

3rd February 2025

The Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe



Our ref: LJG328
Your ref: -

By email only

Dear Sir/Madam,

RETROSPECTIVE PLANNING APPLICATION FOR THE RETENTION OF HOLIDAY LODGES AND OFFICE BUILDING ON LAND AT PRESTON ROAD, RIBCHESTER

I am pleased to enclose a partially retrospective planning application for the retention of 2 no. holiday lodges and an office building at Boudicea Park, off Preston Road, Ribchester.

The submission has been made via the Planning Portal (PP-13727200) and is supported by a drawing package prepared by David Liversidge Design.

Site description

The site currently accommodates an existing building used for heliculture and two holiday lodges (of six consented) which obtained planning permission under approval 3/2021/0595.



Figure 1 – site location

It is located to the north of Preston Road and benefits from an existing vehicular access from the B6245. The land within the site is generally flat and contains areas of hard surfacing with soft landscaping.

With regard to known constraints, the site is not within or adjacent to a conservation area, nor are there any other heritage assets in the vicinity. There are no public rights of way within the site which would be affected by the proposals.

The site of the proposed development is within Flood Zone 1 and therefore at limited risk in this regard. Wider parts of the land fall within Zones 2 and 3, though are avoided as part of the scheme under consideration.

Proposals

The proposals seek to retain and alter two holiday lodges which have been sited on the land, along with a small office building.

The layout of the six holiday lodges as approved in 2021 is shown below for reference.

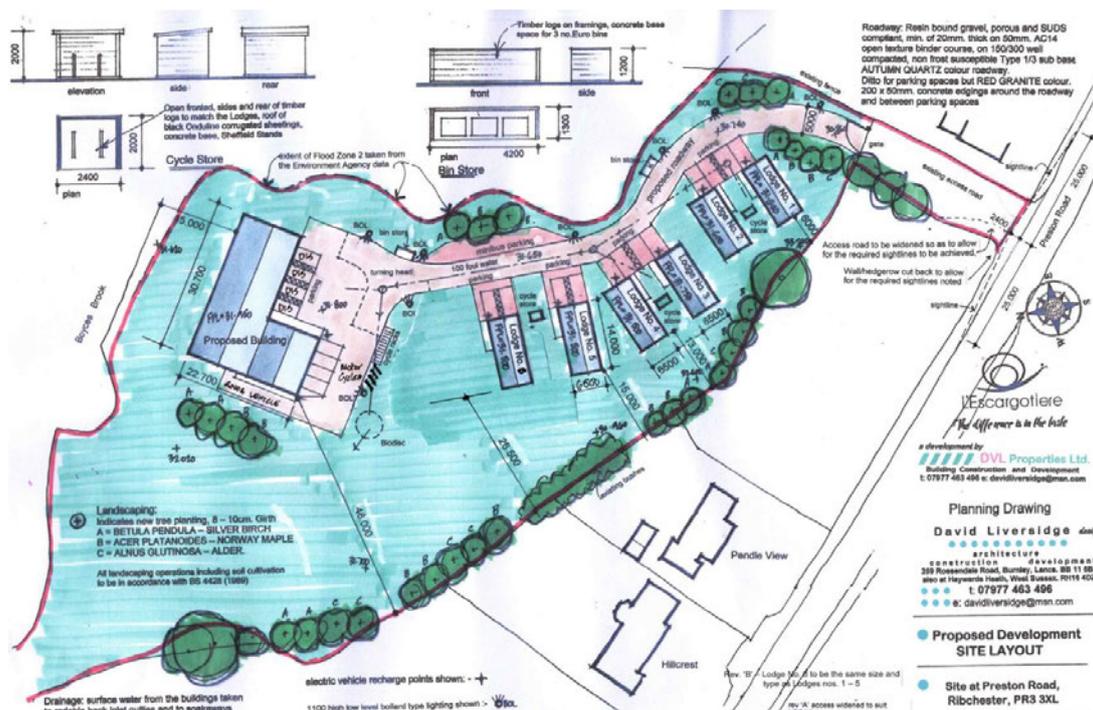


Figure 2 – layout approved under 3/2021/0595

It is now sought to replace and relocate units 5 and 6 with the lodges proposed as part of this revised submission. Lodges 1 and 2 are in place, with 3 and 4 currently being readied off-site for construction. The quantum of development will therefore remain the same, but result in a rearranged format in this location.

