



Land south of Ridding Lane,
Whalley
Erection of Tipi

Planning Statement
November 2025

A Report commissioned by:
The Orchard Ribble Valley

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1 Introduction

- 1.1 This Planning Statement has been prepared by S&L Planning Consultants on behalf of The Orchard, Ribble Valley in support of a planning application for the seasonal siting of a Tipi within the grounds of The Orchard, Whalley. The proposal seeks permission for the Tipi to be in place between May and September. This Tipi will be used as a flexible space for wellbeing events and classes e.g. yoga and meditation.
- 1.2 This statement sets out the background and context of the application, providing a description of the site and its surroundings, explaining the proposed development scheme, and summarising the relevant policies of the development plan and other material policy documents. It then assesses the merits of the planning application against the identified policies within the local development plan and the National Planning Policy Framework (NPPF) 2024, as well as any other material considerations.
- 1.3 It demonstrates that the application site is in a suitable and sustainable location for the proposed development. The site lies within the settlement boundary of Whalley and is supported in principle by Policy DS1 (Development Strategy) of the Ribble Valley Core Strategy. The land is identified as existing open space under Policy DMB4/OS1. The development is also consistent with Policy DMB3 (Recreation and Tourism) as a small-scale leisure use.
- 1.4 Taking into account the development plan and all other material considerations, including the presumption in favour of sustainable development at paragraph 11(c) of the NPPF 2024. There is a clear and compelling case for planning permission to be granted without delay.

2 Site and surroundings

- 2.1 The application site extends to 1.2ha and lies to the south of Ridding Lane. It comprises a single field; lying south west of Whalley village centre.
- 2.2 The site lies near several heritage assets. Adjacent to the site are 1, 2, and 3 Abbey Croft, which are all grade II listed buildings. To the north, is the North West Gateway to Whalley Abbey, which is a Grade I listed building and a scheduled ancient monument which forms part of the historical remains of the Whalley Cistercian Abbey. To the north-west is Whalley Viaduct, a Grade II listed structure which dominates views in the area, beyond which is an open field.
- 2.3 North of the site is Ridding Lane beyond which is an open field. To the east is the grounds of the Abbey.



Figure 1: Aerial map with the site edged red

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- 2.4 Access to the site is taken from Ridding Lane. The site benefits from both vehicular and pedestrian access. The village centre and public transport network is within a short walk of the site.

Planning history

- 2.5 A review of Ribble Valley Borough Council's online planning register confirms that there are no previous planning applications.

3 Proposed development

- 3.1 This application seeks full planning permission for the seasonal siting of a Tipi structure at The Orchard, Ridding Lane, Whalley, for use as a venue for wellbeing classes and events. The Tipi will be in place from May to September (inclusive) and removed over Winter.
- 3.2 The venue would be available 7 days a week between the hours of 10am – 9pm and provide a space for classes and events such as yoga, tai chi and meditation. The venue would be managed and operated by the applicant.
- 3.3 The maximum number of people attending a class/event would be approximately 30 people. The applicant is likely to run up to 3-4 classes a day and employ 1-2 people. There would be no live music. No overnight accommodation will be provided.
- 3.4 The proposed structure is covered in a heavy-duty canvas that is supported by timber poles with a maximum height of 10 meters. The Tipi style and materials have been selected to complement the sites edge of village setting.
- 3.5 The Tipi is proposed to be positioned on the northern section of the site. This is to minimise any impact from flooding as the site lies within Flood Zone 3.
- 3.6 The boundary treatments of the site will be retained. The nature of the proposed development will minimise any potentially impact on nearby heritage assets due to the seasonal nature of the operation. Vehicular access will be taken from Riddings Lane, under the viaduct. An area of existing hard surfacing will provide temporary car parking. It is envisaged that the size and nature of the proposed use will attract a local client base, many of whom will be in walking distance of the site. Alternatively, the site is ideally located the local public transport network.
- 3.7 The proposal is an appropriate and sustainable form of development which aims to deliver benefits to the local and wider community. The proposal comprises minimal environmental and landscape impact as the land is returned to its natural state for 7 months of the year.

4 Planning policy

4.1 Relevant policy is provided in the adopted statutory development plan for Ribble Valley, which comprises the Ribble Valley Core Strategy (2008-2028). This also includes the National Planning Policy Framework (NPPF, 2024) and the Planning Practice Guidance (PPG), which are material considerations.

