

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Our Ref: RG/RG/G267/L001
Date: 28th January 2025

Dear Sir / Madam

BUILDING ADJACENT TO SKIRDEN HALL BARN, WIGGLESWORTH ROAD, SLAIDBURN, BD23 4SX
CONVERSION / ADAPTATION OF BUILDING TO FORM A 2 BEDROOM DWELLING WITH ASSOCIATED EXTERNAL ALTERATIONS, CAR PARKING, GARDEN CURTILAGE AND HARD AND SOFT LANDSCAPING

We are instructed by Andrea Waddington to submit this full planning application seeking permission to convert / adapt the building shown below to form a 2 bedroom dwelling with associated works.





Application Content

This application is supported by the following materials:

- Application form
- This covering letter / statement
- Design and Access Statement (Habitat Architects)
- Planting and Landscaping Statement (Habitat Architects)
- Preliminary Ecological Appraisal (Pennine Ecological)
- Biodiversity Net Gain Assessment (Pennine Ecological)
- Biodiversity Gain Plan (Pennine Ecological)
- Statutory Biodiversity Metric Calculation Tool (Pennine Ecological)
- The following drawings (Habitat Architects)

Dwg No	Drawing Title	Size	Scale	Revision (A, B, C etc.)					
A0.0	Location Plan	A3	1:2500	-	1				
A1.0	Existing Site Plan	A1	1:200	-	1				
A1.1	Previously Approved Site Plan	A1	1:200	-	1				
A1.2	Proposed Site Plan	A1	1:200	-	1				
A1.3	Existing Plans	A1	1:50						
A1.4	Previously Approved Plans	A1	1:50	-					
A1.5	Proposed Plans	A1	1:50	-					

The Application Site

The site is situated approximately 600 metres from the village boundary of Tosside, within the Forest of Bowland AONB. It is approximately 4 miles north east of Slaidburn, and a similar distance miles south west of Long Preston.

Although it was ultimately withdrawn in November 2017, the draft *Bolton by Bowland and Gisburn Forest Neighbourhood Plan* included the map on the following page indicating what it proposed to be the Tosside Settlement Boundary.

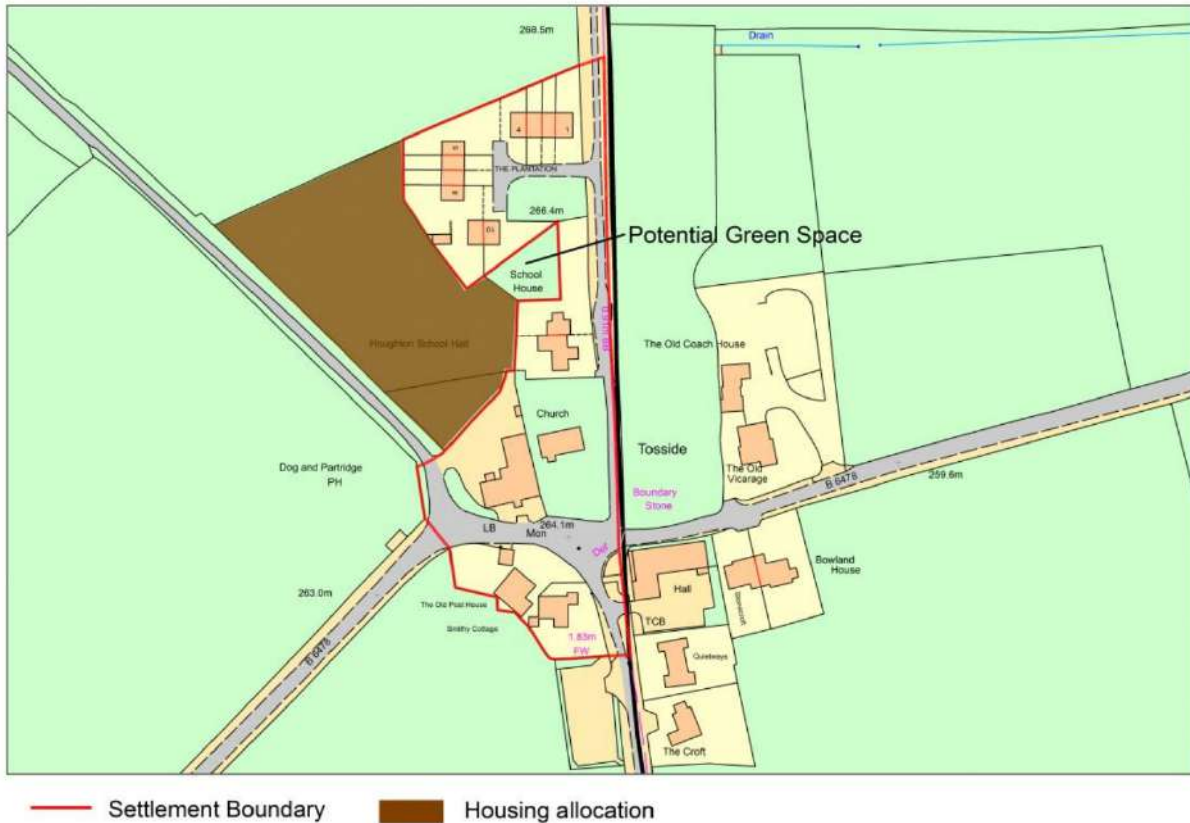
It is interesting to note that, whilst it was not carried forward, the draft NP proposed a sizeable housing allocation beyond the settlement boundary of Tosside, suggesting that the village was considered an appropriate / sustainable settlement capable of accommodating some housing growth.



Extract from the draft Bolton by Bowland and Gisburn Forest Neighbourhood Plan:

Bolton by Bowland & Gisburn Forest Neighbourhood Plan

Map 3 Tosside Proposals Map



The site is accessed via an existing track that currently serves three adjacent existing properties, a barn and the application building.

The site is today occupied by the building that was approved under application 3/2009/0440. As can be seen on the photographs on the following pages, the building is complete aside from the completion of its outer skin. It offers the appearance of a small, simple, discrete, single storey and arguably somewhat bland structure reflective of the rural context.





The Proposal

This application proposes the use of the building and its minor adaptation / alteration to form a single dwelling for the parents of the applicant.

We are advised that the [REDACTED] have resided in two caravans at the site since July 2020, and have been paying Council Tax for that period.

The photograph on the following page (dated 20th July 2020) shows what we are advised is the first caravan arriving at the site. That same green caravan can be seen on the Google Earth image dated June 2022 (see *Annex A*). We are advised that, for much of the time (in periods of poor weather), the caravan was kept inside the agricultural building it sits next to.



