


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	23/2/26	<b>Manager:</b>	LH	<b>Date:</b>	23/2/26
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<b>Application Ref:</b>	3/2025/0861			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
<b>Date Inspected:</b>	2/5/24	<b>Site Notice:</b>	16/12/25	
<b>Officer:</b>	BT			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed construction of No.3 camping lodges and a utility hut including associated hardstanding and landscaping.
<b>Site Address/Location:</b>	Burnhouse Farm, Back Lane, Slaidburn, BB7 3EE.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>Newton Parish Council:</b>	Consulted 21/11/25 – no response received.

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No objection subject to conditions.
<b>RVBC Countryside:</b>	No objections.
<b>GMEU:</b>	No objection subject to conditions.
<b>United Utilities:</b>	No objections subject to condition.
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

- Key Statement DS1: Development Strategy
- Key Statement DS2: Sustainable Development
- Key Statement EN2: Landscape
- Key Statement EC1:
- Key Statement EC3: Visitor Economy
- Key Statement DMI2: Transport Considerations
- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DMG3: Transport & Mobility
- Policy DME2: Landscape And Townscape Protection
- Policy DMB1: Supporting Business Growth And The Local Economy
- Policy DMB3: Recreation And Tourism Development
- Policy DMB5: Footpaths and Bridleways

National Planning Policy Framework (NPPF)

**Relevant Planning History:****3/2024/0262:**

Regularisation of change of use from agricultural land to the siting of three camping lodges, decking, hot tubs and septic tank with associated landscaping works (Approved)

**3/2024/0057:**

Prior notification for new agricultural track 125m long, 3.5m wide (Permission Required)

**3/2024/0053:**

Prior notification for new steel portal-framed agricultural building to cover existing livestock gathering and handling yards 22.5m long, 13.7m wide, 4m high to eaves, 5.8m high to ridge. Concreting of existing broken yard area (Permission Not Required)

**3/2023/0922:**

Prior approval for a new agricultural track 390m x 3.5m (Permission Not Required)

**3/2023/0184:**

Prior approval for a new road 180m x 3.5m to be used by agricultural machinery to access fields (Permission Not Required)

**3/2023/0321:**

Variation of condition 6 of application 3/2021/0721 (Change of use from agricultural to site for three camping pods) to allow decking and hot tubs (Refused)

**3/2021/0721:**

Change of use from agricultural to site for three camping pods (Approved)

**3/2020/0942:**

Change of use from agricultural to the siting of a camping pod and decking. Access track to camping pod (Refused)

**3/2020/0787:**

Proposed agricultural access road (Permission Not Required)

**3/2009/0424:**

Extension to existing agricultural building to form covered midden (Approved)

**3/1999/0788:**

Change of use of barn attached to dwelling to form 2 no. Dwellings (Approved)

**3/1990/0063:**

Erection of 4 chalet type self-catering holiday units (Refused, on appeal)

**3/1989/0436:**

The erection of three self-catering chalets of wood construction (Withdrawn)

**ASSESSMENT OF PROPOSED DEVELOPMENT:****Site Description and Surrounding Area:**

The application relates to a woodland parcel located on the Western outskirts of Slaidburn. Access to the application site is from Back Lane from the South-east via a track which also carries Public Rights Of Way FP0329001 and FP0329003. The application site lies approximately 50 metres to the West of Burnhouse

Farm and its associated farmstead. The Western perimeter of the application site abuts a land parcel which currently accommodates three camping lodges and a parking area in the ownership of the applicant. The wider area comprises a mixture of woodland, agricultural land and open countryside with the application site lying within the Forest Of Bowland National Landscape.

**Proposed Development for which consent is sought:**

Planning consent is sought for the construction of three camping lodges and a utility hut along with associated hard and soft landscaping.

**Principle of Development:**

Key Statement EC1 of the Ribble Valley Core Strategy states:

*'Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle.'*

In addition, Key Statement EC3 of the Ribble Valley Core Strategy states:

*'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.'*

In this instance, comprehensive information has been provided with regards to the applicant's existing agricultural enterprise with the application's supporting information stating that the proposed development seeks to build upon the considerable success of the existing camping lodges adjoining the Western extents of the application site in order to generate additional income to strengthen the long-term financial resilience of the farm. As such, the proposed development is considered to fall within the realm of a genuine farm diversification project. In addition, the proposed development would provide new tourist accommodation that could potentially offer small scale benefits to the economy of the Borough. As such, the proposal would be broadly compliant with the aims and objectives of Key Statements EC1 and EC3.

