

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	15/10/26	Manager:	LH	Date:	15/10/26
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Application Ref:	3/2026/0446			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	31/07/26	Site Notice:	31/07/26	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed erection of 9no. holiday lodges.
Site Address/Location:	Ribble Valley View, Old Langho Road, Langho, BB6 8AW.

CONSULTATIONS:	Parish/Town Council
A consultation response from Billington and Langho Parish Council was received on 7th July 2026 raising the following concerns: • The redirection of a historic footpath; • The site has become as large as a village and generates a lot of traffic; • The loss of grass land and the over development of the open countryside; • The lack of control of the non-residential aspect of the site.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.
Lancashire Fire and Rescue Service:	Provided advice in respect of access for first appliances and water supplies for firefighting purposes to the site.
United Utilities:	Provided comments to direct the applicant to further sources of support and guidance on matters that might impact their proposal. Recommended the imposition of a condition requiring the submission of a sustainable surface water drainage scheme and foul water drainage scheme.

CONSULTATIONS:	Additional Representations.
None received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:**Ribble Valley Core Strategy:**

Key Statement DS1:	Development Strategy
Key Statement DS2:	Sustainable Development
Key Statement EN4:	Biodiversity and Geodiversity
Key Statement EN5:	Heritage Assets
Key Statement EC1:	Business and Employment Development
Key Statement EC3:	Visitor Economy
Key Statement DMI2:	Transport Considerations
Policy DMG1:	General Considerations

Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME1: Protecting Trees & Woodland
Policy DME2: Landscape & Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets
Policy DME6: Water Management
Policy DMB1: Supporting Business Growth and the Local Economy
Policy DMB3: Recreation and Tourism Development
Policy DMB5: Footpaths and Bridleways

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2023/0158: Proposed siting of an additional holiday lodge (Approved).

3/2023/0034: Variation of Condition 3 (holiday use) of planning permission 3/2021/0335. To remove reference to a 3-month period of occupation (Approved).

3/2021/0335: Extension of existing holiday lodge park to provide for the siting of 19 additional holiday lodges. Resubmission of 3/2019/0851 (Approved).

3/2019/0851: Extension to existing holiday lodge park to provide for the siting of 29 additional holiday lodges (Refused).

3/2018/0506: Change of use of agricultural land to allow extension to lodge park and the erection of an additional 12 lodges (amendment to application 3/2015/0880 approved 16 December 2016) (Approved).

3/2015/0880: Change of use of agricultural land to allow extension to lodge park and the erection of an additional 12 lodges and informal recreational area and footpath (Approved).

3/2011/0848: Application for a non-material amendment to planning consent 3/2010/0417P for layout changes to 1) create a softer layout so as to create less visual input, 2) to avoid encroaching on trees that are under a tree protection order, 3) to improve road layout for easier access, 4) to improve pathways so as to take pedestrian traffic away from the road, and 5) to incorporate an LPG gas system rather than gas (Approved).

3/2010/0417: Proposed change of use of agricultural land to form a pitch static caravan holiday park with warden unit, reception, grounds maintenance store and associated landscaping (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site comprises a small area of grassland located within the main section of the Ribble Valley View holiday lodge park. The site lies outside any defined settlement boundary and is situated within land designated as Open Countryside.

A Public Right of Way passes through the site, and the Grade I Listed Chapel of St Leonard is positioned adjacent to the site entrance.

The proposal site previously included several trees; however, it is understood that these trees were felled between late 2025 and early 2026.

Proposed Development for which consent is sought:

The application seeks planning permission for the siting of nine additional timber holiday lodges within the existing Ribble Valley View holiday park.

The submitted details indicate that the proposed lodges will comprise three different types/ layouts, all of which would be broadly similar in design and appearance to those already present on the site. Each lodge will have a footprint of approximately 6.1 metres by 12.2 metres, with eaves and ridge heights of approximately 2.4 metres and 3.2 metres respectively.

As part of the overall development, a diversion to the route of public footpath FP0306005 is also proposed.

Principle of Development:

The application site lies outside of any defined settlement boundary and on land which benefits from an Open Countryside designation, where Policy DMG2 of the Ribble Valley Core Strategy is of particular relevance in assessing the acceptability of the proposal.

Policy DMG2 states that development within the Open Countryside will only be permitted where it satisfies at least one of the following criteria:

1. *The development would be essential to the local economy or social well-being of the area.*
2. *The development is needed for the purposes of forestry or agriculture.*
3. *The development is for local needs housing which meets an identified need and is secured as such.*
4. *The development is for small scale tourism or recreational developments appropriate to a rural area.*
5. *The development is for small scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
6. *The development is compatible with the enterprise zone designated.*

Notwithstanding the above, the proposal relates to a relatively modest extension of an established holiday accommodation business which has benefited from a number of planning permissions over time. In particular, planning permission 3/2010/0417 established the acceptability of the site's use for holiday lodge development and the principle of tourism-related development in this location, with permission having also been granted for expansion under applications 3/2023/0158, 3/2021/0335, 3/2018/0506, and 3/2015/0880.

In this regard, Key Statement EC1 of the Core Strategy state that the expansion of existing businesses will, wherever appropriate, be considered favourably. Furthermore, Policy DMB1 supports the expansion of established firms outside settlements, provided it is necessary to maintain the existing source of employment and can be assimilated within the local landscape. At a national level, Policy E2 of the National Planning Policy Framework advises that substantial weight should be given to the economic benefits of proposals for commercial development which would allow businesses to invest, expand and/or adapt.

The proposal also aligns with Key Statement EC3 which seeks to support and strengthen the Borough's visitor economy. Policy DMB3 of the Core Strategy provides further support for tourism and visitor attractions subject to the following criteria being met:

1. *The proposal must not conflict with other policies of this plan;*
2. *The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a*

particular countryside attraction and there are no suitable existing buildings or developed sites available;

- 3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
- 4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;*
- 5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*
- 6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.*

In this case, the proposed lodges would be located within the central area of the existing holiday park, adjacent to established holiday accommodation. The development would therefore be closely related to existing built form and would represent a logical and contained extension to an established tourism destination, rather than the creation of a new tourism use in the open countryside. Furthermore, the proposal would contribute positively to the visitor economy and support the continued growth of an existing rural business.

Taking all of the above into account, the proposed increase in the number of holiday lodges is considered acceptable in principle. Subject to compliance with the other relevant policies of the Development Plan and material planning considerations, the proposal is not considered to give rise to any significant direct in-principle conflict with the aims and objectives of the Core Strategy.

The concerns of the Parish Council relating to the lack of control of the non-residential aspect of the site are noted. However, should planning permission be granted, a condition can be imposed restricting the occupation of the proposed lodges to short-term holiday accommodation only and preventing their use as permanent residential dwellings. This would be consistent with the occupancy restrictions attached to the existing holiday lodges on the site. Such a condition would provide the Local Planning Authority with an appropriate mechanism take enforcement action in the event of any breach.

Impact upon Listed Building(s) and Setting:

The Grade I listed Chapel of St Leonard is located adjacent to the site access from Old Langho Road. However, the proposed lodges would be sited more than 300 metres from the chapel and would be separated from it by existing vegetation, established holiday lodges within the wider site, and variations in land levels. Consequently, the development would not be readily visible from, nor would it materially affect, the setting of the listed building.

Having regard to the distance between the development and the heritage asset, together with the intervening landscape features and existing built form, it is considered that the proposal would preserve the significance and setting of the Grade I listed Chapel of St Leonard and would result in no harm to its heritage value.

Impact Upon Residential Amenity:

Given that the proposed lodges would have no direct relationship, intervisibility, or physical interface with existing residential properties, it is not considered that the development would give rise to any significant adverse impacts on the amenity of nearby residential occupiers in terms of privacy, outlook, or overbearing effects.

Consultation comments have also been received from the Council's Environmental Health Officer, who has raised no objection to the proposal and has confirmed that no concerns arise in relation to noise, disturbance, or other potential impacts on nearby sensitive receptors.

Accordingly, the proposal is considered acceptable in respect of residential amenity.

Visual Amenity/External Appearance:

The concerns raised by the Parish Council regarding the loss of existing grassed land and the potential overdevelopment of the countryside are noted. However, the proposed lodges would be situated within the established confines of the existing holiday park, on land bordered by existing lodges to the east and west. As such, the development would be experienced and viewed in the context of the existing holiday park rather than as an isolated or detached form of development within the wider countryside.

