



## **RIBBLE VALLEY BOROUGH COUNCIL**

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Council Offices  
Church Walk, Clitheroe  
Lancashire BB7 2RA  
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[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

please ask for Maya Cullen  
direct line 01200 425 111  
email [planning.@ribblevalley.gov.uk](mailto:planning.@ribblevalley.gov.uk)  
my ref 3/2025/0107  
your ref  
date 1<sup>st</sup> July 2025

Dear Sir/Madam

### **TOWN AND COUNTRY PLANNING ACT 1990**

<b>LAND AT</b>	<b>Boadicea Park Preston Road Ribchester PR3 3XL</b>
<b>PROPOSED DEVELOPMENT</b>	<b>Retention of two holiday lodges and office building with associated parking, infrastructure and alterations.</b>
<b>APPLICATION REFERENCE</b>	<b>3/2025/0107</b>
<b>APPEAL REFERENCE</b>	<b>APP/T2350/W/25/3367846</b>
<b>APPEAL STARTING DATE</b>	<b>30<sup>th</sup> June 2025</b>
<b>DEADLINE FOR COMMENTS</b>	<b>4<sup>th</sup> August 2025</b>
<b>APPELLANTS NAME</b>	<b>Mr T Ball</b>

I am writing to let you know that an appeal has been made to the Secretary of State in respect of the above site.

The appeal follows the refusal of planning permission by this Council.  
The Council's reasons for refusal are as follows: -

1. The proposed siting, size and design of holiday lodges 5 and 6, additional hardstanding and erection of an additional office building would result in an incongruous, encroachment into the open countryside, resulting in a loss of openness within the site. The development is therefore contrary to Policies DMG1, DMG2 and DMB3 of the Ribble Valley Core Strategy.
2. The application has not been supported by a Flood Risk Assessment. In the absence of this, there is insufficient information to fully assess the impact of Flood Risk resulting from the

development, contrary to Policy DME6 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended. This means the appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector. If the Inspector can see enough of the site from the road or public view, he will visit the site alone. If that is not possible, the appellant and the LPA's representative will go with the Inspector. There is normally no need for other people to take part in the site visit. However, if you own a property nearby and you want the Inspector to see the appeal site from your property, **you should tell The Planning Inspectorate when you write to them**. They will then tell you the date and time of the visit. You will not be able to discuss the case, but you can point out the relevant facts and features.

Any comments already made following the original application for planning permission (unless they are expressly confidential) will be forwarded to the Planning Inspectorate and a copy sent to the appellant and will be taken into account by the Inspector deciding the appeal. If you wish to modify/withdraw or make any additional comments please send **3 copies** to the Planning Inspectorate before the deadline as shown above. Any representations received after this date will not normally be seen by the Inspector and will be returned. The Planning Inspectorate does not send acknowledgments but they will ensure that all letters received by the deadline are passed on to the Inspector dealing with the appeal. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The Planning Inspectorate has introduced an online appeals service, which you can use to comment on this appeal. You can find the service on the internet – see <https://acp.planninginspectorate.gov.uk>. Your comments may include your name, address, e-mail address or phone number. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

If you wish to send your comments by post, please write to Deb Smith, The Planning Inspectorate, 3D Eagle Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

The Planning Inspectorate has produced a document entitled "Guide to Taking Part in Planning Appeals". This gives helpful advice to third parties who may wish to make representations. Should you wish to obtain a copy of this leaflet, it can be downloaded from the Government's website via the following link:  
<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

You may inspect all submitted documents relating to the appeal at the Planning Department, Council Offices, Church Walk, Clitheroe, BB7 2RA by making an appointment if you are unable to view them on the Council's website. **Please contact the case officer on the above extension to check that the statements will be available before calling at the office.**

The appeal decision will be published on the Planning Inspectorate's website at  
<https://acp.planninginspectorate.gov.uk>

Yours faithfully

*Nicola Hopkins*

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING