

Application Number:	2025/0288	Application Type:	Full
Proposal:	Full: Gravel hardstanding and infrastructure for the location of three mobile Camping Pods and one Toilet/shower Pod plus space for access and parking (part-retrospective)	Location:	Former Parrock Mill Site Todmorden Road Bacup Lancashire
Report of:	Head of Planning	Status:	For Publication
Report to:	Development Control Committee	Date:	08.12.2025
Applicant:	Mr Jack Howorth	Determination Expiry Date:	16.10.2025 (extension of time agreed until 12.12.2025)
Agent:	Mr Nigel Peel (Peel Design Partnership Ltd)		

Contact Officer:	Storm Grimshaw
Email:	planning@rossendalebc.gov.uk

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	No
Member Call-In Name of Member: Reason for Call-In:	No
3 or more objections received	Yes
Other (please state):	N/A

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

Approve subject to conditions.

APPLICATION DETAILS

2. SITE

The application relates to an irregular shaped parcel of land measuring approximately 718sqm and located to the south of Todmorden Road, in Sharneyford. The site can be accessed via an existing track taken from Todmorden Road, which the route of public footpath no. 389 runs over. The site sits below the highway and previously formed part of an open, sloped field used as pasture, but has since been levelled and hard surfaced by the applicant. At the time of the case officer's visit to the site drainage installations for the proposed development had also been installed. Between the site and the highway is a thin belt of trees, and to the south is Gleave Clough Brook, a main river which is partially culverted. Parts of the site closest to the river is located in flood zone 2.

The site is located in an area of countryside and the surrounding area is rural in character, with residential properties mostly located along Todmorden Road and others dotted across the hillsides. The applicant resides in Parrock Mill Barn – a converted agricultural building to the south of the site. Agricultural buildings also feature in the surrounding area.

Parrock Mill previously stood on part of the site but was demolished in the 1970s. Owing to the site's previous use, mapping data identifies the site as potentially contaminated. Land in the local area has been historically used for coal mining and it is understood that the site falls partly within the defined Development High Risk Area.

3. RELEVANT PLANNING HISTORY

The site itself has no recent or relevant planning history.

4. PROPOSAL

The applicant seeks part-retrospective planning permission for the installation of three mobile camping pods and one toilet/shower pod. Consent is also sought for the works already carried out on site to facilitate the proposed use such as the laying of gravel hardstanding and infrastructure installations to service the pods.

The proposed camping pods would sit on wheels and would provide overnight accommodation for up to 2 people, with a seating area and small cooking and washing facilities within. Each pod also includes a small raised timber decked area. The pods are connected to electricity via a detachable plug & socket arrangement. They are also connected with a temporary water supply and drain for sink waste only. The proposal includes a shared Toilet Pod which contains a WC WHB & Shower for campers with hot water via a storage tank. All wastewater from the Toilet Pod and the Camping Pod would be directed to a buried Sewage Treatment Tank for filtration before discharging into Gleave Clough. Waste from the development would be stored and collected adjacent to the proposed Toilet Pod.

A new access gate taken from the existing gravel track would provide vehicular access to the site, and each pod would be provided with a parking space and space to manoeuvre.

A scheme of tree planting has also been proposed outside of the application site (but on land the applicant owns), and this would continue the belt of trees running alongside the highway.

The applicant's submitted Design and Heritage Statement states:

"The applicant for this Camping Pod Site is the farmer who owns the adjacent Parrock Mill Barn, and this proposal is part of his diversification plans to allow him and his family to continue farming the land around the site whilst providing a small income stream to the family farming business. The proposal is to hire out the Pods for eight months of the year and is aimed at Fell Walkers and

other visitors to the Rossendale/Calderdale countryside. The site has direct access to Public Footpath ref: FP1401389.”

It is understood that the applicant grazes around 55-60 ewes throughout the year on approximately 50 acres of rough farmland in Sharneyford. The applicant manages to bale about 10 acres of the land to feed their livestock during winter. The applicant has also confirmed their agricultural holding number.