15:23 📶

📶 4G 71%

18 July 2020

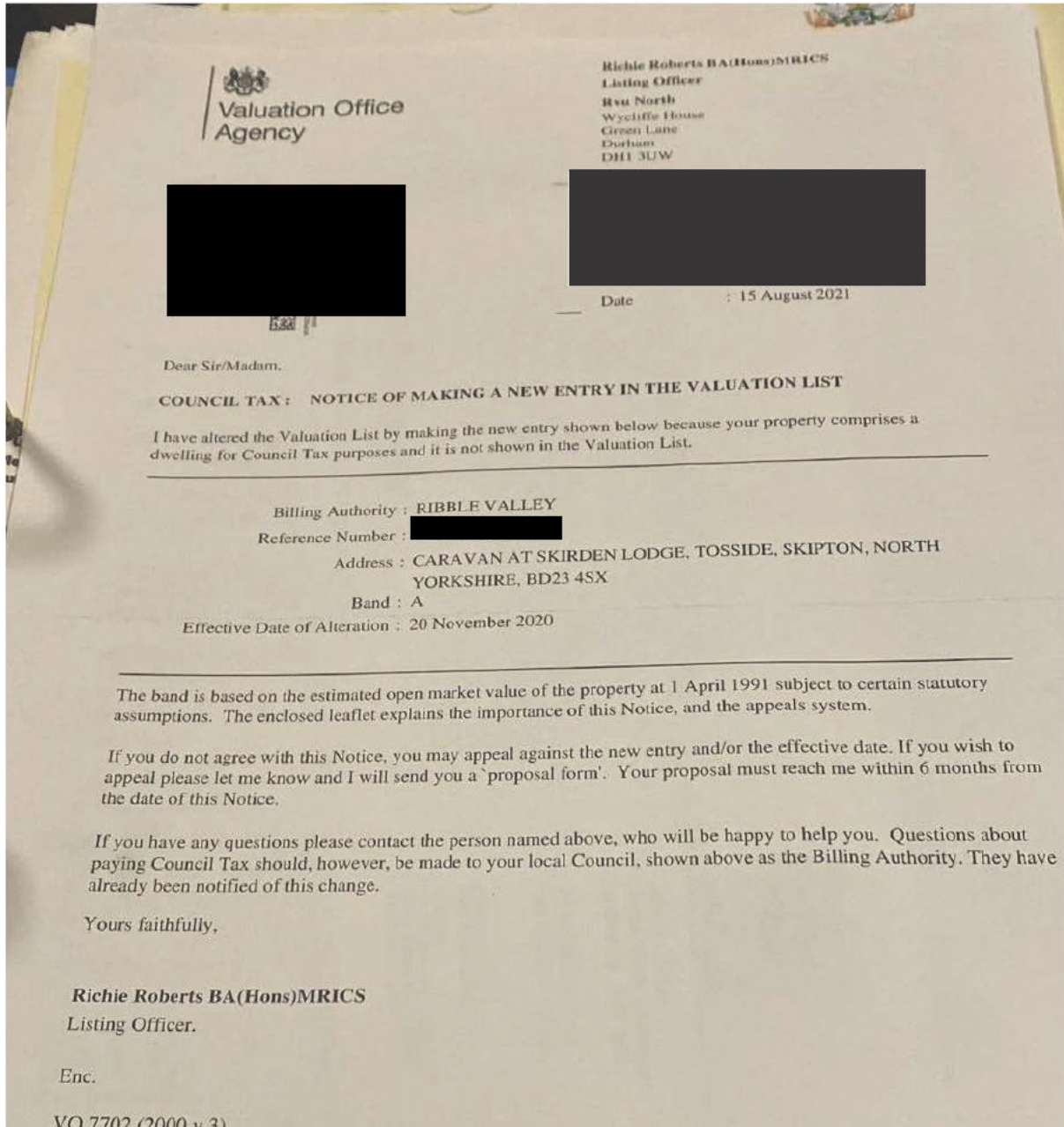
12:05





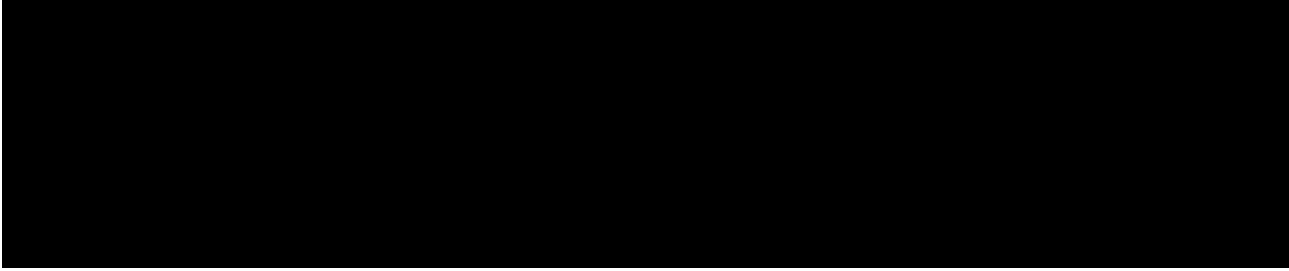
It will be noted on the aerial image dated June 2024 (*Annex A*) that a different (white) caravan had appeared at that stage, following disposal of the green caravan.

As noted, throughout that period, our client's parents have been paying Council Tax as evidenced below.



We appreciate that the above does not authorise a residential unit on the site in planning terms, but it is noteworthy that – for over 4.5 years – our client [redacted] have resided on the land.





If the LPA wishes to see 'official' evidence of the above health issues, paperwork can be provided on a confidential basis from the medical authorities.

Our client is not only having to deal [REDACTED] [REDACTED] whilst at the same time pursuing a demanding full time career.

The relevance of the above to this application is that our client has neither the time nor energy nor inclination to pursue the approved holiday lets. Nor does she wish the peace and quiet of her family home, [REDACTED], constantly disturbed by transient 'strangers' coming and going next door.

For those reasons, there is no longer any intention to pursue the use of the approved holiday lets, and hence a sustainable alternative use of the building is sought, to provide a comfortable, fit for purpose home [REDACTED]

Our client naturally wishes to live close [REDACTED] [REDACTED] and the constructed building is ideally suited to serve their needs. It will function as a bungalow on one level, avoiding the need to climb stairs.

Its floor area is 115.2 sqm, which exceeds the National Space Standards requirements. Crucially, it is on one level and has been designed to comfortably accommodate [REDACTED] [REDACTED]

The proposed external alterations to the building will be small scale, but designed to represent a material betterment to visual appearance of the approved building.

The project also aims to deliver significant improvements in landscaping, and biodiversity when compared to the approved scheme.

In design terms, the approved building exhibited certain architectural weaknesses and design flaws. For example, the placement of its windows directly abutting doors on the frontage reflects a suburban aesthetic and an overly simplistic approach that we consider detracts from what was clearly intended to provide an authentic agricultural style.



That design choice introduced structural challenges at the intersection of the window and door frames, resulting in compromised thermal performance, particularly due to issues with thermal bridging.

The revised proposal addresses those deficiencies, delivering what we consider is a more cohesive design and improved energy efficiency.

The architect has attempted to remain true to the original design intent, while introducing subtle adjustments that we believe enhance the overall quality of the building. This includes a design approach with vertical orientation, incorporating elements that evoke a more agricultural and rural character.

The design reflects the local vernacular while prioritising sustainability, not only in terms of energy performance but by creating a well-considered and visually appealing building.

The aim has been to minimise the need for future alterations and additions, ensuring the building will remain functional, efficient, and harmonious with its surroundings over time.

We have also given detailed consideration to both landscaping and biodiversity as part of this proposal. In our view, the previously approved landscaping scheme was underwhelming and arguably of poor quality and little panache. It consisted primarily of a simple recreational grassed area and two small shrubbery patches.

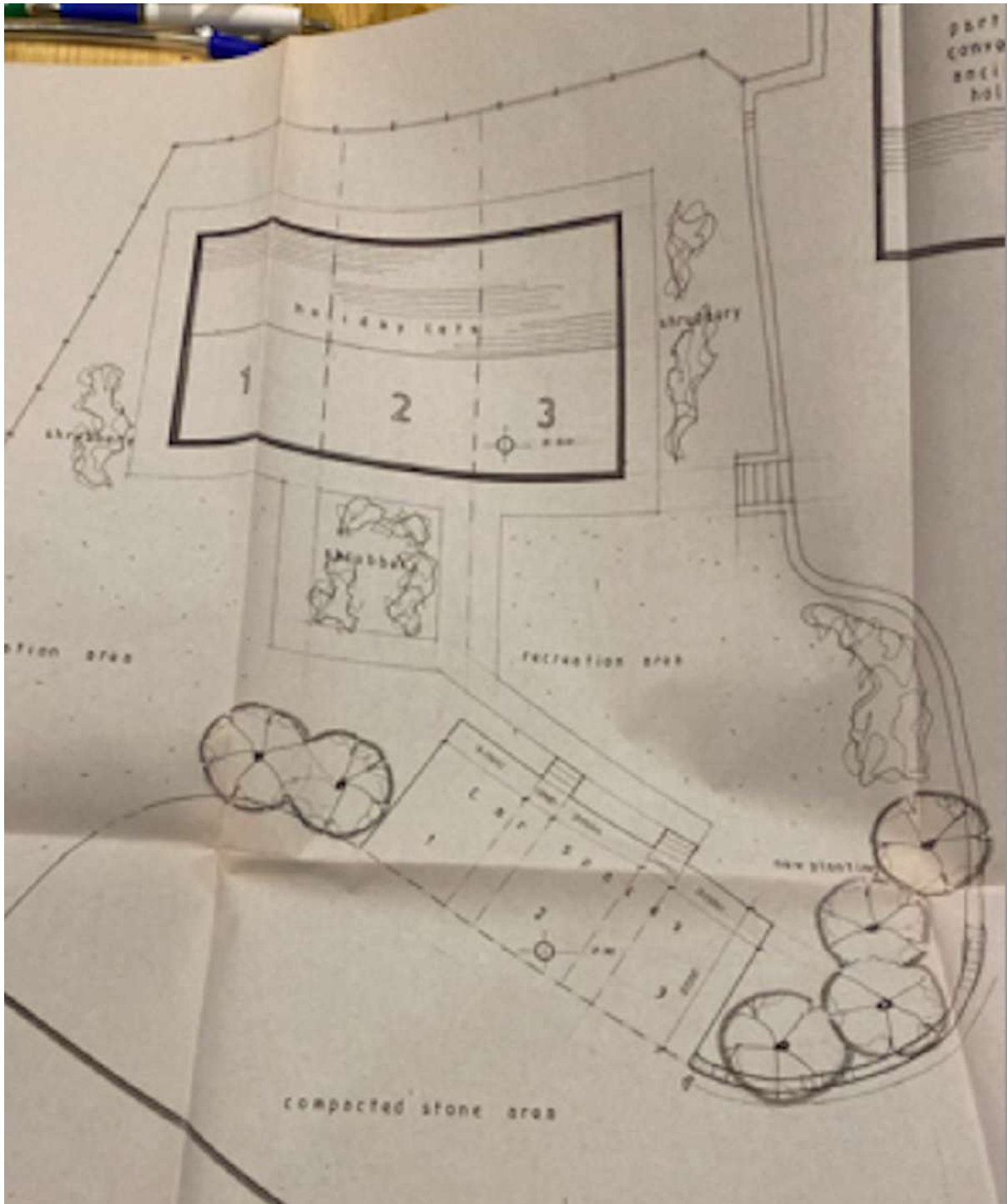
The revised landscaping strategy presented by this application seeks to significantly enhance and enrich the setting through the planting of native trees and hedgerows, establishing wildflower areas, and creating an ecologically rich wildlife pond. These measures aim to provide very meaningful biodiversity improvements and a more dynamic and sustainable landscape.

