

PLANNING STATEMENT IN SUPPORT OF REGULARISATION APPLICATION TO RIBBLE VALLEY BOROUGH

LOWER MOSS FARM, LOWER LANE, LONGRIDGE. PR3 2YH

**DEVELOPMENT OF 3NO. HOLIDAY COTTAGES, ASSOCIATED CAR PARKING
AND ACCESS, LANDSCAPING AND ASSOCIATED WORKS IN CONNECTION
WITH EXISTING HOLIDAY PARK.**

OUR REF : RAI/12

DATE : October 2025

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1.0. INTRODUCTION

This Planning Statement supports a Regularisation application made to Ribble Valley Borough Council for the retention of 3No. Holiday Cottages following part implementation of planning permission reference: 3/2017/0357. Planning permission was originally granted for the development of ten, two-storey holiday cottages including access, landscaping and associated works but due to financial constraints only three of the holiday cottages have been completed. The holiday cottages have been constructed as a shell with the internal fit out partially complete.

This statement will make the case that the application complies with planning policy for these main reasons:

- The holiday use is not isolated and links with an existing adjacent holiday location;
- The design of the building is traditional in keeping with the locality;
- The proposals represent an environmental and ecological improvement to the site and the area.

2.0. ASSESSMENT

2.1. Moss Farm is situated just to the south of Longridge and is accessed via a track which runs south from Lower Lane. Land in the vicinity generally slopes down to the south and is primarily in agricultural use, although to the south is one of the Alston Reservoirs and to the east is College Wood. The height of the reservoir effectively precludes views to the south from the site, and the sloping bank is grassed. There are other properties and residential development comprising the southern fringe of Longridge within sight of the farm. The holding extends to approximately 4.5 acres, most of which was built on in connection with the pullet rearing enterprise which ceased to trade and was formally cleared from site when the initial consent was granted under reference 3/2007/0060.

2.3. Access to the site is down a straight track with a sound sealed surface, with grass verges for much of its length and hedges on either side. Most of the boundary of the site is similarly defined by hedges with some post and rail fencing and dry stone walling. The track is also a public footpath, which continues in a southerly direction where the track turns east and links with the wider footpath network. The main point of access into the holding is also taken from the track at this point.

3.0. PLANNING HISTORY

3.1 The planning history for the property is as follows:

3/2007/0060 – Application for full consent for the change of use of poultry farm to form a 21 pitch static caravan park and ancillary building.

Decision; Approved with Conditions, Decision Date; 30th April 2007

3/2012/0426 – Application for full consent of a static caravan/lodge park for 19No. pitches.

Decision; Approved with Conditions, Decision Date; 13th July 2012

3/2017/0357 – Application for full consent for the construction of ten, two storey holiday cottages, including associated parking and access, landscaping and associated works in connection with existing holiday park

Decision; Approved with Conditions, Decision Date; 4th December 2017

4.0. PROPOSAL

4.1 The applicant has been advised by the Local Authority to submit a Regularisation application for the 3No. Holiday Cottages that are completed on site and submit all necessary documents to bring unauthorised plots into compliance with local regulations, ensuring legal compliance and infrastructure development.

4.2 To apply for a regularisation certificate, the following documents are typically required:

- Completed Regularisation application form: This should be signed and returned with the application
- Plans showing the building before and after the works: These plans are essential for demonstrating the proposed changes that have been carried out.
- Additional plans and details: These may include building regulations specifications plans that indicate how the building has been brought up to meet current building regulations standards
- Correct charge: There is a specific fee for regularisation applications, which varies dependant on the amount of work that has been carried out and the Local authority will determine

4.3 The applicant has completed 3No. unit's of the original planning permission to date with no desire to complete the remaining units. The applicant will continue to make improvements across the remainder of the site and further development to complement and enhance the holiday park provision at the site.

5.0. PLANNING POLICY

- 5.1** The NPPF describes the overarching aim of the planning system as being to secure sustainable development; paragraph 7 states that there are three dimensions to sustainable development, namely economic, social and environmental and expands on those aspects and issues that are encompassed by each. Furthermore the NPPF details a presumption in favour of sustainable development. In respect of the determination of planning applications this requires the approval of development that accords with the development plan without delay, and where the development plan is absent, silent or relevant policies are out-of-date the granting of planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.2** Paragraph 17 details 12 core planning principles. They include taking a proactive approach to securing sustainable economic development to deliver the homes and other resources that the country needs; the requirement always to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and actively managing patterns of growth in order to make the fullest possible use of public transport, walking and cycling, focussing development in locations that are or can be made sustainable.
- 5.3** At subsection 3 of NPPF entitled 'Supporting a Prosperous Rural Economy' it is stated that 'planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:
- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new building.
 - Promote the development and diversification of agriculture and other land based rural businesses.
 - Support sustainable rural tourism and leisure developments that benefit businesses in rural Area's, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

- Promote the retention and development of local services and community facilities in villages such as shops, meeting places, sports venues, cultural buildings, public houses and places of worship

DEVELOPMENT PLAN POLICY

- 5.4** The Ribble Valley Core Strategy (CS) was adopted in December 2014 and comprises the development plan for the area. Key Statement EC3 states that proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourist facilities associated with existing attractions.
- 5.5** Policy DMB3 of the CS says planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the Borough, subject to 6 qualifying criteria relating to conflict with other policies of the plan; physical relation to main settlements; character and visual amenity; highways; servicing and parking and nature conservation. The policy contains further restrictive criteria for proposals within the AONB, which this site is not.

6.0 DESIGN/APPEARANCE

- 6.1** The purpose built units are to be of a traditional vernacular build with stone detailing and finishes with simple rectangular form. Roofs will be pitched natural slate roofs with stone chimneys. (as previously approved).
- 6.2** The proposed building is two storey having two bedrooms located at first floor level. The first floor is however provided with dormers which reduces the apparent ridge height of the buildings and the buildings have a much lower eaves than a full height two storey building. In the context of the approved caravan/lodge park, the proposed holiday units will not therefore be visually intrusive. The traditional stone construction and pitched slate roof design is appropriate to the character of the area.
- 6.3** The building can be seen across the wider landscape of the area because of the undulating nature of the surrounding environment but has been well screened from the main farm. There are vantage points across the site where the building can be viewed such as the adjacent public footpaths (which are to remain unaffected by the proposal).

7.0 DESIGN/APPEARANCE

- 7.1.** The access route to the site remains as previously approved via the existing 450m track from Lower Lane, which is straight and already used safely by vehicles, cyclists and pedestrians. Lower Lane, along which there is a 30mph speed restriction has now been provided with passing spaces along the lane as required in that earlier permission to assist with traffic control. There is also a bus service along Lower Lane making the site accessible by means other than the private car.
- 7.2.** Within the site there is car parking for each individual purpose built unit in a shared car parking area.

8.0 CONCLUDING REMARKS

- 8.1.** Given that the proposed scheme has already been approved and the Local Authority has found the design of the units to be acceptable, albeit this is only part of the scheme put forward in those original consultations. The proposals are within the approved site of the planning application granted in the 2017 application and no major amendments have been made to the proposed scheme. On that basis we kindly request that the consent is granted for the proposed scheme.