The proposal site is located outside of the defined settlement area of Slaidburn and as such lies within the open countryside from a strategic perspective. The site also lies within the Forest of Bowland National Landscape. Policy DMG2 of the Core Strategy requires development outside of defined settlement areas to meet at least one of six exceptions which are as follows:

- 1. The development should be essential to the local economy or social well-being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. The development is compatible with the enterprise zone designation*

In this instance, the proposed development relates to the construction of three camping lodges and a utility hut in a rural setting which would serve as an extension to an existing holiday site comprised of three camping lodges. As such, the proposal would result in a total provision of six camping lodges (and a utility hut), with each of the camping lodges and utility hut being modestly sized in terms of scale and providing a basic level of tourist accommodation. Accordingly, the proposed development is considered to fall within the threshold of small scale tourism and as such would satisfy the requirements of Policy DMG2.

Policy DMB3 requires additional criteria to be met with regards to the provision of tourism and visitor facilities:

*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:*

- 1. The proposal must not conflict with other policies of this plan;*
- 2. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings,*
- 3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
- 4. 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;*
- 5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*
- 6. 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.*

Criteria point 1 of Policy DMB3 requires proposals for development to be compliant with the other policies of the Core Strategy, with the relevant policies in this instance being Key Statements EC1 and EC3 and Policies DMG1, DMG2 and DMG3. Policy DMG1 of the Core Strategy requires all proposals for development to provide adequate privacy distances and consider the effects of development upon existing amenities. In this instance, the proposed camping lodges and utility hut would be sited within the vicinity of residential receptors (Burnhouse Farm and No. 1 and No. 2 Burnhouse Cottage) however analysis shows that a separation distance in excess of approximately 50 metres would be in place between the camping lodges and neighbouring residential receptors. Furthermore, the aforementioned neighbouring properties are sited within the context of a working farmstead and in this instance it is not considered that the proposal would result in noise disturbances that would exceed those generated from the existing agricultural operation on site. Accordingly, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents and would therefore satisfy the requirements of Policy DMG1. Furthermore, the proposed development would satisfy the requirements of Key Statements EC1 and EC3 and Policies DMG2 and DMG3 (see comments above and below for Key Statement EC1, EC3, Policy DMG2 and Policy DMG3 respectively). The proposal would therefore satisfy criteria point 1 of Policy DMB3.

With reference to criteria point 2 of Policy DMB3, the proposed camping lodges would be sited in reasonably close proximity to the existing camping lodges on site as well as the aforementioned neighbouring properties and also the agricultural buildings to the South-east of the proposal site. As such, the proposed development would be reasonably well related to existing built form and as such would satisfy criteria point 2 of Policy DMB3.

Having regard to criteria point 3 of Policy DMB3, it is not considered that the proposed development would be harmful to the visual amenities of the area and would therefore conserve the character of the surrounding National Landscape (see comments below in 'Visual Amenity/External Appearance'). The proposal would therefore satisfy criteria point 3 of Policy DMB3.

Turning to criteria point 4 of Policy DMB3, the proposal site has direct connectivity to Back Lane via a single width track which also serves as Public Rights Of Way FP0329001 and FP0329003 therefore the proposal site is considered to be reasonably well related to the existing highway network. In addition, the proposed development has been subject to review from Lancashire County Council Highways who have raised no issues with regards to traffic movements to and from the development. There is a notable absence of public transport links and bus routes within the nearby vicinity of the proposal site and this is also acknowledged in the response from the LHA. This matter also falls under Policy DMG3 which seeks

to support development proposals which are well related to the primary road network and can be accessed by sustainable transport modes. This is in line with one of the overarching objectives of the NPPF to encourage sustainable development and in turn to reduce reliance on private motor vehicles. Notwithstanding the application site's distance from public transport links, it is acknowledged that the principle of holiday let accommodation has already been established at the proposal site under previous planning application 3/2021/0721. Furthermore, the LHA response acknowledges that the proposed inclusion of secure cycle storage within the development would promote cycling as a sustainable mode of transport. As such, whilst the reliance on private motor vehicles would weigh against the development, it is not considered that the identified conflict with this component of criteria point 4 and Policy DMG3 would, in its own right, be substantive enough to justify refusal of the proposed development. The proposed development therefore raises no measurable concerns with the provisions of criteria point 4 of Policy DMB3 and Policy DMG3.

Turning to criteria point 5 of Policy DMB3, the parking provisions proposed for the application site have been deemed acceptable by the LHA and analysis of the submitted plans shows that the proposal site could comfortably accommodate associated landscaping for the proposed development. As such, the proposed development would meet the requirements of criteria point 5 of Policy DMB3.

Having regard to criteria point 6, comprehensive ecological survey work has been provided in support of the application to assess the impact of the proposed development upon nature conservation interests, with mitigation measures having also been provided. In addition, the proposed development raises no measurable concerns with regards to its impact upon the ecology of the area (see comments below in 'Landscape/Ecology'). The proposal would therefore satisfy criteria point 6 of Policy DMB3.

Taking account of all of the above, the proposal would satisfy the requirements of Key Statements EC1 and EC3 and Policies DMG1, DMG2, DMG3 and DMB3 and is therefore considered to be acceptable in principle, subject to further assessment of additional material planning considerations.

#### **Impact Upon Residential Amenity:**

Paragraph 135 (f) of the National Planning Policy Framework states:

*'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.*

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the proposed camping lodges would be sited within the vicinity of residential receptors (Burnhouse Farm and No. 1 and No. 2 Burnhouse Cottage) however analysis shows that a sufficient separation distance (in excess of approximately 50 metres) would be in place between the camping lodges and neighbouring residential receptors. Furthermore, the aforementioned neighbouring properties are sited within the context of a working farmstead and in this instance it is not considered that the proposed development (in conjunction with the three existing camping lodges) would give rise to noise disturbances that would exceed those generated from the existing agricultural operation on site.

Accordingly, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents and would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

#### **Visual Amenity/External Appearance:**

Paragraph 135 (c) of the NPPF states:

*'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting'.*

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

*'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'*

With respect to development within National Landscapes (previously known as Areas Of Outstanding Natural Beauty) Paragraph 189 of the NPPF states:

*'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.'*

Key Statement EN2 of the Core Strategy provides similar guidance:

*'The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. 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.'*

In this instance, the proposed camping lodges and utility hut would be modestly sized structures with regards to their height, footprint and decking areas, with these being largely similar to the height, footprint and decking area sizes of the three existing camping lodges adjoining the Western perimeter of the site. In addition, the camping lodges and utility hut would consist of timber cladding, mock timber windows and timber decking areas, all of which would be in keeping with the materiality of the three existing camping lodges adjoining the Western perimeter of the site. Furthermore, a condition has been imposed on this consent requiring the flue features for the camping lodges to be detailed in a matt black finish in order to mirror the external appearance of the flue features on the existing lodges sited adjacent to the proposal site. As such, the proposed camping lodges and utility hut would read as proportionate and congruent additions to the application site. Furthermore, a comprehensive Landscape & Visual Impact Appraisal has been provided in support of the application which shows that the visual impact of the proposed development would be predominantly absorbed by the existing woodland within the application site, with the visual impact from the proposed development being limited to glimpses through the woodland from within the immediate vicinity of the application site. As such, there would be no perceptible impact to the landscape character of the National Landscape from the proposed development.

In light of the above, it is not considered that the proposed development would be harmful to the visual amenities of the area and would therefore conserve the character of the surrounding National Landscape. The proposal would therefore satisfy the requirements of Paragraphs 135 (C) and 189 of the NPPF and Key Statement EN2 and Policy DMG1 of the Core Strategy.

#### **Highways and Parking:**

The proposed development has been subject to review from the Local Highways Authority who in their initial response requested further information with regards to the width of the application site's access track, passing places and visibility from the application site's proposed vehicle access. The applicant has since provided further information in the form of photos of the application site's access track and additional information with regards to traffic movements and the application site's proposed vehicle

access point. This information has been reviewed by the LHA who have subsequently acknowledged that the application site's access track comprises sufficient forward visibility along with numerous widened sections to allow two way vehicle movements. The subsequent LHA response further acknowledges that the site's proposed vehicle access could also accommodate the necessary visibility splays to allow for safe vehicular and pedestrian access. As such, the LHA have raised no further objections to the proposed development, subject to the imposition of conditions with regards to parking and turning areas, construction management and access arrangements. On this basis, it is not considered that the proposed development will have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

## **Landscape/Ecology:**

### Protected Species

A Preliminary Ecological Appraisal has been provided in support of the application the findings of which state that the proposed development would carry a minimal risk to habitats, bats and nesting birds, subject to appropriate mitigation measures being adhered to with regards to pre-commencement checks, timing of works and enhancements including planting and provisions for bird and bat boxes. The aforementioned ecological appraisal has been subject to review from GMEU who have concurred with these findings, subject to the provision of a Construction Environmental Method Statement by way of condition. Accordingly, the proposed development raises no concerns with regards to its impact upon protected species.

