

Appendix B

Justification for Russell Thompson to live in the local area (Clough Farm Barn)

[REDACTED]

[REDACTED]

Like many picturesque villages within the Ribble Valley property prices are beyond the reach of most young families. A property search has been carried out and three properties have been identified within a 5 mile radius of Slaidburn with prices ranging from £350,000 to £1.35million. No properties are listed for rental. (See below)

The consequences of high property prices are clearly seen in the age structure of the local community and the knock- on effects this has on services.

Brennand's Endowed CE Primary School has seen numbers fall to less than half of the available places. [REDACTED]

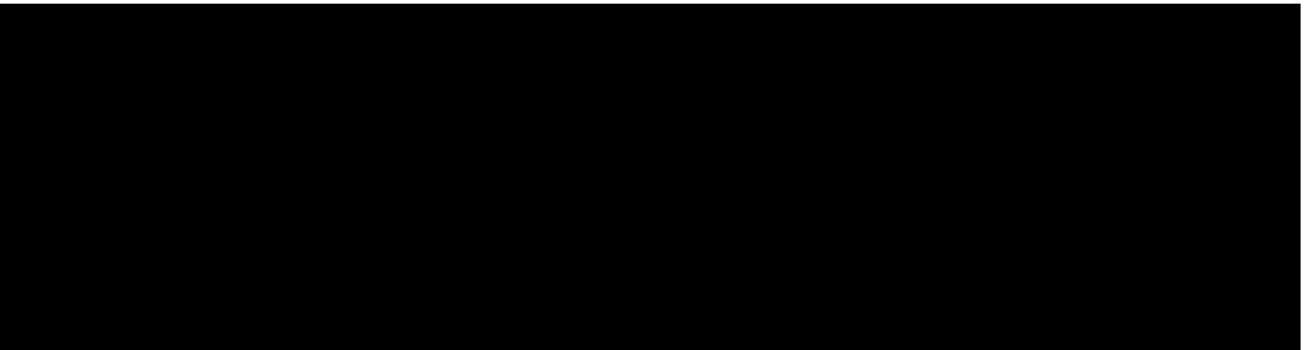
[REDACTED] Headteacher at the school has provided a letter of support and strongly believes the lack of affordable housing is the reason for falling numbers.

The local Central Stores and Post Office rely on local residents to maintain the viability of their business which allows the Post Office to continue to operate. The store owners have provided a letter of support which acknowledges the support they receive from Russell [REDACTED]

[REDACTED]

Clough Farm Barn was formerly operated as a self catering holiday let. Changes in visitor trends and falling occupancy levels rendered the business unviable. The council have previously asserted that the impact on the local road network as a dwelling will be greater than for tourism use. We strongly refute this suggestion as the vehicle numbers associated with [REDACTED] residing at the dwelling is significantly lower than when the property was let for holiday use. When operated as a holiday let bookings could involve multiple families or couples staying at the property, each arriving by separate vehicles. The property was largely used as a base where various members of a party may choose to visit different places of interest on the same day involving as many as 4 - 8 separate journeys each/ day (Journeys off + return).

Appendix B



Property search

Woodhouse Lane – Semi derelict house

£350,00

https://www.rightmove.co.uk/properties/166772459#/media?activePlan=1&id=media16&channel=RES_BUY

Holden, Bolton-by-Bowland –

£575,000

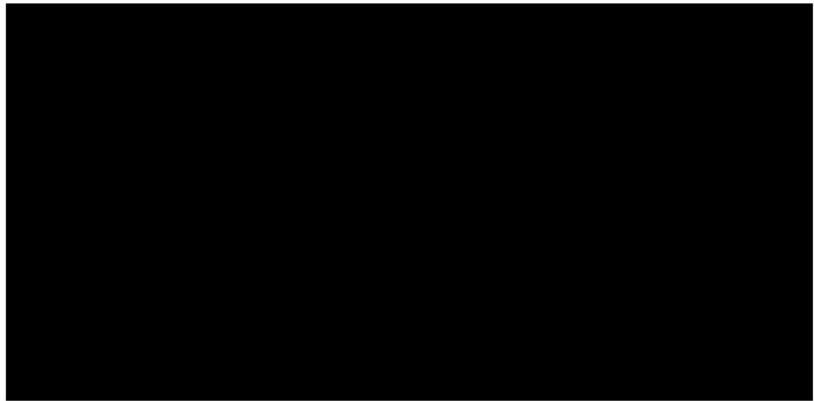
<https://www.onthemarket.com/details/17591050/>

