



Everything Retreat

Planning Statement

Prepared by Zara Moon Architects
February 2026

Everything Retreat
Pendle View
Primrose Lane
Mellor
BB2 7EQ

Scheme Details

Site Location

Everything Retreat

Pendle View

Primrose Lane

Mellor

BB2 7EQ

Development

The proposal includes the demolition of an existing stable block; extension of the existing building to provide purpose-built back-of-house accommodation; treatment rooms and yoga studio; extension of existing office building; creation of outdoor swimming pool and associated landscaping.

Date Prepared

February 2026

Applicant

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1.0 Introduction

- 1.1 This Planning Statement has been prepared by ZMA on behalf of the applicant, Louise Monk, in support of the full planning application to make various improvements at the Everything Retreat luxury lodge and wellness site at Pendle View, Primrose Lane, Mellor.
- 1.2 Everything Retreat is an established rural wellness and retreat business operating successfully within the borough of Ribble Valley. The purpose of the application is to improve the quality, functionality and operational efficiency of the existing facilities. The proposals represent investment in a high-quality rural enterprise, ensuring its long-term viability and continued contribution to the local economy.
- 1.3 This statement demonstrates that the development accords with the National Planning Policy Framework (NPPF) and the adopted Ribble Valley Core Strategy and should therefore be supported.
- 1.4 Everything Retreat offers luxury holiday lodge accommodation, specialising in wellness retreats. The business has grown from strength to strength and wishes to improve its current offering to guests and improve their daily operations.
- 1.5 The site is regularly booked for mid-week group retreats when all facilities and lodges will be used across a number of days, and groups can experience various wellness activities throughout each day based on a specific itinerary.
- 1.6 For example, the on-site kitchen provides meals throughout the day dining together in the communal building containing the bar, kitchen and multi-purpose room. Groups also have a talk or meeting within the multi-purpose room, and also have a yoga or Pilates session in the same space.
- 1.7 At present, the multi-purpose room has to function as a dining room, meeting room, and yoga studio, requiring staff to fully remove furniture between each activity. This is both highly inefficient and laborious for the team, it is also restrictive and limits how the business can operate.
- 1.8 The applicant hopes to extend the current building to maintain designated spaces to eat, have a meeting, or exercise. This will prevent having to re-purpose the same space several times throughout the day.
- 1.9 When the site is not booked as a whole, lodges are booked on an individual basis typically for couples or individuals for single or multiple night-stays. During this time, the bar and dining room remain set-up to offer food on-site throughout their stay. This means the retreat cannot offer exercise classes during this time as the multi-purpose room needs to remain setup as a dining room at all times.
- 1.10 At present the existing stable block is used for back-of-house storage and housekeeping (stock, laundry, kitchen and bar storage and even gardening). There is no staff area, the kitchen is too small, and the team have to go outside to access their stock. The only staff office is within the reception building to the South of the

car park, and the chef would benefit from an office space. The team have to use the visitor facilities such as the bar to work or have meetings.

- 1.11 The proposal includes demolishing the existing stable block and replacing with an extension to the existing building providing purpose-built back-of-house facilities to improve their daily operations. The extension includes a larger kitchen, storage and housekeeping spaces, a staff room, staff WC, plant and services. The current kitchen location will now incorporate 2 guest WCs, 1 of which is accessible, and an improved connection between the bar and dining area for patrons and staff.
- 1.12 The final issue the retreat experiences is the high demand to provide on-site treatments. At present despite planning being achieved for part of the existing building to provide a number of treatment rooms and wellness reception, the space has been used as a small bar and multi-purpose room.
- 1.13 Treatments are currently being carried out using a holiday lodge, which prevents the lodge from being rented out. It also restricts the types of treatments on offer due to relocating equipment and furniture between treatments and not being able to offer treatments when all lodges are occupied.
- 1.14 Being a wellness retreat and not being able to offer on-site treatments is a significant disadvantage to the retreat, with guests wanting to experience a variety of wellness experiences without leaving the retreat.
- 1.15 An outdoor swimming pool is also proposed as part of the wellness offering. This facility is intended for use exclusively by existing retreat guests, providing pre-booked natural water swimming sessions and therapies.
- 1.16 Proposed landscaping will enhance the setting of the pool whilst providing additional screening seamlessly integrating with the rural landscape.
- 1.17 The architectural approach reflects the rural character of the area, using a scale, form and material palette sympathetic to the local vernacular. The proposals represent a coherent, high-quality design response which enhances the overall composition of built form on the site.
- 1.18 We have worked closely with the applicant to design a scheme which eliminates the previous concerns of the refused application.
- 1.19 As the new design creates high quality improvements to an existing tourism scheme, and all previous concerns have been addressed, the new scheme should now receive officer support.