We are confident that these enhancements represent a substantial betterment over and above the previously approved scheme, which will enhance setting and embed the proposal more sensitively and harmoniously within the AONB.



Planning History

The subject building was approved on 14th July 2009 under permission 3/2009/0440. It was proposed to create 3 holiday lets. The approved drawings are not available on the LPA's website, but our client has provided us with the photograph below which we understand was the approved site layout. That shows 3 holiday lets, 3 parking spaces, areas labelled 'shrubbery' and an area labelled 'recreation area'.





The Delegated officer report that led to approved noted that:

'Whilst it is relatively isolated in respect of main settlements, it is well-related to an existing group of buildings, and is within driving distance of amenities, but also accessible by public transport.'

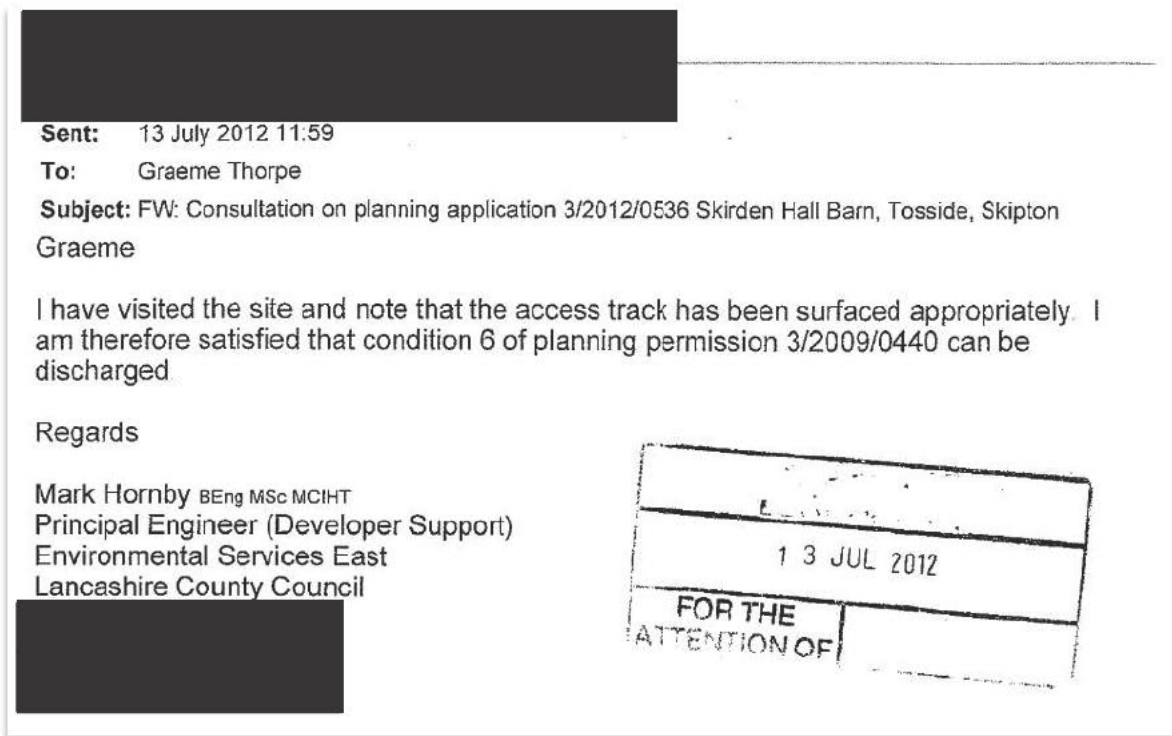
The decision notice – under the heading *'Summary of reasons for approval'* – states:

'The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.'

An application (ref: 3/2012/0536) seeking the discharge of Conditions 3, 5, 6 and 8 was submitted on 18th June 2012 and approved on 31st July 2012.

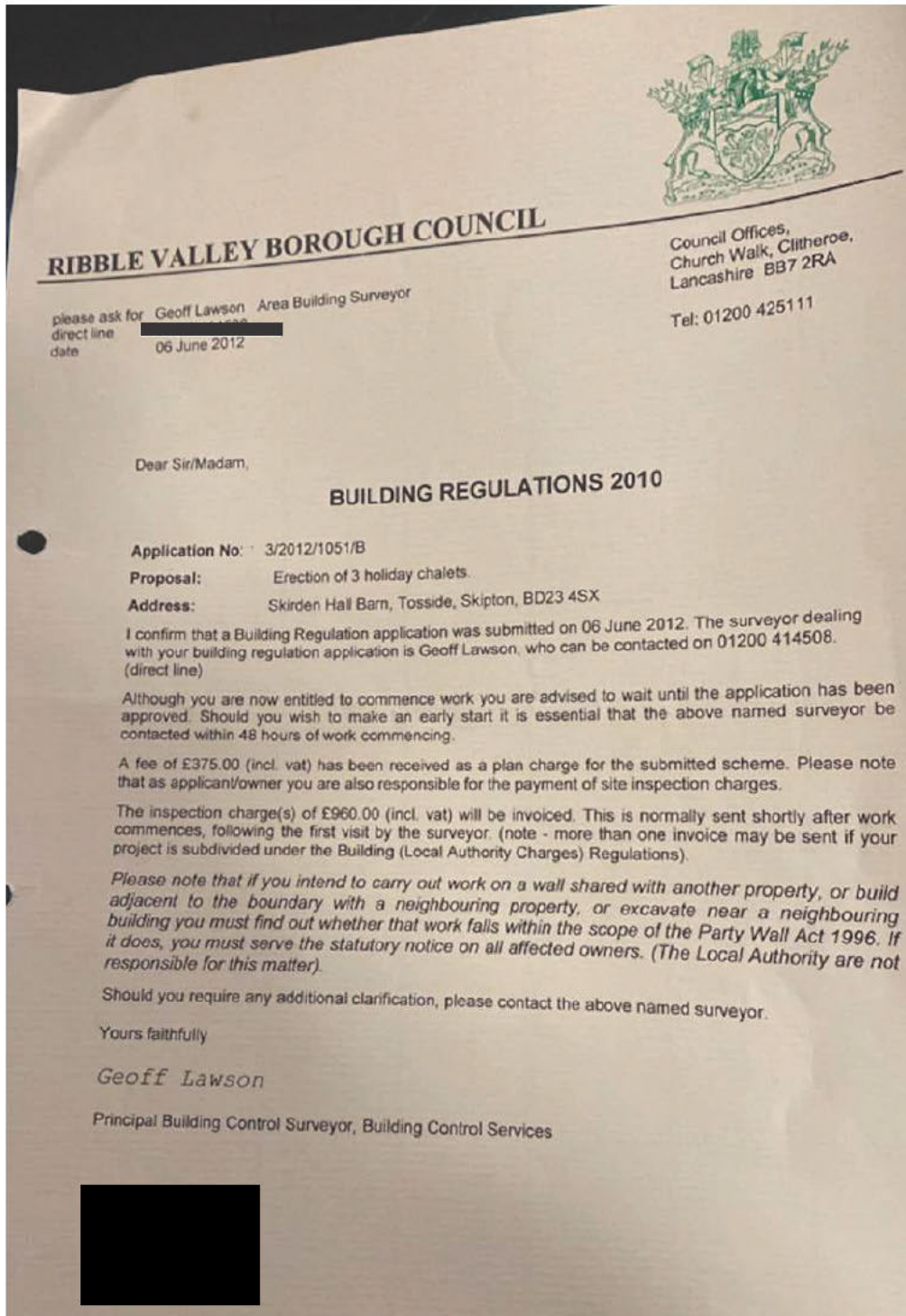
In order to lawfully commence development it is necessary to satisfy the legal requirements in section 56(4) of the Town and Country Planning Act 1990. This says that *"development is taken to be begun on the earliest date on which a material operation is carried out"*. A material operation can include any works of construction, demolition, digging foundations, laying out or constructing a road and a material change in the use of the land.

Condition 6 related to works to the access, and it is evident that those works had been carried out at the time, as confirmed in the email below from Mr. Hornby.





We are also advised that work commenced on the footings of the approved building following registration under Building Control, and that Building Control application 3/2012/1051/B was approved conditionally. Our client advises that works were signed off by a Mr. Jeff Lawson. While not confirming the precise date those footings were carried out, evidence of those can be clearly seen on the aerial photographs at Annex A of this letter and as below (dated June 2018).





GL

BUILDING INSPECTION NOTIFICATION NEW BUILD/EXTENSION

Please telephone or return this card to advise your Council when the work is ready to be inspected for each stage of the works.
Tel: 01200 425111 or your Surveyor's direct line as previously given.

Application number 3/2012/1051/B

Site address _____

Builder's name and address _____

Tel: _____

Signature	Date for inspection
Excavation for foundations	1 day prior to inspection
Damp Proof Course laid in external walls	1 day prior to inspection
Hardcore/insulation prior to casting of floor slab	1 day prior to inspection
Pre plaster	1 day prior to inspection
Drain ready for inspection/test prior to backfill	1 day prior to inspection

Failure to inform the Council may mean you will be required to uncover or remove work and could result in a fine. 'Day' means any period of 24 hours commencing at midnight and excludes any Saturday, Sunday or Public holiday.





The photographs below show the digging of trenches / foundations pursuant to the approved development, and the LPA will note the date stamps (bottom left) of 3rd July 2012.