Ribble Valley Core Strategy (2008-2028)

4.2 The policies for determining this planning application include:

- Policy DS1: Development Strategy – This directs most development to the borough’s main settlements, which include Whalley. This is an area identified as a suitable location for growth.
- Policy DMG1: General Considerations – Requires all development to be of a high standard of design and aims to safeguard residential amenity and protect the area of character whilst also providing adequate access, parking and servicing.
- Policy DMG2: Strategic Considerations – Seeks to ensure that development within settlement boundaries is in accordance with spatial strategy. Proposals should demonstrate that they are in keeping with the character of the settlement and contribute positively to the local community.
- Policy DMG3: Transport and Mobility – Development should be accessible and sustainable and to ensure that appropriate provision is made for parking and access without harming highway safety.
- Policy DMB4: Open Space Provision – This seeks to ensure that existing recreational land is not lost to development unless there are clear social or economic benefits.
- Policy DME4: Protection Heritage Assets – In considering developments, the council will make a presumption in favour of the protection and enhancement of heritage assets and their settings. Supporting documents, such as a heritage statement, are required if the proposal is adjacent to a listed building and scheduled monuments.
- Key Statement DMB1: Supporting Business Growth and the Local Economy - Proposals for the development of sites with employment generation potential will be assessed in accordance with the provision of DMG1, compatibility to the proposal with other policies and the environmental benefits to be gained by the community.

National Planning Policy Framework 2024

4.3 This sets out the Government’s planning policies for England and how they should be applied. Relevant sections of the NPPF 2024 include:

- Paragraph 2 Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.
- Paragraph 7 The purpose of the planning system is to contribute to the achievement of sustainable development which includes commercial development and supporting infrastructure in a sustainable manner.
- Paragraph 8 The planning system has three overarching objectives this includes an economic objective, a social objective and an environmental objective. This is to help build a strong and responsive economy, to support vibrant and healthy communities and to protect and enhance our natural, built and historic environments.
- Paragraph 10 In order that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of a sustainable development
- Paragraph 11(c) Plans and decision should apply a presumption in favour of sustainable development in decision-taking this means approving development that accord with up-to-date development plan without delay.
- Paragraph 39 Local authorities should approach decisions on proposed development positively and creatively. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.
- Paragraph 61 A key objective of the Framework is to significantly boost the supply of homes by ensuring a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are met, and that land with permission is developed without unnecessary delay.
- Paragraph 85 The Government is committed to securing economic growth to create jobs and prosperity, and the planning system should do everything it can to support sustainable economic growth. Housing development is considered a key element of that growth.
- Paragraph 96 Planning decisions should aim to achieve healthy, inclusive and safe places that: (a) promote social interaction; (b) are safe and accessible; and (c) support healthy lifestyles through the provision of safe and accessible green infrastructure, layout, and transport choices.

- Paragraph 115 Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residential cumulative impacts on the road network would be severe.
- Paragraph 124 Planning should promote the efficient use of land to meet housing and other needs while protecting the environment and ensuring safe, healthy living. Strategic policies should prioritise the reuse of previously developed (brownfield) land to meet assessed needs.
- Paragraph 129 Planning decisions should make efficient use of land, considering: housing and development needs; site availability; infrastructure capacity; the need to promote sustainable travel, the importance of well-designed, attractive, and safe places; and local character and setting.
- Paragraph 131 This paragraph ensures that developments are visually attractive and are a result of good architecture, layout, and appropriate landscaping, development should ensure a strong sense of place, using different materials to create an attractive, welcoming and distinctive place to live, work and visit.
- Paragraph 135 Planning decisions should ensure that developments: function well and add to overall quality of the area, are visually attractive through good architecture, layout, and landscaping, are sympathetic to local character and history, establish a strong sense of place, optimise the site's potential and create safe and accessible environment.
- Paragraph 207 Planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- Paragraph 208 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- Paragraph 215 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5 Planning assessment

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 requires regard to be had to the provisions of the development plan, so far as it is material to a planning application, and to any other material considerations.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan, and states that 'if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise'. Section 39 of this Act also requires decision-makers to exercise their functions with the objective of contributing to the achievement of sustainable development. These requirements are embodied in the NPPF 2024 which is a principal material consideration and should be given substantial weight.
- 5.3 On this basis, the main issues to be considered in determining this planning application are:
- a) Principle of development
 - b) Layout, siting and scale
 - c) Residential amenity
 - d) Access and parking
 - e) Landscaping and Trees
 - f) Flood Risk
 - g) Heritage Considerations

a) Principle of development

- 5.4 The application site is located within Whalley, which is a key service centre in Ribble Valley. Policy DS2 states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 5.5 The site is identified under Policy DMB4 (Open Space Provision) of the Ribble Valley Core Strategy, which seeks to protect recreation and open space development. In this case, the proposal does not result in the loss of existing open space on a permanent basis. The site will continue in its function as open space and will remain the same in character. Whilst the land is privately owned it will be made more accessible whilst the site is in temporary operational use.
- 5.6 The introduction of a temporary tipi structure aims to provide community and social benefits through health and wellness events, which are largely small-scale but align closely with the objectives of DMB4 regarding outweighing any possible harm.
- 5.7 The scheme maintains the land's amenity by introducing a small-scale and low-impact use. The proposal will enhance the open space land by providing a functional piece of green infrastructure that is seasonal and non-permanent and will lead to no permanent loss of public open space.