2.0 Application site and surroundings

Location

- 2.1 The site address is Everything Retreat, Pendle View, Primrose Lane, Mellor, BB2 7EQ and is situated to the East of Mellor, and South-West of Wilpshire. Site access is from Primrose Lane which connects to Saccary Lane to the East, and Mellor Lane to the South.

General Profile

- 2.2 The Everything Retreat site consists of:
- 12 single-storey log cabins
 - 1 single-storey log cabin used as the office and reception.
 - Car park for staff and guests.
 - Ancillary building containing bar, kitchen and multi-purpose room (dining / meeting room).
 - Stables used as storage / back-of-house accommodation.
 - Surrounding gardens containing pond, nature walk and outdoor terrace.
- 2.3 The application site extends to 2932m² / 0.29hectares, and contains the existing communal building, stable block, and reception lodge. The rest of the site has not been included within the application boundary as there are no changes proposed to any other area of the site.
- 2.4 The site is located outside the settlement boundary and is designated as Open Countryside. The full site is used in association with the adjacent holiday lodges, wellness retreat.
- 2.5 The proposed area of development already contains existing permanent structures with associated hard-landscaping and is therefore previously developed land.

Site Context

- 2.6 The site is surrounded by agricultural grazing land to all sides, with the applicant also owning the field to the North.
- 2.7 4 residential properties are located to the North-East of the site, all of which are owned by the applicant.
- 2.8 The site is not prominent in the landscape, there are no public footpaths within close proximity to the site, and the site is highly screened. Any changes to the site or existing building will not be visually distinguishable.
- 2.9 The existing building and site have no historic value, there are also no Listed Buildings within close proximity to the site which would be impacted by the development proposal.

Planning History

2.10 Prior to ZMA's involvement, the applicant submitted a planning application proposing a second wellness building to the North of the site (ref 2023/0972). The application was refused in 2024.

2.11 During our design process, a detailed analysis of the refused scheme was undertaken to ensure the new scheme would address any areas of concern. To summarise, the key issues with the previous application were related to:

- Design
- Scale
- Creating a more intense operation

There was also no explanation of the applicant's current issues, how the current facility operates, and their need for the proposal. Details of how the above key issues have been addressed are included within the Design and Access Statement and Section 3.0 of this statement.

2.12 A pre-application was submitted by ZMA in January 2025 which included a fully considered design proposal (ref RV/2025/ENQ/00007).

2.13 After receiving the pre-application response in May 2025, we have worked alongside the applicants to revise and refine the design accordingly, addressing all points raised, and compiling all requested supporting information.

2.14 The revised scheme was re-issued to the planning officer who confirmed that all areas of concern regarding the design had been successfully addressed, and the revised design would receive officer support. Please refer to the accompanying Design and Access Statement for further information.

3.0 Application Proposals

Design

- 3.1 The issues with the previously refused design (ref 2023/0972) included the prominent siting at the front of the site, the overly domestic appearance of the matching building, and unnecessary design features such as the porch.
- 3.2 We have worked closely with the applicant to create a new design proposal which addresses the above issues. Instead of creating a new detached building, the existing building will be extended, on the site of the existing stables and hard-standing and to the South, screened from view.
- 3.3 An oak-framed extension creates a traditional feature to both the North and South elevations enhancing the visitor spaces and providing additional accommodation without being visually prominent.
- 3.4 Replacing the unsightly stables, removes the visible back-of-house from the entrance, and the new side extension now modestly screens the back-of-house from view.
- 3.5 Traditional materials have been used whilst maintaining a converted agricultural building aesthetic and courtyard arrangement. The overall rural character of the site has therefore been maintained.