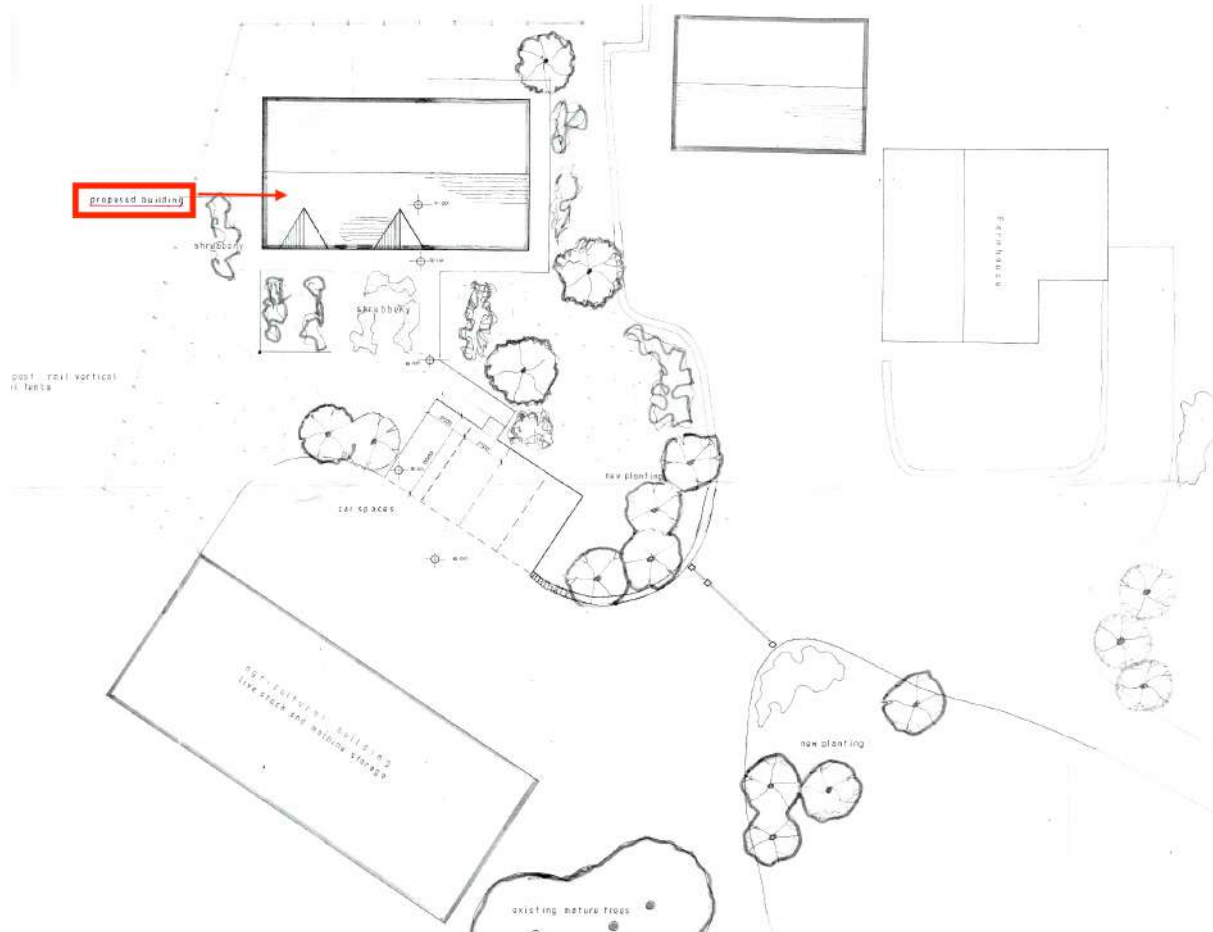




It is evident therefore that the planning permission had been implemented by the carrying out of material operations prior to its lapse date of 14th July 2012. That said, the building is lawful.



On 17th November 2021, application 3/2021/0905 was refused. That promoted the construction of a farm workers dwelling and attached holiday cottage on the same footprint as the previously approved holiday units, as indicated on the plan extract below.



It was evident that, at the time the above application was determined, the approved building had not been built, although the delegated report that led to refusal explains confirms that, during a site visit on 29th September 2021, it had been noted that the footings had been laid.

The application was refused for the following reason:

'The proposal is contrary to Key Statement DS1 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy in that approval would lead to the creation of a new dwelling in the open countryside without sufficient justification. The proposed development would create a harmful precedent for the acceptance of other similar unjustified proposals which would have an adverse impact on the implementation of the planning policies of the Council contrary to the interests of the proper planning of the area in accordance with core principles and policies of the NPPF.'



The Delegated Report explains that, based on the information that had been provided, the applicant had failed to demonstrate that there was an essential requirement for an agricultural workers dwelling at the site, and:

'As such, the provision of a new dwelling in this location would be contrary to policies DMG2 and DMH3 of the Core Strategy and would result in an isolated home in the countryside without sufficient justification contrary to paragraph 80 of the Framework'.

The Delegated Report also confirmed that the County Highways Officer had raised no objection and was satisfied that the proposed parking area would have been sufficient to serve the development.

The Report also confirmed that there were no features within the site that were considered to be of ecological importance. However, it noted that the site lies directly adjacent to Skirden Hall Plantation which has the potential to offer good foraging habitat for bats. As such, should consent have been granted, it suggested that there would be a requirement to provide suitable bat roosting/nesting features on the building, details of which would have to be submitted to and agreed by the local planning authority.

Finally, the Delegated Report highlighted that the Grade II Listed Chapel House is located adjacent to the entrance to the site from Slaidburn Road. However, it concluded that:

'it is not considered that the proposals would result in any negative impact on the setting of this designated heritage asset.'

Policy Considerations

The development plan is the Ribble Valley Core Strategy (adopted in December 2014).

Key Statement DC1: Development Strategy states that the majority of new housing will be concentrated the principal settlements of Clitheroe, Longridge and Whalley.

In the Tier 2 Village settlements (which includes Tosside), development will *'need to meet proven local needs or deliver regeneration benefits.'*

The policy also states that development for *'identified local needs'* will be considered in all the borough's settlements, including small-scale development in the smaller settlements.

Considering the above, whilst we accept that *'proven local needs'* are usually presided on the basis of a detailed assessment of an area's needs, in the case of this application it is tailored specifically to the accommodation needs of our client's [REDACTED] who have been residing at the site (in caravans) and paying Council Tax for circa 4.5 years, and who (perfectly reasonably) would wish to live as close as possible to [REDACTED]



██████████ We respectfully suggest that that represents a 'local need' in a similar (albeit not directly comparable to or so severe) manner than that assessed as part of allowed appeal APP/T2350/W/15/3129411 for a new-build bungalow to serve specific disabled needs at the adjacent Skirden Hall Farm (appeal allowed in November 2015).

Key Statement DS2: Presumption in Favour of Sustainable Development 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.

We suggest that the proposal is sustainable on various counts. It seeks to make good and efficient use of an existing unused building to create a home to serve the needs of an ██████████

The building clearly exists and it will not be put to use for the originally intended purpose. That is not a 'cunning ruse' to cheat the planning process, but simply a reflection of the passage of time and our client's position.

The holiday lets application was pursued by our ██████████ a quarter of a century ago. As previously explained, our client has no interest or desire to provide holiday lets. Nor does she have the time or energy to do so in amongst carrying out her day job, catering for ██████████ – ██████████ – ██████████. Nor (reasonably enough) does she wish to experience or deal with a constant churn and disturbance of unknown visitors living next door.

That said, there is no intention to utilise the building as holiday lets, and as such – rather than leaving it empty and festering, which would serve no sustainable purpose whatsoever or benefit any party - it is perfectly appropriate to consider the repurposing of the building. As already explained) there is an eminently sensible and sustainable use it can be put to, to create a suitable home for an ██████████ who have been residing on the land (in caravans) for the past 4.5 years.

Key Statement EN2: Landscape states that the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. As a principle, the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

There is no conflict with the above Key Statement. The building already exists and its very modest alteration will have no bearing or impact on the AONB. The external works – parking and garden arrangements – are broadly similar to those already approved, but additional landscaping will be introduced that will represent a betterment over and above the previously



approved scheme, and in turn enhance the AONB. The building itself will be visually improved, and hence more respectful to the AONB than that approved.

For the same reasons, there is no conflict with **Policy DMG1: General Considerations**, which requires high standards of building design and sympathy / respect to the setting and context.

Policy DMG2: Strategic Considerations states that development should be in accordance with the development strategy and should support the spatial vision. Within the tier 2 villages and outside the defined settlement areas, it states that development must meet at least one of the following considerations:

1. The development should 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.

We acknowledge that the proposal does not meet with criteria 1, 2 or 4.

In terms of criteria 3 and 5, for reasons already explained, we suggest that the proposal will cater for an *'identified need'* and will be a *'small scale use appropriate to a rural area'*. That *'identified need'* might not have arisen from a detailed assessment of wider local needs, but is a specific local need of our client, and more specifically her aging parents who have lived on the land for the past 4.5 years, are coping with age, poor health and infirmity, and have a perfectly reasonable / understandable desire to live close to their daughter and young grandchildren. Crucially, this is not an application proposing a new-build house, but rather to make good, sustainable and sensible use of an existing building which currently serves no purpose whatsoever.

