

4th August 2026

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



Our ref: LJG433

Your ref: -

By email only

Dear Sir/Madam,

**APPLICATION TO REMOVE CONDITION 11 OF PLANNING PERMISSION - 3/2022/0530
BOADICEA PARK, PRESTON ROAD, RIBCHESTER**

I am pleased to enclose this application, made on behalf of my clients, CALTZ Investment Holdings Ltd, under the provisions of Section 73 of the Town and Country Planning Act 1990, to remove condition 11 of planning permission 3/2022/0530, regarding Boadicea Park, Preston Road, Ribchester.

Site description and planning history

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. A subsequent application, ref – 3/2022/0530, was made seeking to varying conditions relating to the host approval. This was granted approval on the 4th August 2022, creating a new permission, modifying the relevant conditions and carrying over all other relevant controls.



Figure 1 – site location

Condition 11 of permission 3/2022/0530 states as follows, with regard to the lodges:

“Each holiday unit hereby approved shall not be let to or occupied by the owner, any one person or group of persons for a combined total period exceeding 28 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence.

The owner shall maintain a register of all guests of each unit of accommodation hereby approved at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain:

- the name and address of the owner's permanent residence (where they pay Council tax and/ or are registered to vote and keep the majority of their possessions);*
- the name and address (permanent residence) of main guest who made the booking together with dates of occupation.*

For the avoidance of doubt permanent residence is where the owner/ guest pay Council tax and/or are registered to vote and keep the majority of their possessions”

Therefore, the lodges can only currently be occupied as short term lets for a maximum of 28 days.

Proposals

It is sought to remove Condition 11 of the permission, in order to allow for the lodges to be occupied as long term lets, or more permanently, depending on the requirements of the end user. This would allow for the units to contribute to housing opportunities in Ribchester, particularly for older people or those with mobility issues, wishing to live in appropriately sized accommodation, across a single floor.

The application is made with due consideration to the outcome of an appeal on land immediately adjacent, for Permission in Principle for the erection of up to 2 dwellings (RVBC ref – 3/2026/0050, PINS ref – 6006097). In allowing the appeal, the Inspector confirmed that this was a suitably accessible and sustainable location for residential development.

It follows that the lodges, which are positioned to the rear of the appeal site and have the same relationship with the village, are also sustainably located when assessed against the same criteria. The findings of the Inspector will be considered in greater detail later in this statement.

The applicant has received interest from potential users of the lodges but the limited occupation period appears to be deterrent. Removal of the condition would allow for a greater level of flexibility in the use of the units, meaning that they are able to act as either dwellinghouses or as longer term lets.

No other alterations or changes are sought as part of this submission and the issue at hand solely relates to the matter of occupancy.

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.

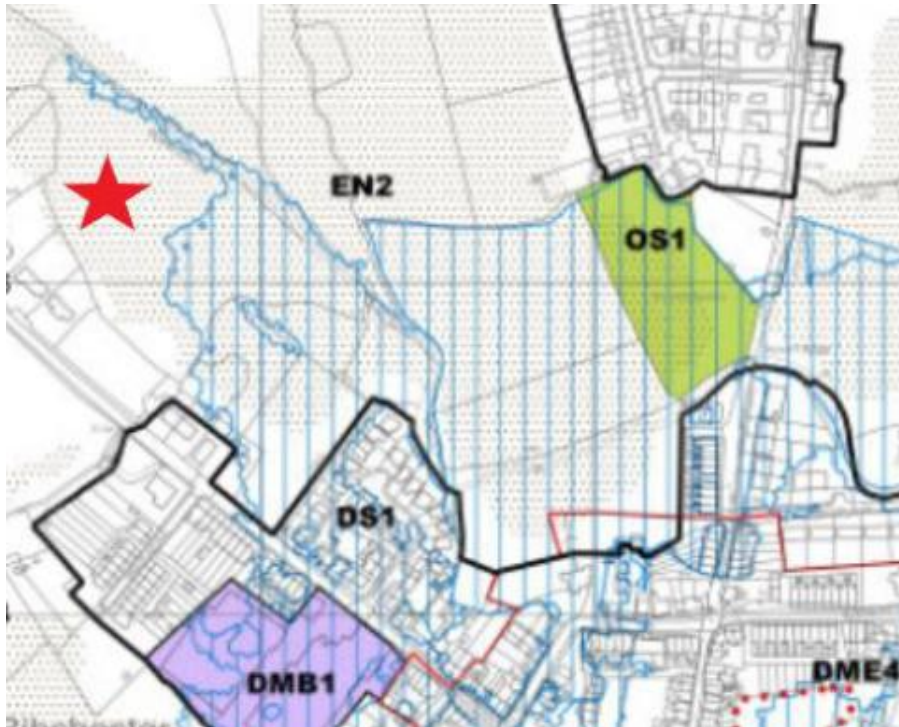


Figure 2 – policies map excerpt. Site denoted by red star

In considering the removal of the occupancy condition, 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;
- **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** states that development within Tier 2 settlements and outside of settlements will be required to meet one of five listed criteria; and
- **Policy DMG3** supports the provision of sustainable and accessible development.

It is relevant to note that on the 7th January 2026, an appeal decision was issued, following a hearing in December 2025, with regard to Land to the south of Chatburn Old Road, Chatburn, in which the Council's 5 year housing land supply was considered in detail by the Inspector.

The appeal was allowed and it was found that the Council's 5YHLS was some 3.45 years, subsequently rendering a number of the Core Strategy policies out of date. This has been found to be a significant material consideration in the determination of a number of planning applications and appeals since.