In this respect, the proposal would not constitute a significant encroachment into undeveloped open countryside, as the development would be contained within the main body of the established holiday park and would represent a logical extension to the existing layout.

In terms of design, scale and appearance, the proposed lodges are comparable to those already present on the site. The proposed layout and density are also considered broadly consistent with the established pattern of development within the holiday park and would not appear cramped or out of character with the surrounding built form.

Given their siting, scale and design, the proposed lodges would integrate satisfactorily with the existing character and appearance of the holiday park and would not appear incongruous, prominent or visually intrusive within the landscape. The development would therefore preserve the character and visual amenities of the immediate area and would not result in any unacceptable harm to the wider landscape.

It is acknowledged that the application site rises in level from north-west to south-east. However, the applicant has confirmed that no alterations to existing ground levels are proposed as part of the development. In the interests of safeguarding the visual amenities of the area and ensuring that the development is implemented in accordance with the submitted details, this can be secured by an appropriately worded planning condition.

Highways and Parking:

The application has been reviewed by Lancashire County Council Highways, acting as the Local Highway Authority (LHA). In its initial consultation response, the LHA requested the submission of additional information, which was subsequently received on 25th August 2026.

The LHA noted that Plots 1-3 would be positioned adjacent to the existing internal road, while a new internal road is proposed to provide access to Plots 4-9. The width of the proposed internal road network would be comparable to that of the existing on-site layout, and a turning head is proposed at the end of the access road to facilitate vehicle manoeuvring.

The submitted plans indicated that a minimum of one parking space would be provided for each holiday lodge. However, the LHA advised that, as the lodges would comprise either two or three bedrooms, a minimum of two parking spaces should be provided per unit.

Following this an amended Proposed Site Plan was submitted by the applicant. This has been reviewed by the LHA, and no objections have been raised. The Plan shows that a minimum of two car parking spaces would be provided for each holiday lodge, which is considered acceptable.

The concerns raised by the Parish Council regarding the potential for increased traffic generation are acknowledged. However, the LHA have advised that the proposed development would not have a significant impact on highway safety or capacity in the immediate vicinity of the site, subject to the imposition of appropriate planning conditions. As such, no significant concerns are raised in this respect.

The Parish Council has also expressed concerns regarding the proposed diversion of the existing Public Right of Way. In this respect, the grant of planning permission would not, in itself, authorise the diversion of Public Footpath FP0306005. Should planning permission be granted, a separate legal process would be required to secure the diversion of the footpath through a Diversion Order.

At the time of writing, a separate application seeking the diversion of Public Footpath FP0306005 (reference 3/2026/0654) has been submitted to the Council but has not yet been determined. Whilst the proposed diversion remains subject to separate consideration, this does not weigh against the proposed development.

Landscape/Ecology:

The application is supported by an Ecology and Biodiversity Net Gain (BNG) Strategy Technical Note.

The Technical Note confirms that there are no Sites of Special Scientific Interest (SSSIs) within 2km of the application site. The nearest Biological Heritage Site is located approximately 200m to the north. The site does not comprise any priority or irreplaceable habitats.

Owing to the site's existing use and its proximity to the established holiday lodges within the wider park, the land is considered to have limited potential to support ground-nesting birds. Furthermore, the proposed development would not require the removal of any trees, hedgerows, or areas of scrub.

The assessment also concludes that the site does not contain features of significant value for bat foraging or commuting. No ponds with the potential to support breeding amphibians, including great crested newts, were identified within 250m of the site, and the site characteristics are considered unsuitable for badger setts.

Notwithstanding these findings, the Technical Note recommends enhancement measures in the form of two bat boxes and two bird boxes to be installed on mature trees within the wider holiday park. However, as these trees are not located within the red line boundary of the application, these enhancement measures cannot be secured via a planning condition.

In terms of Biodiversity Net Gain, the development is predicted to deliver a net gain of 0.73 habitat units, representing an increase of 27.98% over the baseline habitat value. This would be achieved through the creation of an area of neutral grassland to the south of the site and the planting of 70 native trees. Accordingly, the proposal would exceed the statutory requirement to achieve a minimum 10% biodiversity net gain, subject to compliance with the mandatory Biodiversity Gain condition and the implementation of the approved enhancement measures.

Observations/Consideration of Matters Raised/Conclusion:

As such, it is for the above reasons that the application is recommended for approval.

RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.
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