Indeed, the policy makes it clear that, within the open countryside:

*'Where possible new development should be accommodated through **the re-use of existing buildings**, which in most cases is more appropriate than new build.'*

It makes exactly the same point in respect of the AONB, repeating that:

*'Where possible new development should be accommodated through **the re-use of existing buildings**, which in most cases is more appropriate than new build.'*



Policy DMH3: Dwellings in the Open Countryside and AONB is an important policy, stating that - within areas defined as open countryside or AONB – residential development will be limited to, *inter alia*:

‘The appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings.’

This proposal seeks the conversion of an existing building to a dwelling, and in that respect is consistent with the policy.

We comment on the *‘suitably located’* point later in this letter (when we consider the topic of ‘isolation’ as part of our assessment against NPPF), but at this point we suggest that the site is *‘suitably located’*. In saying that, we acknowledge that the site is not within the village of Tosside, albeit it is close to it. Tosside can be considered a reasonably sustainable settlement, served by a church, community hall and public transport. The application site is also immediately close to existing homes.

Crucially, Policy DMH3 is concerned with dwellings **in the open countryside** and – by definition – most proposals falling within the jurisdiction of this policy will inevitably be in the open countryside and not forming part of settlements. The policy therefore accepts that there will be occasions when housing is appropriate **in the open countryside**.

The policy continues by stating that buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction. In this case, there can be no question that the building is structurally sound and perfectly capable of being converted to a home.

The policy also states that the building must be of a sufficient size to provide necessary living accommodation without the need for further extensions which might harm the character or appearance of the building. In this case, the building is of more than sufficient size and requires no extension.

The policy also states that the character of the building and its materials must be appropriate to its surroundings and the building and its materials are *‘worthy of retention’* because of its intrinsic interest or potential or its contribution to its setting. The building is clearly appropriate in respect of its materials and character, and it was approved as such by the LPA. We would not claim that it possesses *‘intrinsic interest’*, but it is clearly *‘worthy of retention’*, and – irrespective of the outcome of this application – the building will remain and we venture that, with good maintenance, will remain as part of the landscape for the next century and longer.

The policy also states that the building must have a genuine history of use for agriculture or another rural enterprise. The building was approved to be a ‘genuine’ holiday let ‘rural enterprise’, but it has not been used as such. That reflects the passage of time (25 years since it



was approved) and the changes in family circumstances ([REDACTED]
[REDACTED]

We therefore contend that the proposal is consistent with Policy DMH3, and – having regard to that and our wider assessment above of the relevant policies of the development plan – we suggest that the application is consistent with the Plan as a whole.

“Suitably located” and Isolation

Before turning to assessing the proposal against wider provisions of the NPPF, we consider below whether the site is ‘*suitably located*’ (having regard to the terminology of Policy DHM3) and the related policy set out under §84 of the Framework.

NPPF §84 states that planning decisions should avoid the development of isolated homes in the countryside unless one or more specific circumstances apply. One of those is:

‘the development would re-use redundant or disused buildings and enhance its immediate setting’

That exception raises three important questions:

1. First, is this an isolated site?
2. If so, is the building redundant or disused?
3. Will the proposal enhance its immediate setting?

We consider those questions below.

Isolation

First – isolation. In approving the original holiday lets application ref: 3/2009/0440/P, the Committee Report described the site as below:

“Whilst it is relatively isolated in respect of main settlements, it is well-related to an existing group of buildings, and is within driving distance of amenities, but also accessible by public transport.”

Whilst describing the site as ‘*relatively*’ isolated, the above description does not read as a truly isolated site.

The Applicant’s starting point is that the site is not ‘isolated’. It is of course in the open countryside, but that in itself does not equate to it being isolated. As we highlighted earlier, Core Strategy Policy DMH3 is concerned specifically with dwellings **in the open countryside**.



The policy therefore accepts that there will be occasions when housing is appropriate **in the open countryside**. By definition, many (indeed most) sites in the open countryside will not form part and parcel of settlements, but will be separate from them. Again, that does not necessarily equate to a site being 'isolated'.

The Courts [Braintree judgement – enclosed with the application papers] have defined isolation as :

"far away from other places, buildings or people"

Given the immediate proximity of the site to existing residential dwellings, plus a recently approved dwelling next door, with further residential dwellings close by, and the relative proximity to the Tier 2 village of Tosside (with its church, community hall and public transport services), we suggest the proposed dwelling cannot sensibly be considered as *"far away from other buildings or people."* It is in fact very close to other buildings and people.

More recently, the position was clarified in *City & Country Bramshill Ltd v SSHCLG* [2021] EWCA Civ 320 Senior President of Tribunals Sir Keith Lindblom, with whom Lord Justice Arnold and Lord Justice Phillips agreed, ruled against City & Country Bramshill in a case it brought against the Secretary of State for Housing, Communities and Local Government.

The case in part concerned the meaning in the National Planning Policy Framework (NPPF) of *"isolated homes in the countryside"*.

The appellant in that case had argued that, as their proposal was to create an entirely new cluster of dwellings, those would then form a new settlement, and as such that could not be classified as isolated.

The Bramshill judgement builds upon the judgement reached in the Braintree case, confirming that the measure for whether a site is isolated is its proximity to a settlement, not to other dwellings.

The judgement noted that, whilst Bramshill Park had buildings that were once used for residential purposes in the past, that does not in and of itself make it a settlement, and thus the site was deemed to be isolated, in accordance with (then) paragraph 79 of the Framework.

Lord Justice Lindholm confirmed that to consider 'remoteness' in respect of proximity to other dwellings rather than to settlements would seem inconsistent with the intention of the policy in (then) paragraph 79.



The Bramshill case therefore confirms that:

- a. the correct interpretation of the concept of “*isolated homes in the countryside*” is that set out in paragraph 42 of Braintree, as below:

42. I therefore reject Dr Bowes’ submission that the inspector took too narrow a view of the expression “new isolated homes in the countryside”. To give effect to the policy in paragraph 55, the inspector was not obliged to ask himself whether the proposed development would be “functionally” isolated as well as “physically”. He was required only to consider whether it would be physically isolated, in the sense of being isolated from a settlement. And he did that.

- b. this requires the decision maker to consider whether the development would be physically isolated, in the sense of being isolated from “a settlement” rather than being isolated from “other dwellings”; and
- c. the questions of: (i) what is a “settlement”; and (ii) whether the development would be “isolated” from a settlement, are both matters of planning judgment for the decision-maker on the facts of the particular case.

Having regard to Bramshill, we maintain that the application site is not isolated, in that – whilst in the open countryside and not forming part of the main village of Tosside – it is close to the village and its facilities (including public transport). We do not consider it to be “*isolated from the settlement*” and residents of the proposed house (alongside other residents close by) will consider themselves very much part of the community of Tosside.

Here it is worth highlighting examples where Ribble Valley has approved new homes in the open countryside in locations comparable to the application site.

In October 2013, application 3/2013/0757 was approved for the conversion of a barn to a dwelling at Shays Cottage, Tosside. That was a renewal of an earlier permission, but the salient point is that the second resubmission application was approved under the auspices of the NPPF (introduced in 2012) with its ‘isolated homes’ policy firmly in place. That site at Shays Cottage is considerably less sustainably located and further from the village of Tosside than our client’s site.

More recently, in April 2018, application 3/2018/0024 was approved to convert and extend a redundant piggery and store to form one single-storey dwelling on land off Hammond Drive, Read.

Like Tosside, Read is a Tier 2 settlement.

Furthermore, that site is located circa 600m outside of the settlement boundary of Read, on land defined as open countryside. Our client’s site is slightly closer to Tosside.



The Read example is therefore relevant as – like our client’s proposal – it involved the conversion of an existing building into a house, and was a broadly similar distance to the closest Tier 2 settlement.

The separation of the Read site was highlighted in the Committee report that led to approval of that application. It drew attention to Core Strategy Policy DMG2 (Strategic Considerations) that requires that development within the Tier 2 Settlements must meet at least one of its key considerations, including that which we consider relevant in our client’s case, namely:

‘the appropriate conversion of buildings to dwellings providing they are suitably located ...’

§5.1.4 of the Committee Report explained that, while that policy permits the conversion of buildings to residential use, it stipulates that such buildings must be *‘suitably located’*. It noted that that same approach was supported by (then) paragraph 55 of the National Planning Policy Framework (NPPF) which stated that *‘Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances’*. However, it also noted that (then) paragraph 55 of the Framework permits new isolated homes in the countryside where development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

The Committee Report noted that the proposal at Read was located approximately 60m from the nearest buildings, which consisted of a number of converted buildings and garages, and therefore *‘it could be argued that the application buildings are somewhat “isolated”’*. But it then concluded that:

‘Nevertheless, the proposed dwelling would be accessed via the same track which serves the nearby properties within the Read Hall complex, and a distance of 60m is considered to be border line in terms of distance/isolation. As such, whilst these outbuildings are physically separated from other building at Read Hall, on balance it is accepted that they form part of an already group of buildings and thus accord with criterion 1 of Policy DMH4.’