5. POLICY CONTEXT

National Planning Policy Framework

- 2 – Achieving Sustainable Development
- 4 – Decision Making
- 6 – Building a strong, competitive economy
- 9 – Promoting Sustainable Transport
- 11 – Making Effective Use of Land
- 12 – Achieving Well Designed Places
- 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- 15 – Conserving and Enhancing the Natural Environment

Development Plan Policies

Rossendale Local Plan 2019 to 2036 (Local Plan)

- SS: Spatial Strategy
- SD1: Presumption in Favour of Sustainable Development
- SD2: Urban Boundary and Green Belt
- ENV1: High Quality Development in the Borough
- ENV3: Landscape Character and Quality
- ENV4: Biodiversity, Geodiversity and Ecological Networks
- ENV6: Environmental Protection
- ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality
- ENV10: Trees and Hedgerows
- LT3: Tourism
- LT4: Overnight Visitor Accommodation
- LT6: Farm Diversification
- TR2: Footpaths, Cycleways and Bridleways
- TR4: Parking

Other Material Considerations

- National Planning Practice Guidance
- National Design Guide
- RBC Climate Change SPD (2022)

6. CONSULTATION RESPONSES

Consultee	Comments	Conditions Recommended / Necessary
Environment Agency	No objection, subject to condition.	Yes
LCC Highways	No objection.	Yes
LCC Rights of Way	No comments received.	No
RBC Contaminated Land Officer	No objection, subject to conditions	Yes
RBC Environmental Health Officer	No objection.	No
The Coal Authority	No objection.	No
United Utilities	No objection.	Yes

7. REPRESENTATIONS

To accord with the General Development Procedure Order, a site notice was posted and letters sent to neighbouring properties. A press notice was also been placed in the Rossendale Free Press on the basis that the development affects the public right of way running over the existing access track.

22 letters in support of the development have been received, while 11 letters of objection have also been received.

The letters in support are summarised below:

- Development will allow the applicant to diversify his farming business.
- Development will provide visitor accommodation.
- Lack of such facilities within Bacup and the surrounding area.
- Development will add to Rossendale's tourism sector.
- Development will contribute to the local economy.
- Development is small scale and in keeping with the natural and rural character of the area.
- The pods are temporary and moveable.
- Development will not have a material impact on traffic, road junctions or residents' parking.
- Development will have a negligible impact on the environment.
- Development will enhance the wellbeing of occupants using the development.
- Development will not unduly harm the amenity of residents living nearby.
- The applicant has the option of setting up a temporary campsite under permitted development.

The issues raised by objectors are noted below:

- Development is retrospective, and a significant amount of work has already been carried out without proper consultation.
- Inadequate access and amount of traffic along Todmorden Road raise highway safety concerns.

- Proximity to the highway a risk to the safety of children occupying the pods.
- Development will harm the amenity of residents nearby from increased noise, odour and light pollution and loss of privacy.
- Development will be visually intrusive.
- Cramped form of development.
- Inadequate plans to deal with foul waste.
- Development conflicts with national and local planning policies.
- Land is greenfield and not brownfield.
- Development will visually harm the character of the countryside and the quality of the landscape.
- Development risks setting a precedent for this type of development to expand in the area or for a caravan site.
- Location should be reconsidered within the applicant's land holding.
- Development is at risk of flooding.

8. ASSESSMENT

Principle

The development proposes to create a small-scale camping site in an area of countryside located in Sharneyford – which in the Local Plan's Settlement Hierarchy falls within the category of 'Smaller Villages and Substantially Built-Up Frontages'. The Local Plan's Spatial Strategy states development in such areas will typically be small scale, and Policy SD2 of the Local Plan only permits development in the countryside where it specifically needs to be located in such a location and the development enhances the rural character of the area.

The proposed development of 3 camping pods is clearly small-scale by reason of its scale and overall size, and it is considered that the type of development proposed specifically needs to be located in the countryside given the accommodation is camping pods aimed at those seeking to enjoy the benefits of the countryside and the Borough's network of public rights of way. Consideration of the development's impact on the rural character of the area is considered in further detail below.

The Frameworks seeks to support a prosperous rural economy and paragraph 88 of the Framework states planning decisions should enable:

- a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;*
- b) *the development and diversification of agricultural and other land-based rural businesses;*
- c) *sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) *the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

Policy LT3 of the Local Plan seeks to promote tourism opportunities throughout the Borough, and the policy states this will be promoted, in part, by '*taking a positive approach to development of complementary accommodation facilities*'. Proposals outside of the urban boundary such as that being considered here need to ensure there are no unacceptable impacts affecting matters such as landscape character, visual quality, neighbour amenity, highways etc.

Policy LT4 of the Local Plan supports proposals for overnight visitor accommodation and states '*the Council will take a positive approach to new high quality visitor accommodation*', making it

clear that proposals will be supported at locations both within and outside the urban boundary where:

- *They are appropriate to the locality;*
- *They are complementary to existing tourism facilities;*
- *There is suitable access by a variety of modes;*
- *The capacity of the existing infrastructure is adequate;*
- *There are no adverse impacts on visual amenity, landscape or nature conservation; and*
- *The development will not reduce the amount of land for the purposes of open space and recreation.*

Consideration of the detailed requirements sets out under Policies LT3 and LT4 will be considered in the relevant sections below.