### Trees

A supporting statement has been provided as part of the application which states that no trees are to be removed to facilitate the proposed development however the application's Arboricultural Impact Assessment shows that the proposed development would require the removal of trees (approximately thirteen) within the grouping identified as G1 and removal of a single Scots pine tree (identified as T3). Notwithstanding this, the submitted AIA shows the trees to be removed from the grouping identified as G1 as being low value features (category C), many of which also exhibit severe bark stripping from squirrel damage. As such, the removal and replacement of the trees from the G1 grouping is considered to be justifiable. In addition, whilst a single mature Scots pine tree (category B) is to be removed, the proposed development would not require the removal of any edge of site trees or high value specimens (category A trees). Furthermore, the submitted AIA shows that the ecological impacts arising from the proposed scheme of tree removal would be sufficiently offset through extensive replacement shrub planting. Consequently, the proposed development raises no significant concerns with regards to its impact upon trees.

### BNG

A Biodiversity Net Gain Report and metric have been provided in support of the application which show that the statutory 10% biodiversity net gain could be delivered on-site through new habitat creation and habitat enhancement. The aforementioned BNG report and supporting data have been subject to review from GMEU who have accepted that the statutory 10% biodiversity net gain could be delivered on-site as stated, subject to the imposition of statutory biodiversity net gain, Biodiversity Enhancement Plan (Species) and Habitat Management and Monitoring Plan conditions.

## **Other Matters:**

### Flood Risk

Recently updated flood risk mapping (NaFRA2 - National Flood Risk Assessment 2) identifies the application site as being at risk of flooding from surface water therefore a Flood Risk Assessment has

been provided in support of the application. In this instance, the submitted Flood Risk Assessment shows the identified extent of surface water flood risk within the confines of the application site as affecting only a limited number of the proposed camping lodges, with the risk of surface water flooding to both the camping lodges and the application site's access track being nominal (0.1% / 1 in 1000 risk of annual flooding). Notwithstanding the nominal risk of flooding from surface water, it is stated that the proposed development would nonetheless incorporate a series of mitigation measures which include setting the proposed camping lodges 300mm above ground level, the construction of permeable access paths and gravel bases, rainwater harvesting and soakaway systems and emergency flood procedures for guests. Consequently, the proposed development raises no significant concerns with respect to flood risk.

The proposal constitutes non-major development with its proposed buildings and access routes also being at risk of flooding from surface water and the proposed development does not fall within any of the sequential test exemption categories. Accordingly, the sequential test for flood risk must be given consideration in this instance. The sequential approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding. National Planning Practice Guidance states when applying the sequential test, a pragmatic approach to the availability of alternative sites should be taken. A sequential test has been provided as part of the application's Flood Risk Assessment which states that the proposed development is functionally linked to the existing farm and as such must be located within the farm's ownership in order to meet the objectives of agricultural diversification and farm income generation. It is further stated alternative locations have been considered but discounted for the following reasons:

- **Functional Dependency:** the camping lodges must be sited on the applicant's farm to provide genuine on-farm diversification and to allow supervision and maintenance by the farm business.
- **Landscape and Visual Sensitivity:** The proposed wooded location provides substantial visual screening within the AONB, ensuring minimal landscape impact. Relocating the pods elsewhere would leave them visually exposed, causing greater harm to the AONB contrary to Policy EN2 (Landscape Protection).
- **Land Ownership Constraints:** The development must be on land under the applicant's control; there are no alternative available sites within the ownership or nearby with lower flood risk that are not more exposed
- **Flood Zone Status:** The site is already within Flood Zone 1 — the lowest flood risk classification — meaning there are no sequentially preferable locations in flood risk terms.

In light of the above, it is considered that the proposed development satisfies the sequential test in as much that it would be located in Flood Zone 1 (lowest risk) and could not be reasonably be relocated due to functional, landscape, and ownership constraints. Furthermore, and as previously conveyed, the nominal extent of flood risk from surface water could be mitigated through design and procedural measures.

Environment Agency guidance states that upon satisfying the sequential test, consideration must subsequently be given towards the exception test for flood risk however analysis shows that no part of the proposed development would be sited within Flood Zones 2, 3a or 3b and as such does not stand to be assessed against the exception test.

**Observations/Consideration of Matters Raised/Conclusion:**

The provision of small scale tourist accommodation at the application site meets with the requirements of Key Statements EC1 and EC3 and Policies DMG1, DMG2, DMG3 and DMB3 of the Core Strategy thus establishing the principle of development.

The proposed development would not have any undue impact upon the amenity of any neighbouring residents or future users of the development, nor is it considered that the development proposed would be harmful to the visual amenities of the immediate or wider area. Furthermore, no concerns are raised with respect to impacts upon highway safety, the ecology of the area or flood risk.

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

<b>RECOMMENDATION:</b>	That planning consent be granted subject to the imposition of conditions.
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