Looking beyond Ribble Valley, we enclose for the LPA’s information an appeal allowed in December 2017 [appeal ref : APP/W0530/W/17/3172541 - Land off Grafton Drive, Caldecote - for up to 58 dwellings]. In his decision, Inspector Nunn writes about the unsustainability of that particular location (when considering access to shops and other services), and we have highlighted parts (in bold) that we suggest are relevant to our client’s proposal:

16. for most shopping needs, residents of the village need to travel further afield to Cambourne or Cambridge, which is likely to generate trips by car.

17. There are no medical or dental practices in the village, and there are limited employment opportunities. Although some residents may work from home, many would need to commute to larger centres, such as Cambourne or Cambridge for work. There is a primary school in the



village very close to the site, although the secondary school is around 6 kms away in Comberton. Other local facilities include a village hall, a sports pavilion, social club, sports pitches and children's play area.

18. Public transport is limited. There is no railway station. The number of bus services has recently reduced with only a single service remaining: the 'Citi 4' bus. This runs to Cambridge and Cambourne, at reasonably frequent intervals from Monday to Saturday, (and hourly on Sundays) from a bus stop at the Highfields Road / St Neots Road roundabout, **around 1.6 km from the appeal site, resulting in an approximately 20-25 minute walk.** There was much debate as to the practicality of walking on a regular basis to this stop, or whether people would cycle or be dropped off by car. **It seems to me that the distance is walkable, if not especially convenient.** Cycling is a possibility as there are some cycle parking stands at the bus stop.

19. I understand that there is an existing car share scheme, but it is short of volunteers, requires notice and is limited to use with those with a genuine need. I also gather that there is a 'pill run' service for those with repeat prescriptions. Whilst these are useful services, they are limited and are not a realistic choice for most residents. **They would not avoid the need to use the private car.**

22. Overall, however, I acknowledge that this is a location with limited public transport accessibility. **There is also a limited range of other essential shops and services. As a consequence, any residents of the new development are likely to travel further afield for shops, services and employment which will very likely necessitate trips by private vehicles. However, and importantly, the Framework, although seeking to promote sustainable transport, recognises that different policies and measures will be required in different communities, and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. It seems to me that South Cambridgeshire is primarily a rural district, which means many areas within it have restricted access to public transport, and limited facilities. This requires a realistic approach to the general travel method of its residents.**

23. ... much of the district is predominantly rural in character. This inevitably means that residents are generally more likely to be reliant on private transport. Residents of the appeal development would be in no different position to many other existing residents in the village, including those already living in Grafton Drive. Importantly, road access to Cambourne and Cambridge is reasonably straightforward ... **by introducing new market and affordable housing along with the associated economic benefits, the proposal would comply with the Framework, which advocates supporting a prosperous rural economy.**

The above '**realistic approach**' decision confirms that the use of cars should not necessarily be viewed as a pariah. It is perfectly commonplace and acceptable, and it is relied upon more heavily (for obvious reasons) in rural areas – such as Ribble Valley.



We also enclose an appeal decision (allowed on 23rd October 2019 - ref: APP/P2365/W/19/3228538), relating to the conversion of an agricultural building to form a house at Six Foxes Farm, Jacksons Lane, Bispham, West Lancashire. At paragraph 10, the Inspector nipped in the bud any notion that that site was isolated, on the basis that it was close to the existing '*main dwelling*' and that there were 2 dwellings on the other side of the road, and a '*surrounding scattering of other properties*' :

10. Therefore, the issue of "isolated" is not a consideration of the proximity of the site to services and facilities, but whether the proposed dwelling would be physically or functionally far away, or remote, from other places, buildings or people. Taking this approach, the proximity of the appeal building to the existing main dwelling, the two dwellings on the opposite side of the road and the surrounding scattering of other properties would not amount to the dwelling being considered far away or remote from a cluster of dwellings, which could reasonably be considered a settlement. Accordingly, I do not consider that the appeal proposal would result in an "isolated home" in the context of paragraph 79, and therefore there is no need for me to consider the circumstances that would justify allowing isolated homes.

The same argument applies to our client's site. The building is immediately adjacent to the existing '*main dwelling*' and other dwellings. It is also immediately adjacent to site with the benefit of permission for a new home (albeit that home was approved on the basis of special justification for its end user).

The same Inspector also considered the distance and connectivity of that appeal site to the closest settlements, as below :

8. In planning terms, the appeal site is situated outside any defined settlement boundary and falls within the open countryside, amongst scattered development comprising farmsteads and sporadic dwellings. Jacksons Lane is a narrow, unlit lane with no footways. Mawdesley is approximately 1.7 miles from the site and offers a range of services and facilities including a village store and post office, churches, pubs and schools. Parbold is approximately 2 miles from the site, which offers additional services and facilities, including a train station, a range of shops and a doctor's surgery. Furthermore, Cedar Farm is approximately 1.4 miles from the site, which comprises various shops and employment units.



More recently, in July 2023, appeal ref: APP/H1840/W/21/3276064 was allowed for the residential conversion of former agricultural building on land to the north side of The Nook, Tyrells Lane, Lower Bentley, Bromsgrove (the appeal decision is provided with this application).

The Inspector noted that that appeal site is located in open countryside. He said that it:

'is some distance from local services in nearby settlements. The surrounding roads are devoid of footpaths and street lighting and there are no cycle routes linking the site. Walking and cycling to and from the site to local services would be difficult and would be especially so for the young, the elderly and those with mobility issues. This would be particularly so during the hours of darkness and inclement weather.

In these circumstances the use of a private motor vehicle is the only practical means for residents to access the services they require. This combination of factors demonstrates that the appeal site is not in a location where a new dwelling would normally be considered acceptable.

The proposed development would be isolated within open countryside with poor access to services and facilities.'

Having pointed out the above, the Inspector then turned to NPPF, stating:

'The National Planning Policy Framework (the Framework), which is a material consideration, at paragraph 80, seeks to avoid the development of isolated homes in the countryside except in certain circumstances. One such exception is where the development would re-use redundant or disused buildings and enhance its immediate setting.

The Framework does not set out a definition of 'redundant' or 'disused'. Therefore, I consider it sensible to consider the words in their plain meaning. In this context redundant should be taken to mean 'no longer needed or useful' and disused – 'no longer being used'.

Despite the Council's comments, based on the evidence before me including my observations at the site visit the building is no longer being used for any purpose and lays vacant. It is therefore disused.

The Council contend that the building could be marketed to others. However, I have not been directed to any local planning policies that require a marketing exercise to be undertaken to demonstrate that the building is no longer required for its original intended use or another one. Nor does the Framework include such a criterion. As such, I give this aspect of the Council's argument negligible weight in coming to my decision.



Taking the above into account and the evidence before me, in my judgement, the site is therefore isolated and the building redundant or disused in the context of paragraph 80 of the Framework.'

Another recent example is appeal ref: APP/K2230/W/22/3297257 Greenacres Farm, Brimstone Hill, Meopham, Gravesend (that decision enclosed with this application). That was allowed in April 2023, granting permission for the change of use from holiday let to a home without complying with a holiday let occupancy condition attached to the original planning permission.

In his decision, the Inspector described the sustainability credentials of that appeal site as below:

'The appeal site is located at the top of Brimstone Hill, a short distance from houses forming ribbon development that extends from Wrotham Road, the main road running through Meopham, along Foxendown Lane. There are a range of services and facilities within walking and cycling distance further north on Meopham Road. There is also bus stops on Meopham Road providing services to Rochester and Sevenoaks, as well as the services and facilities in Meopham and Meopham Station.

Brimstone Hill and Foxendown Lane are narrow country lanes with no formal pavements or lighting. However, both the frequency and speed of vehicles are low, and I saw on my visit that the route was being used by both pedestrians and cyclists. While the route may not be attractive in bad weather or after dark, it nevertheless is not unpleasant and provides access to the bus stops on Meopham Road and local services and facilities further north.

Opportunities to maximise sustainable transport solutions will vary between urban and rural areas. Therefore, although the occupants of the proposed dwellings would undoubtedly make use of the private car to access facilities needed on a day-to-day basis, there are opportunities for the use of sustainable means of transport. For these reasons I find that there would be a reasonable degree of accessibility from the site to services and facilities by means other than the car. Moreover, the proposal would support these services and enhance vitality of the rural community in line with paragraph 79 of the Framework.

While the area surrounding the appeal site is rural in character, there are other properties along Brimstone Hill, some very close to the appeal site. Also, the resulting independent dwelling would be adjacent to the host dwelling. Given this, and my conclusions above regarding accessibility, the proposal would not result in an isolated home in the countryside with regards to paragraph 80 of the Framework.

For the reasons above, future occupants of the proposal would not be reliant on private car(s) to reach services and facilities and the proposal would not result in an isolated home in the countryside. The proposal would accord with the aims of paragraph 79 of the Framework and



the circumstances set out at Paragraph 80 would not be relevant in this case. Moreover, the Council does not refer to conflict with any specific development plan policies in this regard.'

Having regard to the above, we maintain that the application site in this case is not isolated from the settlement of Tosside. It is in fact close to the village and its facilities. Like the appeal example above (which was allowed having regard to the Bramshill ruling), while the area surrounding the site is rural in character, there are other properties very close by.

Is the building redundant or disused?

Notwithstanding the above, in the event that the LPA concludes that the site is isolated, NPPF §84 makes it clear that dwellings can be supported subject to two key questions. The first of those is whether the building is redundant or disused.