Accordingly, applications should be determined in accordance with the provisions of Paragraph 11d) of the Framework, unless the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

With regard to the first matter above, none of the areas or assets of particular importance, as set out in Footnote 7, are present at this site. As such there are no strong reasons for refusing development.

With regard to the second limb of subsection d), there are no adverse impacts arising from the longer term occupation of the lodges. They are already consented (with two in situ and the remaining four to follow), and would therefore not cause notable landscape or visual impacts.

Section 5 of the Framework advises that in boosting the supply of homes across the country, the needs of groups with specific housing requirements should be considered and reflected in planning policies. This includes older people and those who require retirement housing.

The critical need for housing for older people is expressed in Planning Practice Guidance, which contains a dedicated section on the matter. Our increasingly ageing population has direct and tangible effects on the housing market and a lack of suitable accommodation should be considered in plan making and decision taking (Paragraph: 001 Reference ID: 63-001-20190626).

There are varying forms of specialist housing for older people, this includes age restricted, general market housing. This type of accommodation allows for older people to continue living in their own home and maintain independent and active lifestyles, whilst benefitting from single-level living and having the ability to 'down-size' (or 'right-size'). This also helps to generate movement in the wider housing market and can assist in addressing the under occupation of larger properties.

Appraisal

Principle of development

Should the occupancy condition in question be removed, the approved lodges could be occupied for longer periods by visitors or more permanently, providing greater flexibility in their use.

Even were the lodges to be used as independent homes, the findings of the recent appeal on adjacent land confirm that this is a suitable and appropriate location for such uses, despite being located outside of the settlement boundary for Ribchester.

In supporting the adjacent PiP scheme, the Inspector advised that:

- This area is *“located on a primary route through Ribchester and it is well connected by footpaths to the centre of the village which is within a reasonable walking distance. Within the centre there are a range of services, including public houses serving food, a retail shop, a post office, cafes, places of worship, a village hall, and a primary school. In addition, there are recreational facilities including an outdoor playground, tennis courts, and football pitches, as well as a range of local businesses. Collectively, these facilities provide for a range of day-to-day needs and contribute positively to the overall accessibility of the site”*
- That even if residents need to travel further afield for employment and supermarkets etc *“the site is located within close proximity of a bus stop providing an hourly service between 6am and 8.30pm. This offers a reasonable alternative to private car use, with journey time to Longridge which has a greater range of services, of approximately 8 minutes and onward connections to the wider area, such that future occupiers would not be wholly reliant on a private car”*

It was accepted that whilst there was some conflict with the Core Strategy in spatial development terms, residential development in this location would not result in isolated or sporadic development in the countryside, nor would it undermine the overall spatial strategy to any great degree.

In light of the Council's significant shortfall in housing supply, and in the context of policies for determining such applications being out of date, it was found that:

“the provision of additional housing, even at the modest level of up to two dwellings, attracts significant weight. This is particularly the case given that the appeal site is reasonably accessible to a range of services and transport options, such that it can be considered a sustainable location in planning term”

All of these findings can be readily applied to the lodges and with the application of the tilted balance, the benefits of creating flexible accommodation, particularly that which can help to meet a demonstrable need for older people, means that the removal of the condition should be supported.

Future occupants, either tourist or more permanent residents, would all help to contribute to expenditure in the local area and offer support by way of patronage to the services and facilities present in the village.

For all of these reasons, the removal of the occupancy condition presents no policy conflicts and is acceptable.

Highways

Vehicular access to and from the site is to remain as existing, with parking provided adjacent to each plot.

The movements associated with longer term lets or permanent homes are likely to be less frequent than those associated with the current 28 day limitation, and would not give rise to any unacceptable safety or capacity issues.

The Framework (para.116) advises that development should not be prevented on highway grounds unless the impacts would be severe, when taking into account residual cumulative impacts and highway safety matters. No such concerns exist here.

Economic impacts

The proposed removal of the occupancy condition raises no undue economic concerns, insofar as the units can either continue as longer term lets or be used for extended periods by people seeking accommodation across a single level, on a reduced scale.

Should longer terms lets be promoted, the findings of an appeal decision at Dewhurst Row in Langho (RVBC ref – 3/2025/0053 & PINS ref – 3364766) should be accounted for, with regard to the length of stays, economic activity and the need for evidence around these matters. The applicant's own experience, resulting from enquiries regarding the lodges, is a desire for longer periods of occupancy to be available.

In each scenario, there would be continued local expenditure from future users, supporting the local economy.

Residential amenity

The removal of the occupancy condition raises no undue amenity issues for adjacent residents or future users of the lodges. Allowance for longer/indefinite stays would potentially create less transient activity than the permissible length of occupation and present and in turn result in less potential for disturbance.

In any respect, this is a small scale site and the activities associated with it would not generate unacceptable harms.

Summary

This statement has been prepared on behalf of CALTZ Investment Holdings Ltd in support of an application, made under the provisions of Section 73 of the Town and Country Planning Act 1990, to remove condition 11 of planning permission 3/2022/0530 relating to Boadicea Park in Ribchester.

It concludes that the proposed development is in accordance with relevant policies of the adopted Core Strategy and Government policy as set out in the Framework.

Consequently, and having regard to the development plan and all relevant material considerations, there is a clear and compelling case for the proposed condition removal to be granted in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the presumption in favour of sustainable development at paragraph 11d of the National Planning Policy Framework.

Even if the lodges were to be used as homes, it has been shown that the site represents a sustainable and accessible location for such uses, as confirmed by a nearby appeal decision issued in June of this year. As such this would be no reason to resist the application.

If you require any further information to assist with your deliberations please feel free to contact me.

Yours sincerely

Lee Greenwood MA, MRTPI

LJG Planning Consultancy