- 5.8 Furthermore, the scheme also aligns with Policy DMB1, which aims to encourage small-scale development that supports the local rural economy. The proposal provides a space that will bring economic benefit to the area and will aim to boost nearby cafés and shops along King Street.
- 5.9 As such, the proposed development is fully consistent with the aims of Policies DS2, DMB4 and DMB1 of the Ribble Valley Core Strategy. It represents a seasonal, suitable use of land that will enhance the recreation and community offer for the benefit of local residents with spin off benefits for local businesses.

b) Design, Layout, Siting and Scale

- 5.10 Policy DMG1: General Considerations requires developments to comply with a number of criteria including amongst others, matters relating to design, intensity, scale, massing and materials, access, residential amenity, ecology, heritage and open space.
- 5.11 The proposal comprises a tipi of high quality to reflect the character of the location. The Tipi has a maximum height of 10 meters. The structure is made from natural canvas in earth tones, supported by timber poles and rope fixings. These materials are reusable and match the landscape's colours of the wider River Calder Valley. The muted tones are in keeping with the site's edge of village location and the adjacent heritage assets comprising Whalley Viaduct and Whalley Abbey East Gatehouse. It's size, colour, and temporary nature are suitable for the site and its surroundings.
- 5.12 The Tipi is modest in scale and is in proportion with its surroundings. It will be a subordinate feature in the landscape in relation to Whalley Viaduct and Abbey Gatehouse. It will not interrupt views or sightlines across the site. As such, the character of the area is maintained.
- 5.13 The proposed development has been designed to be low impact. The Tipi will be used between the months of May and September each year and will only remain in place during these months. No digging or permanent foundations are required for this proposal. In the Winter months the tipi will be removed, and the grounds will maintained as usual.
- 5.14 As such, the proposal represents an appropriate form of development in terms of its scale, layout and siting. The structure will appear as a temporary feature that blends sensitively to the surrounding landscapes and heritage features without interrupting views of them. On this basis the proposal is in accordance with the siting and design requirements of Policy DMG1.

c) Residential Amenity

- 5.15 Policy DMG1 requires that development should not adversely impact the amenities of the surrounding area.
- 5.16 The tipi is appropriate in scale and will operate 7 days a week with classes/ event between the hours of 10am – 9pm between May - September.

- 5.17 The activities which are planned to take place, such as yoga, meditation and small-scale holistic workshops are quiet and community-focused, which ensures that noise levels will be low. There will be no live music, no late-night events and no large-scale events. Accommodation is not provided.
- 5.18 Traffic generated by this scheme is expected to be minimal. Classes and events will be pre-book only. Most clients will visit the site on foot given the nature and scale of the proposal, although there is a small area for car parking on site.
- 5.19 Overall, the scheme will not have any adverse impact on residential amenity in terms of noise, disturbance or traffic due to the scale and seasonal nature of the proposal. This aligns with Policy DMG1.

d) Highway and Parking

- 5.20 Policy DMG1 requires development to provide safe access, maintain highway safety and ensure that traffic generation can be accommodated without adversely affecting the local road network.
- 5.21 Access to the site will be taken from Riddings Lane. The access is well-established and capable of accommodating vehicle movements. Visibility from the access point is good in both directions.
- 5.22 The design and access statement confirms that drop-off provision will be available for visitors with limited mobility and additionally, that service and emergency access can be safely accommodated via the existing entrance. This supports the objectives of Policy DMG3, which seeks to promote sustainable modes of transport and reduce reliance on private cars.
- 5.23 The proposal does not affect highway safety. Access is safe and established, and there are opportunities for walking. The development therefore complies with Policy DMG1 and DMG3 of the Ribble Valley Core Strategy and the sustainable transport aims of the NPPF.

