

Mr Rob McKillop  
Planning Department  
Wyre Council  
Civic Centre  
Breck Road  
Poulton le Fylde  
FY6 7PU

10<sup>th</sup> March 2023

Dear Mr McKillop

**22/01043/FULMAJ**

**Valiants Farm Lancaster Road Out Rawcliffe Lancashire PR3 6BL**

**Change to use of buildings (B8) and land to allow for Event Space (Sui Generis) for up to 5,000 people (43 events per year) including car parking areas**

The Parish Council acknowledges that it is not a formal consultee of Wyre Borough Council, as Little Eccleston is settled within the boundary for Fylde Borough Council, and therefore was unaware of this application until the consultation periods were drawing to a close; but would like to express their gratitude to Wyre Borough Council for agreeing to the Parish Councils comments to be submitted and included after the deadline dates.

This significant application was discussed at length at the Parish Council meeting 9<sup>th</sup> March 2023.

As a result of these discussions, **it was resolved** that the Parish Council **OBJECT** to this application for the following reasons:

**Countryside Areas, Design & Transport**

*Strategic Policy (SP4) states the open and rural character of the countryside will be recognised for its intrinsic character and beauty. Development which adversely impacts on the open and rural character of the countryside will not be permitted unless it is demonstrated that the harm to the open and rural character is necessary to achieve substantial public benefits that outweigh the harm.*

*Core Development Management Policy (CDMP3) requires the following - Development must not have an unacceptably adverse impact on the amenity of occupants and users of surrounding or nearby properties and must provide a good standard of amenity for the occupants and users of the development itself. Development must create safe and secure environments that minimise the opportunities for crime and promote community safety.*

*Core Development Management Policy (CDMP6) requires the following - Development will be permitted provided it meets the requirements of the Core Development Management Policies and it has been demonstrated that: Road safety and the safe, efficient and convenient movement of all highway users (including bus passengers, refuse collection vehicles, the emergency services, cyclists and pedestrians) is not prejudiced*

In consideration of these policies, the Parish Council considers the proposal is in direct conflict with SP4, CDMP3 & CDMP6 for the following reasons:

**Noise and Disturbance**

The Parish Council have evaluated and appreciate the submission of a Noise Management Plan and acknowledge that the events will range from music festivals and concerts to sporting / family/ children and local community events and weddings.

The following observations should be taken into consideration, as it is clear the proposal will impact on the neighbouring residential village premises in relation to noise.

Music Events: The noise management plan states “*for events where music is the primary source of entertainment, an event specific noise management plan will be provided by the event organiser and as a minimum will include dates, start and finish times, event site plan, predicted noise levels and the protocol for monitoring and managing noise levels from the event.*” Whilst there is no doubt noise reduction features will be implemented, however the acoustics in the area are such that noise travels a great distance. Previous events held at the venue in 2021 demonstrated that local village residents could hear music, cars and voices. Noise from such type events come in many forms, noise from music, people chatting, laughing and singing, which would certainly increase in volume as the events get into “full swing”. This is a quiet rural area.

Other events: Traffic arriving and leaving the venue would have an adverse effect on the area with the intrusion of dominant vehicle noise with doors opening and closing and engine noise when passing residential areas.

The Parish Council is of the opinion therefore that the proposal will have a significant effect on the peacefulness of the local area and would cause unacceptable harm.

### **Road Safety, Accessibility and Transport**

The site is on mostly narrow, quiet country lanes with some blind bends and high hedges. The traffic generated by such a commercial enterprise would create a road safety hazard. These lanes are used by agricultural vehicles and local cars. Local horse riders and cyclists also use these roads, where at times, their usage can be difficult. The vast increase in traffic movements by cars, taxis, minibuses, coaches and service vehicles would significantly increase the health and safety issues for all users of our local road network. It must be noted that there are very few passing places should two large vehicles approach each other.

The major increase in traffic volumes will not only be limited to the movement on and off site by event guests, but the transportation movements required for event preparation required before and after – technical and production personnel, lighting and sound equipment transportation, miscellaneous deliveries, catering units, waste disposal etc.

There is a consistent theme within Wyre Councils Local Plan with regards to the need for a choice of transport modes and reducing reliance on the private car. With the proposal catering for 43 events each up to 5000 people, this will result in significant number of trip movements.

- There is no public transport serving the venue
- There are no footpaths or cycle tracks on the local rural surrounding roads.
- There is no streetlighting

Therefore, the location must be deemed as unsustainable for such a trip generating use.

