble Valley, there is a lack of unique wedding venues (such as tipis) which can combine the natural beauty of the outdoor surroundings, with on-site accommodation.

There are a vast number of couples who want to find a venue that reflects their love of/connection with nature but at the same time, want to provide convenience for their guests in the form of on-site accommodation.

Having hosted two Wedding Fairs at Bowland Tipis (in 2024 & 2025), we have seen the great interest this venue has generated with both couples who want to get married and local wedding suppliers, who want to work at/with the venue.

Couples are in awe of the beautiful location and the convenience the on-site accommodation offers.

We feel that this venue is an asset to the Ribble Valley and will undoubtedly generate more interest and visitors to the area, as well as supporting local wedding suppliers.

Thank you for considering my comments.

Maxine Cowen
Little White Books



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Registered Office Address: 45 Hibson Avenue, Norden, Rochdale OL12 7RU. Company Registration Number: 7611767.

Appendix 3 – Financial viability and diversification information



Bowland Tipis



Bowland
WILD BOAR PARK

Financial viability / diversification information

Bowland Wild Boar Park / Bowland Tipis

1. Recent visitor numbers to Bowland Wild Boar Park / need to diversify

- Since 2022, the Wild Boar Park has seen a 22% decrease in visitor numbers and a 33% decrease in income

Year	Visitors	Income	Net profit
2022	28,645	£300,131	£35,000
2023	27,280	£364,602	-£120
2024	24,860	£338,037	-£2600
2025	22,205	£241,548	-£6000

- This is during a time where the costs of running a business have increased dramatically
- Losses have been minimised by reducing workforce (having to lose 3 full time members of staff 2024-2025), which has put immense strain on the remaining team
- We cannot continue to run a business that is so labour intensive (open to the public over 100 days per year) and expensive, at a loss
- Diversification is essential for the survival of all businesses on-site

2. Action required

The Wild Boar Park was faced with two options to survive:

Option 1 - Close the Wild Boar Park completely

Closing the WBP and focusing on the on-site accommodation would massively help reduce the costs of the site and remove the need for risky investment however, it would limit the appeal of the on-site accommodation and would result in further job losses.

Option 2 - Diversify the site to be more focused on hospitality and become a destination

Develop the land, existing infrastructure and buildings on-site to create products which supports all aspects of the Park (WBP, Escapes, Food & Drink). This would require a high initial investment, but lower overheads in the future, due to reduced uncertainties re staffing/visitor numbers and a long-term pipeline in terms of expected revenue.

The decision was made to focus on diversification and the first steps towards this was the temporary introduction of the tipis.

3. What we have learned so far through diversification

In 2025, diversification showed a clear difference between customers visiting the site for holidays/events compared to just visiting the Wild Boar Park attraction.

- Bowland Escapes and Bowland Tipis had 80% less customers than the WBP
- Yet these customers spent 43% more combined than the WBP customers
- The average spend of a customer visiting Bowland Tipis was £185+, compared to £14.26 for the WBP
- This helps conclude that less is more from a customer perspective, the site needs customers who stay on-site for 2-3 days not 2-3 hours, weddings/events enable this

Year	No. customers	Av. spend p/h	Income
Wild Boar Park	22,205	£14.26	£316,643
Escapes	2826	£101.84	£287,799
Tipis	1600	£101.84	£166,400



Bowland Tipis



Bowland
WILD BOAR PARK



pwa
planning

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Lockside Road
Preston
PR2 2YS

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1908
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