Scale

- 3.6 The issue regarding scale was related to increasing the ancillary accommodation disproportionately to the amount of holiday lodges.
- 3.7 The site currently caters for 12 lodges (24 guests at any 1 time). The existing building needs to provide drink and dining space for 24 guests, which can only be achieved by designating each area for that use, without the additional complication of having to re-purpose each space every few hours for a meeting or exercise class.
- 3.8 Not having designated treatment rooms is also impacting the business by having to lose a lodge when treatments are booked; having to re-purpose the lodge for each treatment; and only being able to provide 1 treatment at any 1 time.
- 3.9 The applicant wants the Everything Retreat to be the leading wellness retreat in the Ribble Valley providing the latest in-demand wellness treatments and therapies for guests. To achieve this, 2 treatment rooms are needed to be permanently set-up for each specific treatment.
- 3.10 Yoga / pilates and other exercise classes are paramount for a complete wellness experience. Every group and individual guests request to book classes during their stay, and it is highly restrictive and limiting not having a designated exercise space. A highly in demand class is Reformer pilates, which requires specific equipment / apparatus. The applicant wants to provide this facility to guests,

which would require a specific space and could not be achieved with their current facilities.

Creating a more intense operation

- 3.11 To provide additional information regarding the above, a Statement of Operations accompanies the full submission explaining staffing levels, typical guest itineraries, and generally how the site operates on a daily basis.
- 3.12 The site currently operates with 8 full-time staff (including the Owner, General Manager, Accounts and Operations Manager, Front of House and Concierge, Groundsman and Chef). Another 7 part-time staff (includes housekeepers, events manager, bar, waiting on, treatment therapists, and a yoga instructor).
- 3.13 There would be minimal changes to the proposed staffing levels other than the current therapists potentially going full-time, 1 additional wellness therapist / instructor, and 1 assistant chef.
- 3.14 Rather than creating a more intense operation, the proposal improves the existing facilities on offer to the guests, whilst improving the staff and back-of-house operations and in-turn improve the overall service provided.
- 3.15 There was a concern the site would not be solely used by staying guests. However, the site is currently covered by a planning condition preventing the site being used by members of the public.
- 3.16 We have worked closely with the applicant to design a scheme which eliminates the previous concerns of the refused application. The new design addresses concerns relating to siting, design, scale, need, and operations.
- 3.17 As the new design presents a high-quality tourism scheme, and all previous concerns have been addressed, the new scheme should now receive officer support.
- 3.18 The design revisions completed post pre-application, which the planning officer has confirmed have addressed all areas of concern include the following:
 - The overall scale of the extension has been reduced including the back-of-house areas, omitting the external courtyard and 1 treatment room.
 - The result of the above revisions reduces the overall length and spread of the extension ensuring the building does not need to extend as far to the South.
 - The wellness / yoga studio has been reduced in size.
 - The extent of hard standing has been reduced.
 - The outdoor pool has been reduced in size.
 - The external decking area surrounding the pool has also been reduced in size.
 - Additional screen planting has been proposed along the pool, and Western boundary of the site to provide additional screening and contributing to BNG.
 - The 2 additional lodges have been omitted from the proposal.