Excerpts from the proposed layout are included below, along with proposed elevations to show the intended finish of the new lodges.

The proposed office building, which is to serve Boadicea House, is also already in place and located adjacent to the roller shutter door on the south facing elevation. This is shown in the layout plan below, shaded in red.

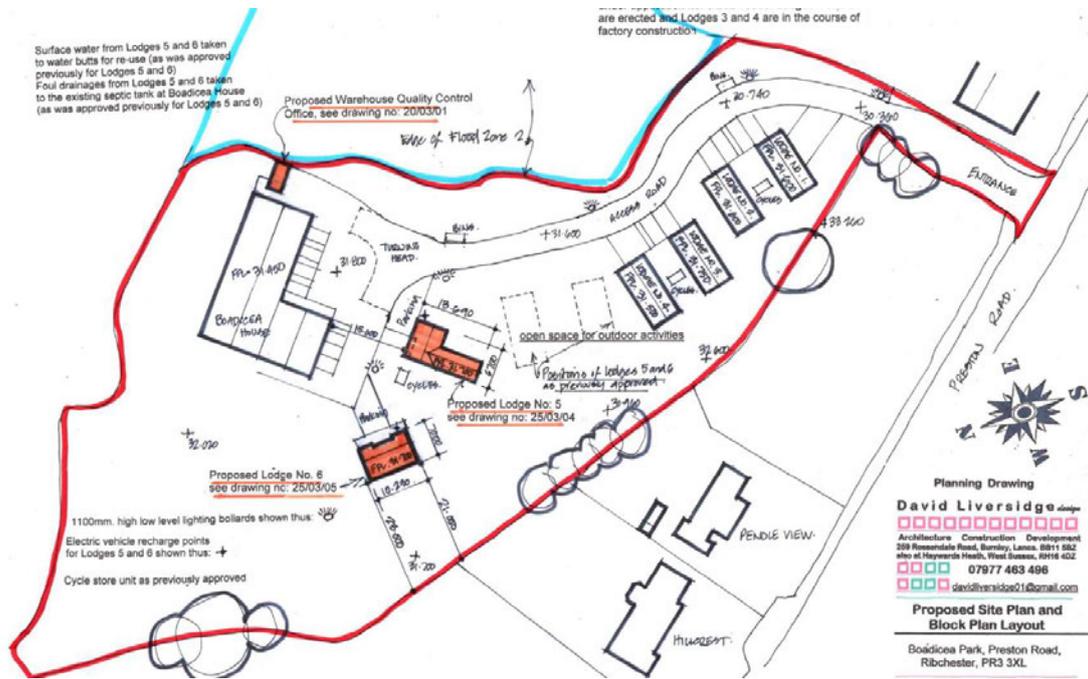


Figure 3 – proposed layout

The proposed lodges are to be finished in horizontally clad timber to the walls and dark grey roof tile sheets to reflect the units already in place. This will allow for visual consistency in this element of the site and an appearance which is suitable within the open countryside.