Tosside – Shays Farm

£1,350,000

<https://www.onthemarket.com/details/12258407/#/photos/36>

16th June 2025



Nicola Hopkins
Director of Economic Development and Planning
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Ms Hopkins,

Re: Mr Russell Thompson – Clough Farm, Slaidburn, Lancashire

I am the [redacted] and I have been asked to provide a letter of support for a planning appeal that Mr Russell Thompson (here on in referred to as Russell) is submitting to Ribble Valley Borough Council, regarding the occupation of a dwelling situated at Clough Farm, Slaidburn.

Russell has informed me that Ribble Valley Borough Council have concerns regarding the occupation of this dwelling as a permanent residence, as opposed to a short-term holiday let, on the grounds of sustainability i.e. increased vehicular traffic on local roads, and local connections (employment, education & family), etc.

I have been managing the conservation [redacted] [redacted] is to ensure that the farm supports a thriving population of a suite of breeding waders; Curlew, Lapwing, Redshank, Snipe, Oystercatcher, Common Sandpiper and Little Ringed Plover. The farm is particularly important for the breeding population of the red-listed Curlew, as indeed Bowland is itself, with important habitat for this species found within the Ribble Valley Borough Council area.

My expertise is in bird ecology, and all the habitat creation, restoration, and management work [redacted] is carried out by Russell [redacted] [redacted] This includes all the physical infrastructure required to provide the right habitat for the breeding waders, and I have worked with Russell at [redacted].

I know that Ribble Valley Borough Council encourages active conservation projects, and champions biodiversity, and Russell's work is essential in helping to deliver this.

The fact that Russell is local, [REDACTED] is very important, as the farm is providing employment to somebody local, and it also means that if required, Russell can be on farm at short notice, outside normal working hours.

This is also very important for sustainability, as Russell is only travelling a short distance to work, reducing the farm's carbon footprint, and indeed that of the local authority. Russell travels [REDACTED] so there are no additional vehicles on the road.

If the dwelling, that Russell's ^{application} ~~appeal~~ is concerned with, was a short-term holiday let, then there would indeed be increased traffic in the area.

The fact that Russell has local connections through family and employment, means that these local connections will support other local services such as the local primary school in Slaidburn, the medical centre, local shop etc., essential in keeping these local communities 'alive'.

It is pleasing to report that the breeding population of the endangered Curlew is increasing [REDACTED] and Russell has contributed greatly to this. The RSPB is now assisting us with further advice and ideas on further improving the habitat for breeding waders, and Russell [REDACTED] are responsible for implementing this advice on the ground.

In summary, it is extremely important for the continuing provision of favourable habitat for breeding waders [REDACTED] that Russell can reside locally. I can see no problems with this at all on the grounds of sustainability, and in fact, being able to occupy the said dwelling at Clough Farm has a positive impact on sustainability.

[REDACTED]

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Nicola Hopkins
Director of Economic Development and Planning
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Ms Hopkins,

RE: MR RUSSELL THOMPSON, CLOUGH FARM BARN, SLADEBURN, BB7 3AQ.

[REDACTED] SLADEBURN AND WE ARE CREATING
A UNIQUE UPLAND WILDLIFE SITE OF APPROXIMATELY 700 ACRES
IN THE HODDER VALLEY JUST ABOVE SLADEBURN
THE WILDLIFE INFRASTRUCTURE WHICH INCLUDES ABOUT 30 PONDS AND
WETLAND AREAS HAS BEEN INSTALLED [REDACTED]

[REDACTED] A PERIOD OF 30 YEARS
(20 YEARS IN RUSSELLS CASE)

AT PROCTERS FARM WE ALL WORK IN CONSULTATION WITH THE R.S.P.B
WHICH MONITORS OUR EFFECTIVENESS IN INCREASING NUMBERS OF
ENDANGERED CURLEWS AND LAPWINGS. THE R.S.P.B. HAS REPORTED THAT
OUR SCHEME IS EXCEPTIONALLY SUCCESSFUL.

[REDACTED] IS RE-PURPOSING THE UPLANDS ABOVE SLADEBURN
WITH ITS MARGINAL LAND AND HIGH RAINFALL, WHEREAS UPLAND LIVESTOCK
FARMING IS NOW IN SERIOUS DECLINE AFTER A TRADITION OF 350 YEARS
OUR EXCEPTIONAL CONSERVATION SUCCESS) ARE TOTALLY OWING TO
THE PRACTICAL EXPERTISE OF [REDACTED] WHO
LIVE LOCALLY, JUST OUTSIDE SLADEBURN, ABOUT 3 MILES AWAY FROM
[REDACTED]

(PTO)

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THEIR LOCAL KNOWLEDGE OF PY FARM IS UNMATCHED, INVALUABLE AND ESSENTIAL FOR THE DAILY INSTALLATION AND OPERATION OF OUR GROUNDWATER & WILDLIFE SCHEMES WHICH COULD NOT EXIST WITHOUT THEM.

RUSSELL THOMPSON WITH HIS 20 YEARS OF CONSERVATION EXPERIENCE IS THE TRULY BEST FOR FUTURE CONSTRUCTION PROJECTS IN THE HOODER VALLEY. HE HAS NO PEERS.

TRANSPORTING HIM FURTHER AWAY FROM HIS PLACES OF WORK MAKES NO SENSE IN TERMS OF COMMUTING DISTANCES AND WOULD HINDER HIS OPERATIONAL EFFECTIVENESS

[REDACTED]
IS TOTALLY EMBEDDED IN THE SLADEBURN LANDSCAPE AND THE SLADEBURN COMMUNITY

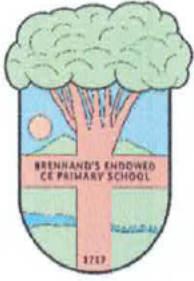
[REDACTED]
TO DO THE SAME, WHICH WOULD BE PROBLEMATIC IF HE WERE TO LEAVE THE VILLAGES.

SLADEBURN SCHOOL NEEDS TO ENROL MORE CHILDREN IF IT IS TO REMAIN VIABLE.

THE LOCAL COMMUNITY OF SLADEBURN HAS AN AGEING POPULATION AND YOUNG FAMILIES WITH YOUNG CHILDREN ARE THE LIFE BLOOD SLADEBURN NEEDS TO THRIVE IN THE FUTURE.

I STRONGLY RECOMMEND THAT RUSSELL THOMPSON AND HIS FAMILY ARE PERMITTED TO RESIDE AT CLOUGH FARM BARN B897 3AQ

YOURS SINCERELY,
[REDACTED]



Brennand's Endowed CE Primary School

Church Street
Slaidburn
Clitheroe
BB7 3ER

Telephone 01200 446664

E-mail: head@brennands.lancs.sch.uk

Nicola Hopkins
Director of Economic Development and Planning at Ribble Valley Council
Ribble Valley Borough Council
Council Offices,
Church Walk,
CLITHEROE,
Lancashire,
BB7 2RA

Dear Ms Hopkins

It has been brought to our attention that a planning application has been made by Mr Russell Thompson for the change of use from a holiday let to a permanent dwelling at Clough Farm Barn, Catlow Road, Slaidburn, Clitheroe, BB7 3AQ

We fully support this change of use

[REDACTED] We are really struggling with numbers at our school having only 28 children attending even though we have space for 60 children. This is purely down to the fact that there is no affordable housing locally for young families.

If you require any further information please do not hesitate to get back in touch

Yours Sincerely,

[REDACTED]

Mrs Sarah White

Headteacher



Nicola Hopkins
Director of Economic Development and Planning
Ribble Valley Council

Dear Nicola Hopkins,

We are writing to express our support for [REDACTED] and Russell Thompson. We have owned Slaidburn Central Stores since March 2017 and in that time [REDACTED] Russell have been wonderful customers. They use the shop weekly for groceries and use the Post Office local collect service for parcels. Local support like theirs is vital for rural village shops like us [REDACTED] and Russell would be greatly missed if they were unable to continue to be part of the community.

Kind regards,