The application states the applicant is a farmer who owns Parrock Mill Barn located near to the site and the proposal is part of his diversification plans to allow him and his family to continue farming the land around the site whilst providing a small income stream to the family farming business.

Policy LT6 of the Local Plan states proposals for farm diversifications will be permitted on existing farm holdings provided that:

- *They would make a positive contribution to the continued viability of the farm holding;*
- *They would retain or enhance the character of traditional farm buildings;*
- *Where possible, the proposal re-uses existing buildings of substantial and permanent construction which are structurally sound and capable of conversion without major alterations, or the development is well-related to existing buildings if no suitable buildings are available for re-use;*
- *The agricultural diversification is subservient to the main agricultural use of the farm;*
- *Wherever possible, they add value to produce of the farm or produced locally, or contribute to the tourism economy;*
- *The scale and nature of the diversification proposals are appropriate for the location and would not have an unacceptable impact on residential amenity, landscape character, the enjoyment of the countryside or the purposes of the Green Belt;*
- *They do not require new dwellings within the rural area to support the enterprise;*
- *They do not create extensive areas of hardstanding; and*
- *The volume and type of traffic that would be generated is appropriate to the accessibility of the site and the standard of the local highway network.*

Policy LT6 supports, in principle, proposals for farm diversifications such as that proposed, and the Council is satisfied that the applicant operates a farm and that the diversification would be subservient to the main agricultural use of the farm. If successful, it's expected that the development would make a positive contribution to the continued viability of the farm holding and would contribute to the tourism economy. Considerations relating to the design of the development, its visual impact, impact on neighbouring uses, and highway related matters have been considered in the relevant sections below.

Overall, the proposed development is an appropriate form of development in this countryside location and both national and local planning policies support, in principle, proposals for overnight visitor accommodation that would contribute to the rural economy and the tourism of an area. As such, it is considered that the development is acceptable in principle.

Visual Amenity / Landscaping

The proposed site is publicly visible from Todmorden Road, although views are partially obscured by existing trees and the site's lower level compared to the highway. The works already carried out by the applicant have partially eroded the rural and natural character of the site, however it is considered that the proposed development when considered in its entirety would have a less harmful impact on the character and appearance of the area. It's not considered that the amount of hardstanding introduced to the area is unduly harmful to the character and appearance of the local area.

The proposed camping pods and toilet/shower pod are modest structures constructed out of timber proposed to be painted green. The size, materials and colour of the structures would assimilate into the landscape and would help soften the visual impact of the gravel hardstanding. The size and overall design of the pods is appropriate to this countryside setting and it is not considered that the development would be out of keeping with the rural character of the area. Whilst the development would introduce parked vehicles to a site that was previously an open field, consideration should be given to the fact that most vehicles would be obscured by the proposed camping pods.

The proposed tree planting scheme on land owned by the applicant and adjacent to the highway would also assist in assimilating the development into the wider landscape, whilst also contributing to the visual amenity of the area.

In view of the above, and despite the concerns to the contrary, it is considered that provided suitable conditions are imposed to ensure the satisfactory appearance of the development and new tree planting, the development would have no adverse impact on the visual amenity of the area or the wider landscape. As such it is considered that the proposed development accords with Sections 12 and 15 of the Framework and Policies SD2, ENV1, ENV3, LT3, LT4 and LT6 of the Local Plan.

Neighbour Amenity

Consideration has been given to the concerns raised by Objectors, however it is not considered that the proposed development would have a significantly detrimental impact on the outlook, daylight or privacy enjoyed by residents of any nearby residential properties, given its siting and the separation distances involved. The nearest residential properties to the site are the row of terraced properties on the opposite side of Todmorden Road – which are at least 22m from the nearest camping pods, and the views from the site towards the neighbouring properties are obscured by the difference in levels and the existing trees near to the site.

Whilst concerns have been raised about noise disturbance from the development, it is not considered that the proposed use of the site will necessarily lead to noise disturbance to nearby residents provided that the facility is appropriately managed (as with any facility of this kind). The Council's Environmental Health team have separate powers available (outside the planning process) to investigate and address noise nuisance if it should become an issue. In considering this planning application it would be inappropriate to assume that the development will not be appropriately managed and that it will lead to nuisance being caused. Nonetheless a condition prohibiting the use of live / amplified music and the installation of external illumination is also recommended below to reduce the potential of disturbance to neighbouring residents.

The Council's Environmental Health team have been consulted on the application and advised the following:

"There are no comments from Environmental Health in relation to this application and the perceived neighbour issue of loud music can be managed by the owner via booking conditions."

