

Bowland Wild Boar Park, Wardsley Road, Chipping, PR3 2HB - Grounds and Facts

Grounds for appeal under ground A (s.174(2)(a))

The appellant will make reference to various parts of the Council's Development Plan, this will include but will not be limited to:

- The RVBC Core Strategy (2014)
- The Housing and Economic Development DPD (2019)

The Appellant will make reference to national policy and guidance:

- National Planning Policy Framework (2024)
- National Planning Policy Guidance – online

With regard to the justification for the development and why it should receive planning permission, the case will relate namely to the following:

- The functional relationship the use of the land would have with an established tourism attraction (Wild Boar Park) and holiday accommodation (Bowland Escapes). This will be discussed in relation to the following:
 - o The loss making nature of the existing enterprise and the immediate need to introduce new revenue streams (local need).
 - o The need for further space within the Boar Park, to allow for a broader spread and scope of events and educational activities to be undertaken.
 - o The security of income this would bring to Bowland Escapes, given private use of the Tipis would come with access to all lodge accommodation as part of event bookings.
- The need for a venue of this kind within the Ribble Valley for weddings and other such events, as it is understood no such Tipi venue exists. Which will help diversify the rural economy.
- With regard to the site's situation within a National Landscape and rural area, the appeal will draw upon the distinct lack of any material adverse landscape impacts.
- The ability of the venue to have wider reaching financial and social impacts through the continuation and expansion of existing relationships with:
 - o Local businesses – Transport, Dining, Accommodation, sound equipment
 - o Schools
 - o Charities
- Creation of jobs – hospitality and tourism
- The desire of the Appellants and operator to accommodate for concerns raised in the previous application in relation to:
 - o Noise impacts
 - o Venue Capacity

- Frequency of use
- Attention will also be point toward the efforts made in relation to addressing the concerns of the council in relation to highways, with direct regard to parking, site management and vehicle movements.
- Evidence of political and commercial support of the proposal will also be provided.

Grounds for appeal under ground F (s.174(2)(f))

The requirement to restore land including the re-seeding grass and replanting trees is excessive. The requirement has no regard for the state of land prior to the use, which was naturally more open than the surrounding woodland.

The appellant would benefit from limit felling rights and no TPOs are known to exist, hence they are within their rights to maintain the land, with regard to vegetation growth, within reason, as they see fit. This is of increased penitence given that if the appeal is unsuccessful the appellant would still seek to utilise the land within the parameters of the Town and Country Planning (GPDO) (England) Order 2015 (as amended).

Grounds for appeal under ground G (s.174(2)(g))

The position of the Appellant is that longer should be given for compliance periods relating to:

- Removal of hardstanding, bases, tipis, container, and mobile home (13 weeks); and
- Ceasing of use as a wedding venue (13 weeks)

Whilst the stated breach is not contested, the venue has been well received by customers, with a number of future bookings secured and paid for. The operational wedding season for the venue runs until the end of October and hence a request is made for the compliance period to be extended to this date to allow all 2025 bookings to be fulfilled. This would ensure that those having their weddings here would not be subject to cancellation and loss of significant monies, which could potentially result in legal action against the Boar Park, which as noted is not financially sound.