e) Landscaping and Trees

- 5.24 Policy DME2 seeks to ensure that development protects and conserves the character of the landscape. This includes maintaining key natural features such as trees, hedgerows and open green spaces.
- 5.25 The proposal does not seek to remove any existing trees or hedgerows. The Tipi structure is positioned in such a way that all boundary vegetation is protected. The surrounding trees will be undisturbed.
- 5.26 As such, the proposal will not result in the loss of trees, hedgerows or landscape features and will maintain the open rural character of the site. The existing vegetation provides natural screening. The development therefore complies with policy DME2 and DME3 of the Ribble

Valley Core Strategy.

f) Flood Risk

- 5.27 The associated Flood Risk Assessment by Curtins (September 2025) confirms that the application site lies within Flood Zone 3b (functional floodplain) of the River Calder. The proposed seasonal use of the land for a Tipi structure to host wellness and community classes and events is classified as a Water Compatible Development under the NPPF Flood Risk Vulnerability Classification. Such development covering outdoor recreation and open space uses is considered appropriate within Flood Zone 3b.
- 5.28 The Tipi will be sited in the northern section of the site, where ground levels range from 42.9m AOD to 43.1m AOD, minimising exposure to fluvial inundation. The structure will be in place only during the summer months, when the probability of a flood event is calculated to be 2.6% for the 10% AEP event and 0.13% for the 1% AEP + climate change event. This represents a low residual risk.
- 5.29 The FRA concludes that the speed of flood onset would be gradual. This provides sufficient time for evacuation and securing of the structure. The site lies within the Environment Agency's Flood Warning Area for the River Calder at Whalley, and the flood risk assessment recommends registration for warnings.
- 5.30 The proposed development complies with Policy DME6 in relation to water management and seeks to ensure that the development does not increase flood risk and incorporates appropriate mitigation measures, as the use is temporary, water compatible and will not increase flood risk elsewhere. As such the development is acceptable in flood risk terms.

g) Heritage Considerations

- 5.31 The Heritage Statement by Wison Mason confirms that the proposal has been designed to respect the designated heritage assets surrounding this site.
- 5.32 The heritage assets surrounding this site include the Whalley Viaduct (Grade II*), the Whalley Abbey East Gatehouse (Schedule Monument and Grade I) and 1, 2, and 3 Abbey Croft. The site is also adjacent to the Whalley Conservation area. These assets form an area of high historic value.
- 5.33 The Heritage Statement concludes that the proposal will not harm the significance of the surrounding heritage assets, including the Conservation Area. The proposal is small scale and seasonal and would complement the character of the surrounding area and its heritage context.
- 5.34 As such, the development is in full accordance with Policy DME4 of the Ribble Valley Core Strategy by conserving the settings of the designated heritage assets. The proposed development ensures that the settings and significance of the Whalley Viaduct, Whalley Abbey East Gatehouse and Whalley Conservation Area are preserved.

- 5.35 Notably, the proposal will deliver public social and economic benefits including opening the site for community use over the Summer in association with the tipi use and spin off economic benefits for local businesses as a result of linked trips to the village centre.
- 5.36 The proposal is a low-impact development that respects the settings of its historic environment, complying fully with Policy DME4 and section 16 of the NPPF which seeks to conserve and enhance the historic environment.

6 Summary and conclusion

- 6.1 This Planning Statement has been prepared by S&L Planning Consultants in support of a planning application for the erection of a Tipi Tent structure at The Orchard, Ridding Lane, Whalley, on a seasonal basis between May and September for the purposes of hosting health and wellness events and classes.
- 6.2 It assesses the proposal against the relevant policies of the Ribble Valley Core Strategy and the National Planning Policy Framework, and other considerations. This includes the submitted Design and Access Statement, Heritage Statement and Flood Risk Statement. The supporting documents demonstrate that the development will be low-impact and low scale in nature and will respect the site's context adjacent to listed heritage assets and Whalley Conservation Area.
- 6.3 The Flood Risk Assessment confirms that the site lies within Flood Zone 3b and that the proposed use is Water Compatible Development and therefore appropriate. In a flood event the structure can be removed easily if needed and/or floodwater would pass through unobstructed.
- 6.4 The proposal is seasonal in nature and will not harm the significance of nearby heritage assets. This is supported fully by the extensive Heritage Assessment associated with this submission.
- 6.5 The proposed development accords with Policy DMB4 in terms of open space provision. The scheme aims to enhance and retain open space for recreation and well-being purposes. The development will allow for an underused section of land to become active. The low-impact development will bring benefits without negatively impacting the open character of the land.
- 6.6 Having regard for the development plan and other material considerations, there is a clear a compelling case for planning permission to be granted without delay, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the presumption in favour of sustainable development set out in paragraph 11(c) of the NPPF.

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