Concerns have been raised in respect of odours that may potentially be released from the wastewater treatment plant proposed to deal with foul drainage. The installation of the proposed sewage treatment system will need to meet the General Binding Rules for small sewage discharges and will require a permit from the Environment Agency. These separate regulatory regimes the applicant will need to comply with require:

- the installed system meets the relevant British standard in place at the time the system was installed;
- the system is installed and operated correctly, and has enough capacity;
- is regularly maintained and repaired or replaced if it's not in good working order, and
- regularly emptied by a registered waste carrier.

In view of the above, and despite the concerns to the contrary, it is considered that provided suitable conditions are imposed to ensure the amenity of neighbouring residents is safeguarded, the development would have no adverse impact on the living conditions of residents living in the local area. As such it is considered that the proposed development accords with Sections 12 of the Framework and Policies, ENV1, LT3, LT4 and LT6 of the Local Plan.

Access, Parking, Highway Safety

The issues raised by objectors' are noted, however the local highway authority have confirmed that there are no highway grounds to support an objection with reference to the relevant policies contained in the Framework.

Each pod will be provided with a satisfactory level of parking for a development of this nature and scale, and it is not considered that a development of this size would generate significant levels of traffic. The development will make use of an existing vehicular access and it is considered that the access is safe and suitable for a development of this scale.

In view of the above, it is considered that the proposed development is acceptable in terms of access, parking and highway safety, and is therefore in accordance with the Framework and Policies LT6 and TR4 of the Local Plan.

The local highway authority have requested a condition requiring part of the existing access road extending is appropriately paved in a bound surface material to prevent loose material from being carried on to the public highway. In this case it is not considered reasonable or necessary to impose such a condition, considering the small scale and the nature of the proposed development, the condition of the existing access road, and the visual impact the unnecessary development would have on the area.

Ecology and Biodiversity Net Gain (BNG)

There is no reason to suspect that the proposed development would unduly harm ecology or wildlife in the area. The site prior to the works recently carried out was grazing land. Whilst it is acknowledged that the land previously contained trees, it should be noted that the trees were felled several years ago to facilitate to provide grazing land.

In terms of biodiversity, Government guidance makes clear that mandatory BNG does not currently apply to retrospective planning applications, and it is considered in this case that the

works already carried out on site preclude the ability to apply the statutory pre-commencement condition necessary to secure mandatory BNG.

Notwithstanding the above, both the Framework and Policy ENV4 of the Local Plan expect development proposals to deliver a net gain in biodiversity. To satisfy this requirement, the applicant has agreed to plant no.10 Sycamore and no.20 Common Alder on land near to the site and which falls under his ownership. Subject to a condition securing the implementation of the tree planting scheme, it is considered that the proposed development would deliver a net gain in biodiversity, reasonably satisfying the requirements of Section 14 of the Framework and Policy ENV4 of the Local Plan in this regard.

Land Contamination

The Council's land contamination consultant and the Environment Agency have been consulted on the application. None of the aforementioned have any objection to the proposals in terms of contaminated land. Therefore, subject to the inclusion of conditions requiring extensive investigation and potentially remediation of the site prior to any further development taking place, it is considered the proposed development would reasonably satisfy the requirements of Section 15 of the Framework and Policy ENV6 of the Local Plan in regards to land contamination.

Drainage and Flood Risk

The Environment Agency (EA) originally objected to the application on the basis that the applicant had failed to adequately demonstrate that the development could not reasonably connect to a public foul sewer. The EA subsequently withdrew their objection following the submission of a revised Flood Risk Assessment and Sustainable Drainage Strategy which demonstrated it was impractical to connect to a public foul sewer. As such the proposed means of draining foul waste is considered to be acceptable.

In terms of flood risk, the propose development is identified as a 'More Vulnerable classification', however the proposed camping pods are located entirely within flood zone 1 (only the toilet pod is in flood zone 2) and the pods would be raised above ground by 650mm. In the event of any local exceedance events, the FRA recommends a site-specific warning and evacuation plan is formulated by the operator of the development and a condition imposing this requirement has been included below.

It's not considered that the proposed development would increase surface water run-off from the development – the proposal comprises moveable structures and gravel laid above soil.

The EA and United Utilities have raised no objection to the development in regard to how surface water from the site is managed.

Overall, it is considered that the proposal is considered to be at low risk from all sources of flooding, and would not increase flood risk elsewhere.

Subject to conditions, it is considered that the scheme will be acceptable in terms of drainage and flood risk reasonably satisfying the requirements of Policies ENV1 and ENV9 of the Local Plan and Section 14 of the National Planning Policy Framework in this regard.