We contend that the subject building is redundant. The Inspector who allowed the above Bromsgrove appeal grappled with this topic, stating:

'The Framework does not set out a definition of 'redundant' or 'disused'. Therefore, I consider it sensible to consider the words in their plain meaning. In this context redundant should be taken to mean 'no longer needed or useful' and disused – 'no longer being used'.

To reinforce that, the two definitions below are from the Oxford and Cambridge English Dictionaries:

OED | Oxford English Dictionary Dictionary **redundant**

1 result for "redundant" [Advanced search >](#)

redundant, adj. & n.
Superfluous, excessive; surplus; unnecessary.
[View entry](#)

redundant

adjective

UK /rɪ'dʌn.dənt/ US /rɪ'dʌn.dənt/

redundant adjective (NOT NEEDED)



Having regard to those definitions, the application building is clearly unused and 'surplus' and 'not needed'. It is also 'superfluous', which is defined as below in the Oxford English Dictionary (note the word 'redundant'):

The screenshot shows the Oxford English Dictionary interface. At the top, it says 'OED | Oxford English Dictionary' and 'Dictionary' with a dropdown arrow, and 'superfluous' in a search bar. Below this, it says '1 result for "superfluous"' and 'Advanced search >'. The main entry for 'superfluous, adj. & n.' is shown. The definition is: 'That is not needed or required; unnecessary, redundant; uncalled for; (sometimes) spec. not essential, trivial.' The word 'redundant' is circled in red. There is also a 'View entry' link.

We have explained the very fair reasons why our client has no intention to use the building as holiday lets, so in its currently unused state, it is evidently redundant and serves no purpose. Until a sustainable use can be found, it will remain unused and redundant, which is hardly a sustainable outcome and assists no party.

Will the proposal enhance its immediate setting?

The final test set out under NPPF §84 (if the site is deemed to be isolated) is whether the proposal will enhance its immediate setting. We maintain that it will.

The immediate setting of the building is currently quite plain, bare and unprepossessing. The landscaping scheme that was approved pursuant to Condition 8 of the original approval was very basic, including little more than modest areas labelled 'shrubbery' and an area labelled 'recreation area' (grass).

The landscaping details presented by this application go considerably further than that, including considerable planting of native trees and hedgerow, wildflower planting and a wildlife pond, all designed to not only provide good quality visual greening, but to broaden the biodiversity value of the site.

We therefore suggest that the landscaping will 'enhance the immediate setting' and represents a very material betterment to the condition of the site today and as previously approved.



Conclusions on “*Suitably located*” and Isolation

The Applicant therefore contends that:

- ✓ The site is ‘*suitably located*’ and is not ‘*isolated*’.
- ✓ If the LPA disagrees, the proposal is consistent with §84 of the Framework in that:
 - the development will re-use a redundant / disused building; and
 - the development will enhance its immediate setting.

Wider Compliance with the NPPF

Beyond the topic of isolation as discussed above, we consider the scheme to be consistent with the remainder of the NPPF.

The proposed house will play a small, but positive role in ‘*significantly boosting*’ (NPPF §61] Ribble Valley’s supply, assisting in building the community and making good and efficient use of a vacant, redundant building (brownfield land) that currently possesses no meaningful or beneficial role.

The proposal seeks to provide a home for two elderly people, in poor health, who have been residing on the land for 4.5 years and wish to live close to their daughter and grandchildren. The application therefore responds to NPPF §63, which states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. It states that those groups should include, *inter alia*:

‘older people’

§73 states that small sites such as this can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

§82 states that, in rural areas, planning decisions should be responsive to local circumstances and ‘*support housing developments that reflect local needs.*’

§110 states that the planning system should actively manage patterns of growth in support of these objectives, whilst noting that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in decision-making.

§116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be ‘*severe*’, taking into account all



reasonable future scenarios. The traffic implications for the proposal are close to negligible, and indeed likely to be less than the approved three holiday lets. There will clearly be no 'severe' impact.

§124 states that planning decisions should promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It states that strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land. The application site is brownfield land.

§125 states that planning decisions should:

'promote and support the development of under-utilised land and buildings'

The application relates to an under-utilised building.

§128 states that:

*'Local planning authorities should also **take a positive approach to applications for alternative uses of land** which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.'*

The site is not allocated in the development plan, and as such we invite the LPA to 'take a positive approach' to the proposed alternative use of this building, the intention of which is to provide a specific residential need.

Overall Conclusions

Whilst the application site is located in the open countryside, it is close to the settlement of Tosside. Tosside can be considered a sustainable settlement, served by a church, community hall and public transport. The application site is also immediately close to a number of existing homes.

We do not consider the site to be isolated. We suggest that it is 'suitably located' and as such an appropriate form of development as endorsed by Policy DMH3. That policy is an important policy, confirming that - within areas defined as open countryside or AONB - residential development will be limited to, *inter alia*:

'The appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings.'



Core Strategy Policy DMH3 is concerned with dwellings **in the open countryside**. By definition, most proposals falling within the jurisdiction of this policy will be in the open countryside and not forming part of settlements. The policy therefore accepts that there will be occasions when housing is appropriate **in the open countryside**. Indeed, we have provided examples of applications for houses approved by the LPA in broadly similar circumstances.

We have also pointed to examples of allowed appeals (including post Bramshill judgement) where Inspectors have approved houses on sites that (based on the descriptions of the locations set out in the appeal decisions) appear to be less sustainably located than our client's site.

However, if the LPA disagrees and deems the site to be isolated or not '*suitably located*', we contend that the proposal is consistent with §84 of the Framework in that:

- the development will re-use a redundant / disused building; and
- the development will enhance its immediate setting.

There is no question that the building is structurally sound and perfectly capable of being converted to a home. It is also of sufficient size to provide good quality living accommodation without the need for extension or material alteration.

The building clearly exists and will continue to exist, irrespective of the outcome of this application. This application proposes the use of the building and its minor adaptation to form a single dwelling for the [REDACTED], who have resided in caravans at the site since July 2020, and have been paying Council Tax for that period.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The relevance of the above to this application is that our client has neither the time nor energy nor inclination to pursue the approved holiday lets. Nor does she wish the peace and quiet of



her family home, [REDACTED] constantly disturbed by transient 'strangers' coming and going next door. None of the above is remotely unreasonable.

Circumstances have therefore changed since the holiday let building was approved a quarter of a century ago. There is no longer any intention to pursue the holiday lets, and hence a sustainable alternative use of the building is sought, to provide a comfortable, fit for purpose home [REDACTED]

Our client wishes to [REDACTED] [REDACTED] and the constructed building is ideally suited to serve their needs. It will function as a bungalow on one level, avoiding the need to climb stairs.

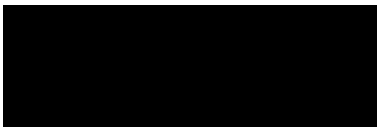
We have therefore suggested that the proposal will cater for an '*identified need*' and a '*small scale use appropriate to a rural area*'. That '*identified need*' might not have arisen from a detailed assessment of wider local needs, but is a specific local need of our client, and more specifically her [REDACTED] who have lived on the land for the past 4.5 years and are coping with [REDACTED] and have a perfectly reasonable / understandable desire to [REDACTED]

Crucially, this is not an application proposing a new-build house, but rather to make good, sustainable, optimum and sensible use of an existing building which currently serves no purpose whatsoever. In the event that this application (or a subsequent appeal) is refused/dismissed, the building will remain as an unused structure, which would hardly be a sustainable outcome.

We are hopeful that the LPA will support this planning application, which we maintain is consistent with both the development plan and NPPF.

We look forward to receiving confirmation of receipt and validation of the application, and if the LPA requires any further information or wishes to discuss matters, please do not hesitate to contact Richard Gee at the above offices.