4.0 Relevant Planning Policy

4.1 The following National and Local policies are relevant to the application site and the development proposal:

National Planning Policy Framework (2024)

Section 2	Achieving sustainable development
Section 6	Building a strong, competitive economy
Section 9	Promoting sustainable transport
Section 11	Making effective use of land
Section 12	Achieving well-designed places
Section 15	Conserving and enhancing the natural environment

RVBC Core Strategy

Key Statement DS1	Development Strategy
Key Statement DS2	Sustainable Development
Key Statement DMI2	Transport Considerations
Key Statement EC1	Business and Employment Development
Key Statement EC3	Visitor Economy
Policy DMG1	General Considerations
Policy DMG2	Strategic Considerations
Policy DMG3	Transport & Mobility
Policy DMB3	Recreation and Tourism Development

5.0 Case for Development

National Planning Policy Framework (NPPF 2024)

- 5.1 Both the National Planning Policy Framework (NPPF) and the RVBC Core Strategy has a presumption in favour of sustainable development. For decision-making the council should approve development proposals that accord with the Local Plan without delay.
- 5.2 The scheme demonstrably aligns with the 3 overarching objectives of sustainable development: economic, environmental and social.
- 5.3 From an economic perspective, the proposals support the sustainable growth and expansion of an established rural business. Paragraph 83 of the NPPF makes clear that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.
- 5.4 Everything Retreat is precisely the type of rural enterprise the Framework seeks to support: a viable, established operation investing in improved facilities to remain competitive in a growing wellness tourism market.
- 5.5 Paragraph 84 further recognises the need to support sustainable rural tourism and leisure developments which respect the character of the countryside.
- 5.6 The proposal does not introduce a new tourism use; rather, it enhances an existing one. By improving the quality of accommodation and wellness facilities, the development strengthens the Ribble Valley's reputation as a high-quality rural destination.
- 5.7 In environmental terms, the development replaces outdated structures with a well-designed, efficient extension and incorporates landscape enhancements.
- 5.8 There is no encroachment into open countryside beyond the established envelope of development, and no harmful urbanising effects.
- 5.9 The proposal includes on-site energy production through an integrated solar roof system, reducing the overall carbon footprint of the site.
- 5.10 The social objective of sustainable development is met through the provision of high-quality health and wellbeing facilities, contributing positively to public health outcomes and community wellbeing in accordance with the Framework's broader objectives.
- 5.11 The proposal is therefore in accordance with the 3 objectives of sustainable development stated within the National Planning Policy Framework (NPPF).

Previously Developed Land

5.12 NPPF Paragraph 124 promotes an effective use of land in meeting the need for homes and other uses, in a way that makes as much use as possible of previously developed or ‘brownfield’ land.

5.13 During the recent revisions to the NPPF under the new Labour Government in 2024, the definition of ‘previously developed land’ was revised as follows:

‘Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.’

5.14 The existing site includes the following:

- Land which has been lawfully developed.
- Is occupied by a permanent structure and any fixed surface infrastructure associated with it.
- Curtilage of the developed land.

5.15 It can therefore be concluded that the site is categorised as previously developed land, and the principle of development is acceptable.

Policy DMG1 – General Considerations

5.16 Policy DMG1 requires development to be of a high standard of design, to respect local character and to avoid adverse impacts on amenity. The proposed extensions are proportionate and sensitively designed to complement the existing building and rural context.

5.17 The proposed area of development already contains existing permanent structures with associated hard-landscaping and is therefore previously developed land.

5.18 The proposal focuses development to the area of site already containing development, which is positioned centrally to the site, and is heavily screened by existing and proposed planting.

5.19 The proposal involves extending the existing building rather than creating a new detached building. The extension is located to the rear and South of the building screening the development from the site entrance. The improvements to

landscaping further reinforce visual containment and screening whilst enhancing the setting.

Policy DME2 – Landscape and Townscape Protection

- 5.20 The site lies within a landscape of acknowledged quality. The proposals have been designed to integrate with the existing built form with no visual impact to the Open Countryside. Changes to the building would be indistinguishable from public viewpoints.
- 5.21 The removal of the untidy stable block, which is currently visible from the site entrance, provides an opportunity to screen the back-of-house from view, through a high-quality extension.
- 5.22 The natural timber cladding, oak-framework, natural slate roof, green roof and proposed planting will allow the building to seamlessly blend with the rural character of the site.
- 5.23 Landscaping proposals will reinforce boundary treatments and soften built edges, thereby preserving and enhancing local character in accordance with Policy DME2.

Policy DMB1 and ECN2 – Supporting the Rural Economy

- 5.24 Policies DMB1 and ECN2 support the development and expansion of rural businesses and tourism enterprises where proposals are of appropriate scale and design. The application directly accords with these policies by facilitating investment in an established rural wellness retreat.
- 5.25 Everything Retreat is a successful tourist destination in the Ribble Valley, which contributes to the local visitor economy of the borough. The business operates by employing local people, with a supply chain of local businesses. Guests of the retreat also visit villages and towns across the Ribble Valley, spending money in the wider community and bringing economic benefits to the local area.
- 5.26 The development is essential for Everything Retreat to retain its status as a high-quality wellness tourism destination in the Ribble Valley. While operating within the existing scale of accommodation and demand, the proposal will improve and enhance the existing facilities on offer and provide an overall improvement to their guest experience.
- 5.27 The development ensures the long-term viability of the enterprise, supports local employment and contributes to the diversification and resilience of the rural economy.
- 5.28 The scale of development is proportionate to the existing use, to improve the existing facilities for both guests and staff. It reflects reinvestment and growth, in-line with demand - precisely the type of rural business growth encouraged by the Core Strategy.

No Intensification of Use

- 5.29 The business will continue to operate on a managed, pre-booked basis with defined guest numbers consistent with its current capacity.
- 5.30 The additional treatment rooms and wellness spaces are intended to improve scheduling flexibility and guest experience, providing in-demand specialist classes, therapies and treatments which are expected from a luxury retreat of this calibre.
- 5.31 No additional bedrooms beyond established capacity are proposed. Consequently, there will be no increase in vehicle trips, no additional demand for parking, and no change to the character of movements to and from the site.
- 5.32 The absence of intensification ensures that the development remains fully compliant with local and national policy objectives relating to sustainable transport, amenity and environmental protection.

Design & Visual Amenity

- 5.33 Policy DMG1 and NPPF Paragraph 135 both promote high quality design and place-making, stating that good design should be informed by and reflect the history and development of place. Therefore, developments should be practical and legible, attractive to look at, and seek to inspire and excite. All new developments will be required to meet high standards of design, being innovative to obtain the best design solution and using materials appropriate to the setting. Good quality contemporary design will be supported where this enhances the character and quality of the environment.
- 5.34 NPPF Paragraph 135 states that developments should add to the overall quality of the area; and are visually attractive as a result of good architecture, layout and appropriate design and effective landscaping. Developments should be sympathetic to the local character and history, while not preventing or discouraging innovation or change.
- 5.35 NPPF Paragraph 139 includes that significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 5.36 The ZMA design process involves a detailed site analysis which assesses every site constraint and opportunity in order to produce the optimum design solution for each particular site and client. Each design is bespoke, innovative and sustainable whilst responding to the existing site conditions and context. Please refer to the Design and Access Statement for further detail.
- 5.37 The style, age and materiality of the properties locally vary significantly with no consistent architectural style within the immediate context. The overall design concept has been influenced by rural buildings and materials used across the borough.

- 5.38 As the site is surrounded by natural greenery and trees, the natural stonework, and timber cladding will blend seamlessly with the natural landscaping whilst responding to the context of neutral tones and materials used on local buildings.
- 5.39 The property will not be prominent from any public viewpoints with the building screened from different aspects.
- 5.40 Therefore, combining the characteristics and materials of the existing buildings and local context through contemporary application, creates a high-quality, innovative, architectural response to the site, providing improved facilities whilst being mindful of the surrounding context.
- 5.41 It is therefore considered that based on the points raised above in relation to design, visual amenity, and architectural response, the proposal is in accordance with Policy DMG1 and NPPF Paragraph 135 in terms of achieving quality, site-specific design.