9. SUMMARY REASON FOR APPROVAL

The proposed development would help the applicant diversify their farm business and would provide an appropriate form of overnight visitor accommodation in a countryside location, while

also contributing to a prosperous rural economy and the Council's aims to promote tourism across the Borough. It is considered that the development is acceptable in principle, and subject to the conditions recommended below, the development will reasonably safeguard the character, appearance of the area, the amenities of neighbouring properties, highway safety, ecology, would mitigate the risks associated to contaminated land and flooding from all sources, and would deliver a net gain in biodiversity. The development is therefore considered to be in accordance with Policies SD1, SD2, ENV1, ENV3, ENV4, EN6, ENV9, LT3, LT4 and LT6 of the Local Plan, and Sections 2, 6, 9, 11, 12, 14 and 15 of the National Planning Policy Framework.

10. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following documents, unless otherwise required by the conditions below:

Document / Plan / Drawing Title	Document / Plan / Drawing Reference	Date / Latest Revision Date Recorded or Date Received
Location Plan	25-01-01-A	June 2025
Block Plan Existing	25-01-04	October 2025
Proposed Block Plan	25-01-06-A	20-11-2025
Camping Pod Details	25-01-07-A	20-10-2025
Toilet Pod Details	25-01-08-A	20-10-2025
Flood Risk Assessment & Sustainable Drainage Strategy	CFC25045 Rev A	November 2025

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.

3. The development shall be carried out in accordance with the submitted flood risk assessment (ref CFC25045, prepared by CFA Civils, dated November 2025) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 650mm above the current ground level.
- All residential development will be located in Flood Zone 1 as per drawing 25-01-05-A.
- No construction or development shall take place over/on the culverted watercourse Greave Clough Brook.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

4. Before the development hereby approved is first brought into use, the operator of the development shall formulate a site-specific warning and evacuation plan in the event any

local flooding exceedance events occur. The details of the warning and evacuation plan shall be communicated to all users of the development upon their arrival.

Reason: To mitigate the potential risks to users of the development from flooding.

5. Notwithstanding any information submitted with the application, no further development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

- i) A Preliminary Risk Assessment report (phase 1), including a conceptual model and a site walk over survey;
- ii) Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and
- iii) Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy (including verification plan) prior to commencement of development. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

Reason: To mitigate risks associated with land contamination and to ensure the site is suitable for the proposed end use.

6. Pursuant to condition 5, and prior to first use or occupation, a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To mitigate risks associated with land contamination and to ensure the site is suitable for the proposed end use.

7. The parking areas as shown on the approved Proposed Block Plan no. 25-01-06-A shall remain available for the parking of vehicles associated with the development for the lifetime of the development.

Reason: In order to ensure satisfactory levels of parking are achieved within the site.

8. The tree planting shown on the approved Proposed Block Plan no. 25-01-06-A shall be implemented in full within the first planting season following the substantial completion or first use of the development (whichever is the sooner). Any planting forming part of the scheme which, within a period of 15 years from the completion of those works, dies, is removed or become seriously damaged or diseased shall be replaced in the next planting season with replacement planting of similar size and species.

Reason: In the interests of visual amenity and to ensure the development delivers a net gain in terms of biodiversity.

9. Prior to their installation on the development site, the proposed camping pods and toilet/shower pod shall be painted 'Grass green - RAL 6010' in colour and the colour shall thereafter be retained for the lifetime of the development.

Reason: In the interests of visual amenity.

10. At no time shall any form of external illumination be erected or used to serve the development hereby approved, and at no time shall any form of sound amplification be erected or used in association with the development hereby approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of neighbouring residents.

11. INFORMATIVES

1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk

3. Whilst it is acknowledged that the proposed camping pods are on wheels, as shown on the submitted documents, the LPA is unable to impose by condition a requirement for the pods to remain as such, and therefore Preliminary Risk Assessment (PRA) required under the terms of condition 4 must assume the void beneath the structures can be enclosed at any point in the future. As such the PRA should still cover the potential for mine gas.
4. During the period of construction, should contamination be found on site that has not been previously identified, no further works shall be undertaken in the affected area. Prior to further works being carried out in the affected area, the contamination shall be reported to the Local Planning Authority within a maximum of 5 days from the discovery, a further contaminated land assessment shall be carried out, appropriate mitigation identified and agreed in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed mitigation scheme.
5. The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework and the current Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.
6. The application site lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? –

<https://www.gov.uk/government/publications/permit-process/permit-process>

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here: <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: <https://www.gov.uk/government/organisations/mining-remediation-authority>.

7. The applicant should give due consideration to the advice set out in United Utilities' comments on the planning application.