Yours faithfully
for Roman Summer Associates Ltd



Richard Gee
Director



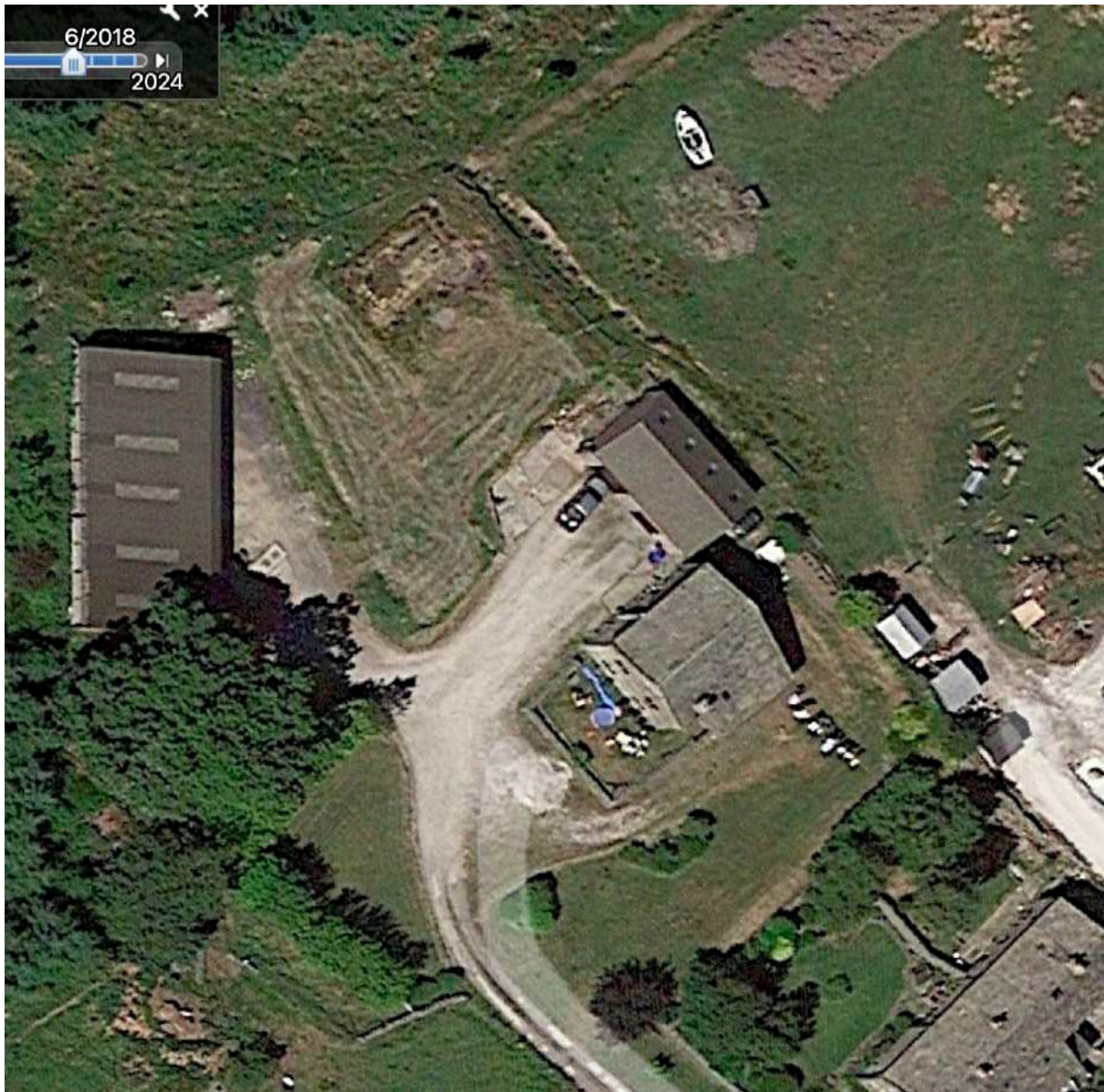
Annex A
Historic Aerial Images [see date at top left]

December 2010





June 2018



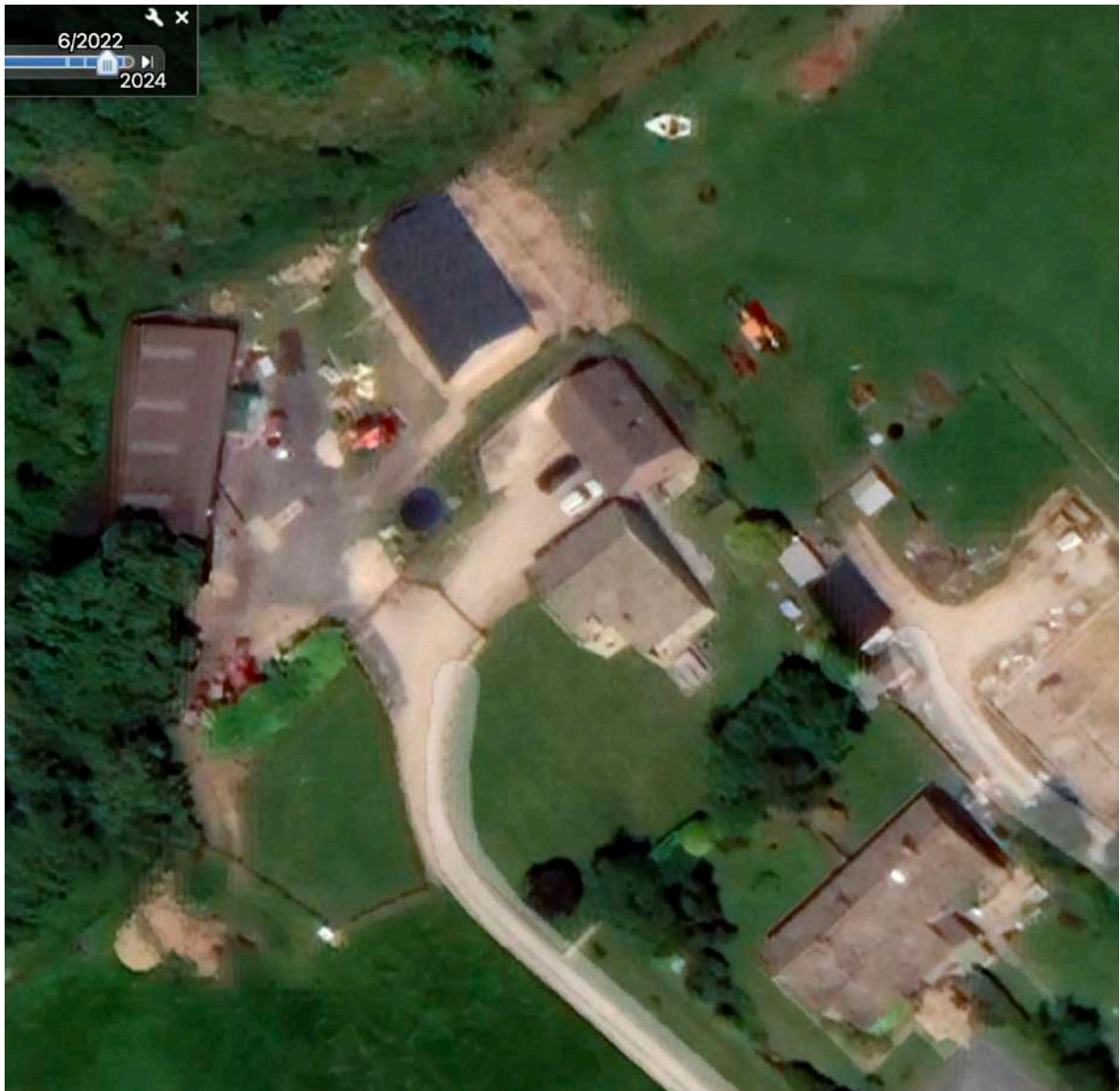


May 2020





June 2022





June 2024



ANNEX B



APPROVAL OF APPLICATION 3/2013/0757 [SHAYS COTTAGE, TOSSIDE]

Aerial image below indicates that Shays Cottage is 3.85 km / 2.22 miles from Tosside Village

The application site is marked by the red asterisk – circa 600 metres from Tosside Village





RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0757

DECISION DATE: 14 October 2013

DATE RECEIVED: 20/08/2013

APPLICANT:

Mr Robert Hall
Shays Cottage
Tosside
North Yorkshire
BD23 4SY

AGENT:

Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe
Lancs
BB7 1AW

DEVELOPMENT PROPOSED: Renewal of Planning Permission 3/2010/0569 for the Proposed Conversion of a barn to one residential dwelling

AT: Barn adjacent to Shays Cottage Tosside BD23 4SY

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2. The permission shall relate to the development as shown on Plan Drawing Number's TRI-0595, Sheet's 1 to 7.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, ENV1, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2, DMH3 and DMH4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).



RIBBLE VALLEY BOROUGH COUNCIL
PLANNING PERMISSION CONTINUED

APPLICATION NO. 3/2013/0757

DECISION DATE: 14/10/13

4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions or external alterations to the dwelling, including any development within the curtilage, hard standing or fences, as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMH3 and DMH4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

5. Notwithstanding the provisions Schedule 2 Part 40 Classes A-I of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2011, or any Order revoking or re-enacting that Order, no microgeneration equipment shall be installed on the building or within its curtilage unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Policies G1, ENV3 and H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

6. All doors and windows shall be in timber and retained as such in perpetuity.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMH3 and DMH4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft) to ensure a satisfactory standard of appearance in the interests of visual amenity.

7. Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DMH3 and DMH4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

8. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 16 June 2010. Any deviation from the survey may need to be the subject of a further planning application.

Reason: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft) since the application is for the conversion of the building only.



RIBBLE VALLEY BOROUGH COUNCIL
PLANNING PERMISSION CONTINUED

APPLICATION NO. 3/2013/0757

DECISION DATE: 14/10/13

9. Prior to the commencement of development, a site investigation and assessment shall be carried out in order to assess the potential for any contamination on site. The content of the findings shall be subject to the approval in writing by the Local Planning Authority. The development itself will thereafter incorporate any remedial measures shown, or subsequently found, during the development of the site, to be necessary.

REASON: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

10. No work shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policy ENV14 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

11. No part of the development or demolition of buildings shall take place until an updated survey for the presence of bats has been carried out. The details of which shall be submitted in writing to the Local Planning Authority and include any mitigation measures required.

Reason: To ensure that there are no adverse affects on the favourable conservation status of a bat population in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

12. No development approved by this permission shall be commenced until a detailed scheme for the conveyance of foul drainage to a private treatment plant has been submitted to and approved by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