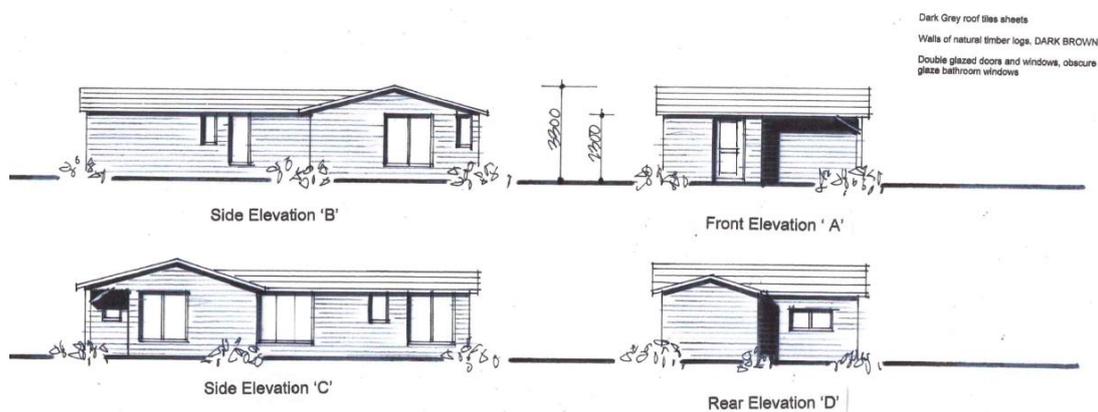


Figure 4 – elevations of lodge no.5



Figure 5 – elevation of lodge no.6

Each would be afforded dedicated parking provision and the revised layout also allows for informal, shared outdoor amenity space between lodges 4 and 5, for use by occupants.

The proposed office building is intended to act as a base for warehouse quality control and to manage deliveries to and from the site.

Policy context

The site is located within the open countryside, adjacent to the settlement boundary for Ribchester as shown in the policy map excerpt below.

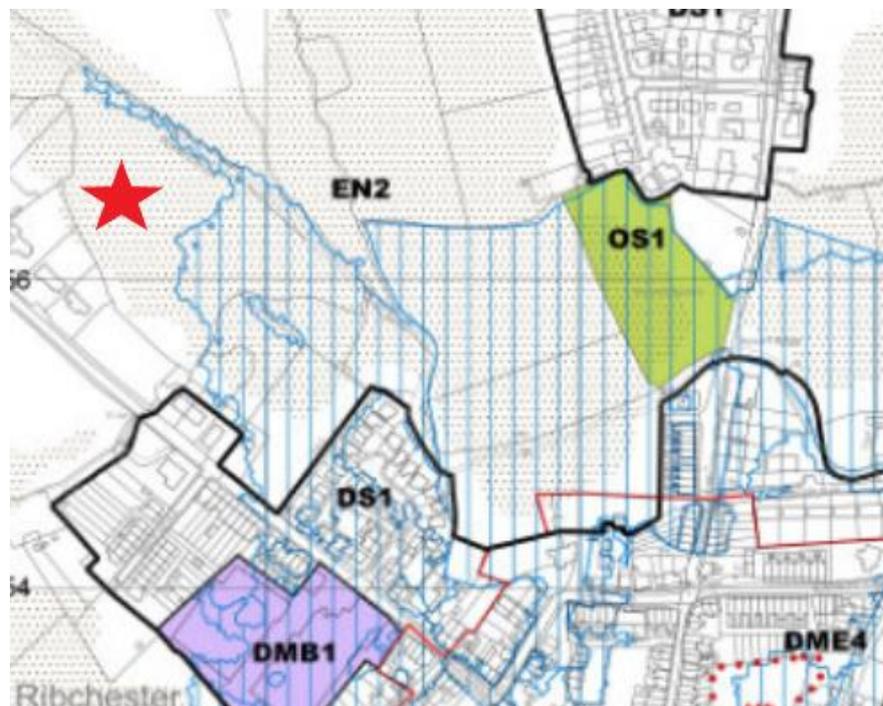


Figure 6 – policies map excerpt (site denoted by red star)

Accounting for this designation, the following policies of the Ribble Valley Core Strategy (2014) would be engaged when considering the proposals:

- **Key Statement DS1** outlines the Council's development strategy with regard to housing, employment, retail and leisure;
- **Key Statement DS2** confirms that when considering development proposals, the Council will take a positive approach which reflects the presumption in favour of sustainable development. Wherever possible, it will aim to secure development that improves the economic, social and environmental conditions in the area;
- **Key Statement EN2** seeks to protect landscape character and expects new development to reflect local distinctiveness, vernacular style, scale, style, features and building materials;
- **Policy DMG1** sets out various criteria to be considered in assessing planning applications, requiring new development to be sympathetic to existing land uses, highway safety and not adversely affect the amenities of the area;
- **Policy DMG2** seeks to control new development in accordance with the Council's spatial vision. Within the open countryside, schemes will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting.
- **Policy DMG3** supports the provision of sustainable and accessible development; and
- **Policy DMB3** confirms the development which extends the range of tourism and visitor facilities will be supported, subject to consideration of a number of listed criteria.

In addition to the above, the National Planning Policy Framework supports the delivery of sustainable development (paragraph 11) and seeks to encourage a prosperous rural economy (paragraphs 88 and 89), which are relevant to the development in question.

Appraisal

Principle of development

The site benefits from an extant permission (ref - 3/2021/0595), in part, for the erection of 6 holiday lodges. Two of the units have been erected and two are in the process of having the components manufactured, ready for construction.

The provision of this accommodation was deemed to be compliant with Key Statement EC1 and Policies DMG2 and DMB3 of the Core Strategy when approving the earlier application.

This full application seeks to relocate lodges 5 and 6 of that earlier consent, altering the original layout but retaining the overall quantum of development. In this regard the principle of development is acceptable and remains in accordance with the Core Strategy.

Similarly, the provision of a small, detached office building for use with the existing business also raises no policy conflicts, in principle.

Layout and appearance

The two lodges in question would be moved further north when compared to their originally consented location, but would still be visually and physically well related to the existing built form present at the site. In this regard there would be not undue or unacceptable impact on the character or appearance of the open countryside in this location.

The site benefits from good levels of natural screening due to the presence of existing built form and landscaping, which remains unaffected by the development as proposed. As such the development would not appear prominent or incongruous in this location.

The overall massing and scale of the new units would be comparable to the lodges already granted, as would their external appearance with timber cladding to the walls and grey roof tiles to the roof. The bodies of the lodges are already in situ but their finish will be as shown within the drawing package provided with the application.

The proposed office building also has a negligible impact, being located immediately adjacent to the existing heliculture building and is modest in terms of its scale and height.

The development is therefore in full accordance with Key Statement EN2 and Policies DMG1 and DMG2.

Residential amenity

The revised layout provides for more than adequate separation to the nearest residential properties on Preston Road, resulting in no overbearing impacts or loss of privacy by way of the amended siting.

Highways

Access to the site remains as existing and the internal road network configuration remains largely unaltered, other than the provision of new parking spaces for the relocated lodges.

The number of units within the site does not exceed that previously approved and in this regard there would be no greater impact in terms of highway safety or capacity. The proposed office building is intended to assist with movements associated with the heliculture activities at the site and the operative can also ensure that there are no conflicts with traffic associated with the businesses and those of the lodge occupants.

Flood risk

Whilst areas of the wider site fall within Flood Zones 2 and 3, the development proposed lies wholly outside of those areas, in Flood Zone 1.

Accordingly there is no inherent risk arising from the scheme as present.

Summary

It has been demonstrated that the principle of development is wholly compliant with the relevant, up to date policies of the National Planning Policy Framework and the Ribble Valley Core Strategy. Accordingly the presumption in favour of sustainable development should be applied and permission should be granted without delay, in accordance with paragraph 11 of the Framework.

If you require any further information to assist in your assessment of the proposals, please feel free to contact me.

Yours sincerely

Lee Greenwood

LJG Planning Consultancy