NOTES

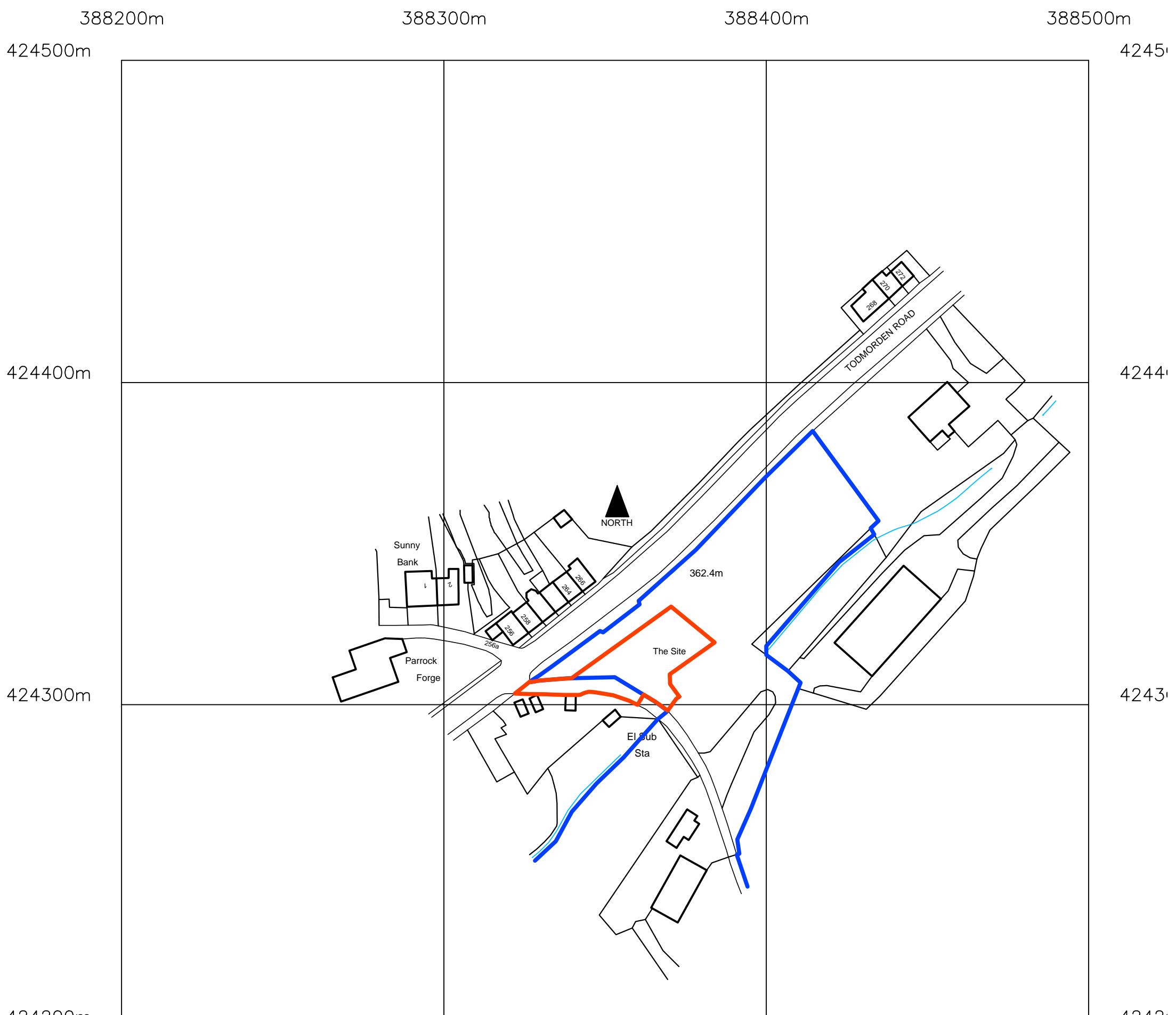
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- Contractors to check all dimensions on site prior to commencement of works.
- All works to be carried out in accordance with current statutory Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