Neighbour Amenity

- 5.42 Permission will be granted for developments provided there is no unacceptable adverse effect on the amenity of the neighbouring properties.
- 5.43 The neighbouring dwellings to the West of the site are all within the applicant's ownership. They are separated by a significant distance, and mature landscaping. Therefore, the proposed scheme would comply with the required overlooking distances, and the 45-degree rule.
- 5.44 The outdoor amenity spaces including the existing terrace, and swimming pool terrace are modest in their size, and from neighbouring properties by the existing building. Existing and proposed planting will also screen the external areas both visually and acoustically. Please refer to the accompanying acoustic report which confirms there would be no adverse noise impact to adjacent properties.
- 5.45 It can therefore be concluded that the proposal complies with Policy DMG1 regarding the required overlooking distances, the 45-degree rule, and would have no unacceptable adverse effect on the amenity of the neighbouring properties.

Access, Parking & Highways

- 5.46 Policy DMG2 seeks to ensure development is accessible, safe and does not adversely affect infrastructure capacity. The site benefits from established access arrangements and adequate parking provision.
- 5.47 The access, parking and refuse arrangements will remain as existing and will be unimpacted by the development. The existing car park is large enough to accommodate guests and any additional staff.

Biodiversity

- 5.48 Policy states that development should be designed to have a positive, or at least neutral impact on climate change by including areas of soft landscaping and tree planting, using locally sourced materials, maximising the use of permeable surfaces, and incorporating water recycling measures.
- 5.49 A detailed landscaping proposal has been provided, designed to enhance the existing biodiversity and maintain all year screening. The landscaping proposal specifies the hard and soft landscaping details including plant species, designed to create a natural wildlife haven throughout the site.
- 5.50 Additional planting has been proposed throughout along with bat and bird boxes integrated throughout the existing trees. Please refer to accompanying ecology survey and BNG assessment.

Sustainability

- 5.51 Policy states that the council should encourage developments with fabric first energy efficiency; designs which meet the highest possible levels of sustainability; and on-site low-carbon heat and power generation.
- 5.52 Local and National Policy also promotes the re-use of previously developed land in preference to the loss of green field sites.
- 5.53 Improvements to the existing building and the new extension provide an opportunity to incorporate features to minimise energy usage with a reduced carbon footprint.
- 5.54 The extension will incorporate on-site power generation through an integrated solar roof system, an air source heat recovery system, rainwater collection, battery storage, internal thermal mass, and locally sourced materials.

Drainage

- 5.55 The site is not located within Flood Zone 2 or 3, and is not impacted by surface water flooding. Please refer to accompanying drainage strategy for further details.
- 5.56 The outdoor swimming pool will not be drained into a water course. The wastewater will be transported off-site when required, managed by the applicant's civil / construction business.

6.0 Conclusion

6.0 This Planning Statement has been prepared by ZMA on behalf of the applicant, Louise Monk, in support of the full planning application to make various improvements at the Every-thing Retreat luxury lodge and wellness site at Pendle View, Primrose Lane, Mellor.

6.1 Everything Retreat is an established rural wellness and retreat business operating successfully within the borough of Ribble Valley. The purpose of the application is to improve the quality, functionality and operational efficiency of the existing facilities. The proposals represent investment in a high-quality rural enterprise, ensuring its long-term viability and continued contribution to the local economy.

6.2 The proposed enhancements at Everything Retreat represent sustainable development in accordance with the development plan and national policy. The scheme:

- Supports and secures the growth of an established rural business.
- Enhances high-quality wellness tourism in the Ribble Valley.
- Preserves the character and appearance of the rural landscape.
- Generates no intensification of use, traffic or visitor numbers.
- Improves operational efficiency and guest experience.

6.3 The development delivers clear economic and social benefits by strengthening a successful rural enterprise and enhancing high-quality wellness provision within the Ribble Valley.

6.4 The scheme replaces outdated buildings with well-designed facilities; improves operational efficiency of an existing rural business; whilst providing elevated facilities for an enhanced visitor experience.

6.5 In policy terms, the proposal aligns with the National Planning Policy Framework's support for rural business growth and sustainable tourism, and with the Ribble Valley Core Strategy's objectives to protect landscape character while encouraging appropriate rural economic development.

6.6 The proposed scheme aims to set a benchmark for the architectural quality requirements of schemes within the locality by creating an exceptional addition to the area. To conclude, as the proposed scheme accords with all relevant planning policies, the application should therefore be granted planning approval.