### **Animal Welfare**

This is a rural area, the fields cater for cattle, sheep and horses. These will be affected by any adverse noise elements. Noise is one of the major stress triggers in these animals which can lead to sweating, trembling and escape attempts. Quiet environments are essential.

Wildlife, if subject to noise pollution, suffers chronic stress, fertility problems and change their migration routes in response. Many animals particularly birds and insects communicate via acoustic signals, enabling them to choose mates or warn their groups of predator threats.

Bats and owls rely on acoustics to source food when hunting. Noise pollution would result in more time attempting to source food which has a detrimental effect on their ability to thrive and potentially leading to decline.

Bird migration is strongly affected by noise, with birds choosing to avoid areas with heavy noise pollution during migration. This has the knock-on effect of where the birds then establish homes to raise young, which in turn changes the distribution of species and ultimately can affect the eco system.

### **Sustainable Development in Rural Areas & Rural Economy**

**Policy SP2** states that *all development should contribute positively to the overall physical, social, environmental and economic character of the area in which the development is located and further notes that development proposals must not compromise the Borough's ability to improve the health and well-being of local residents.*

The Parish Council acknowledges and appreciates that the owner of the site would like to diversify the business which would in turn generate some employment, although it is unclear from the information provided how many wholtime equivalent posts this would generate and whether these posts are casual or permanent. The statement suggests 20 full time posts and 500 part time posts, rather than a wholtime equivalent figures which would be more meaningful.

The Parish Council believes the proposal to be in direct conflict with this policy as the proposal is highly likely to compromise the health and well-being of local residents due to the nature of an intrusive, unwarranted and inappropriate commercial enterprise in the very heart of a tranquil rural area.

Furthermore, although new employment opportunities associated with the proposal are suggested the Parish Council is not at all certain that the visitors to the events would make any material contribution to the support of any local shops pubs or restaurants, particularly as these are so remote from the site and the facilities in general will be onsite.

**Strategic Policy EP8** aims to contribute toward maintaining a healthy rural economy, and as such states *The expansion of existing businesses within countryside areas will be supported where it meets the requirements of the Core Development Management Policies and where it is demonstrated that: a) The scale and nature of the activity is not detrimental to the rural character of the area.*

The Parish Council is of the opinion that due to the sheer volume and scale of the proposal it is in direct conflict with EP8 and if permitted will result in:

- a detrimental change to further erode the rural character of the countryside.
- a detrimental impact on the privacy and amenity of neighbouring
- a detrimental impact of noise disturbance caused by the proposal.

### **In Summary**

The Parish Council as previously noted, acknowledges and appreciate that the owner of the site would like to diversify the business which would in turn generate some employment. However, having assessed the application against Wyre Councils Local Plan it is clear that the proposal is in conflict with the plan and policies.

The Parish Council acts on behalf of their local residents, the majority of which chose to live in this beautiful area of Lancashire for its peace and tranquillity which is cherished.

It is highly unlikely that the transportation and assembly of large volumes of people into this rural area will not have a major impact on the noise levels and traffic volumes.

This proposal for change of use would have a significant detrimental impact on the residential amenity that local residents could reasonably expect to enjoy, through the traffic and noise implications of the events operation, by virtue of its unpredictable nature and the intensity from the potential number of event attendees.

On viewing the responses already submitted to Wyre Borough Council – there are over 200 objections to this application, many of which we believe are from residents of Little Eccleston with Larbreck parish.

We are aware that you have also received letters of objection from both our parish's MPs – Mark Menzies and Out Rawcliffe & St Michael's parish's MP – Ben Wallace.

As was also stated in Ben Wallace's letter to you – our objections to this application are not 'hypothetical'. A previous event held at Valiants Farm in July 2021 caused major traffic disruption within our parish and residents of our parish were subjected to anti-social behaviour, verbal abuse and noise pollution and this event was only attended by a maximum of 2,000 people.

The number of events proposed per year (43) and the scale of these events (up to 5,000 attendees per event) are not in any way compatible with the road network and services available within Little Eccleston, Out Rawcliffe and St Michaels – all of which will be adversely affected, should you make the decision to grant this application.

Therefore, we respectfully request that this application is refused, for all the reasons we have stated above.

Yours sincerely

LITTLE ECCLESTON WITH LARBRECK PARISH COUNCIL