REV. AMENDMENTS

Rev A Red line boundary extended to include the access road

DATE

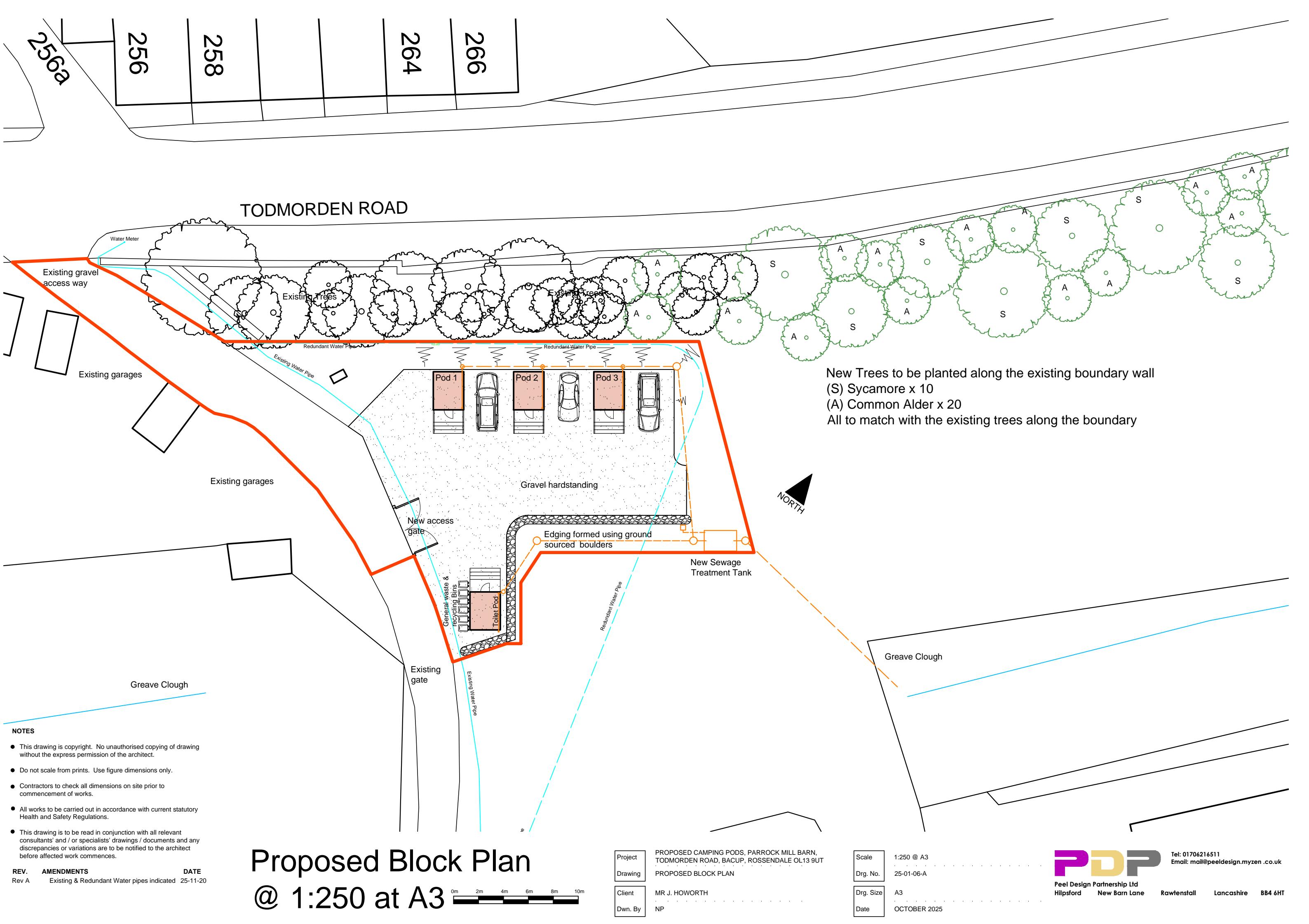
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Project Drawing	PROPOSED CAMPING PODS, PARROCK MILL BARN, TODMORDEN ROAD, BACUP, ROSSENDALE OL13 9UT
Client Dwn. By	MR J. HOWORTH NP
Scale Drg. No.	1:1250 @ A3 25-01-01-A
Drg. Size Date	A3 JUNE 2025







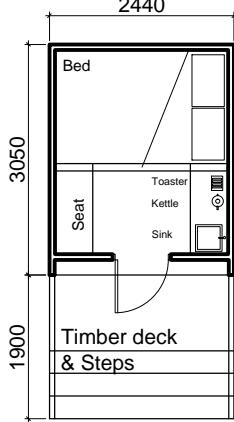
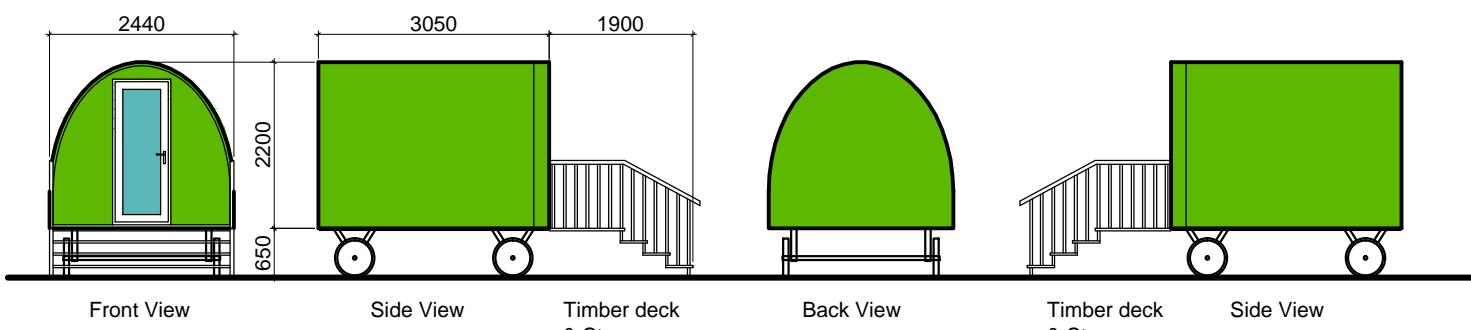
Camping Pods



Pod Interior



Pod Entrance



Camping Pods to be
painted Ral 6010

RAL 6010 Grass
green

Pod Details @ 1:100 at A4

0m 1m 2m 3m 4m 5m

Project
Drawing

PROPOSED CAMPING PODS, PARROCK MILL BARN,
TODMORDEN ROAD, BACUP, ROSSENDALE OL13 9UT
CAMPING POD DETAILS

Client
Dwn. By

MR J. HOWORTH
NP

Scale
Drg. No.

1:100 @ A4
25-01-07

Drg. Size
Date

A4
JUNE 2025

NOTES

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- Contractors to check all dimensions on site prior to commencement of works.
- All works to be carried out in accordance with current statutory Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

REV. AMENDMENTS

Rev A Pod paint colour specified

DATE

25-10-20



Tel: 01706216511
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Peel Design Partnership Ltd
Hilpsford New Barn Lane

Rawtenstall

Lancashire

BB4 6HT



Toilet window & waste connections



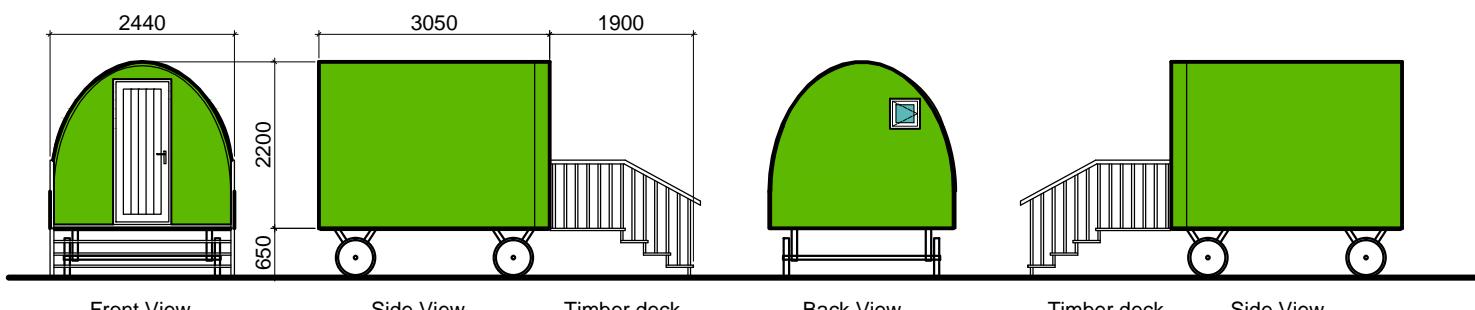
Toilet entrance



Toilet Interior



Toilet Changing area



Front View

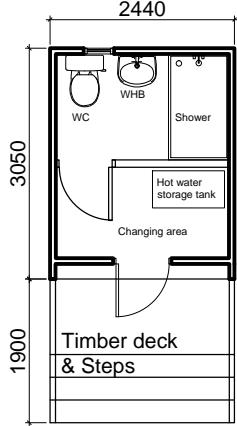
Side View

Timber deck & Steps

Back View

Timber deck & Steps

Side View



Toilet Pod to be painted Ral 6010
RAL 6010 Grass green

Toilet Pod Details @ 1:100 at A4

0m 1m 2m 3m 4m 5m

Project	PROPOSED CAMPING PODS, PARROCK MILL BARN, TODMORDEN ROAD, BACUP, ROSSENDALE OL13 9UT
TOILET POD DETAILS	
Client	MR J. HOWORTH
Dwn. By	NP
Scale	1:100 @ A4
Drg. No.	25-01-08-A
Drg. Size	A4
Date	JUNE 2025

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