

PLANNING STATEMENT

INCLUDING: AFFORDABLE HOUSING STATEMENT & HOUSING LAND SUPPLY STATEMENT

HALLAM LAND MANAGEMENT LIMITED
LAND SOUTH OF LONGSIGHT ROAD, LANGHO
MARCH 2025

Signing off Sheet

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Executive Summary

This Planning Statement has been prepared by NJL Consulting, in support of an Outline Planning Application by Hallam Land Management Limited ("the Applicant") for residential development at the site known as Land South of Longsight Road, Langho ("the site").

The description of development is as follows:

"Outline Application: Development residential homes (Use Class C3), associated access, rail station car park, green infrastructure and sustainable drainage systems (all matters reserved except for access to, but not within, the site)"

The application site is 20.01 hectares and currently comprises an agricultural field used for livestock in an area of open countryside on the northern edge of Langho. The site is bounded by a railway line to the south and the A59 (Longsight Road) to the north.

The Outline Planning Application seeks approval for:

- **Use:** The principle of a residential development.
- **Amount:** The principle of up to 300 homes (Use Class C3).
- **Scale Parameters:** Land Use and Access, outlined by the principal plans for approval. These are the plans for which planning approval is sought.
- **Access:** One vehicle access point off Longsight Road, with cycle and pedestrian access from Longsight Road and Whitehalgh Lane.

With the exception of the matters for detailed approval, the following matters are therefore reserved for future determination: layout, scale, appearance and landscaping.

The proposal is justified primarily on the basis that Ribble Valley Borough Council (RVBC) **cannot demonstrate a five-year housing land supply**, with an estimated supply of only **3.08 years**. As a result, the **tilted balance** set out in **Paragraph 11(d) of the National Planning Policy Framework (NPPF)** is engaged. This means that planning permission should be granted unless any adverse impacts of the development significantly and demonstrably outweigh the benefits.

Key points supporting the planning case:

- **Outdated Local Plan Policies** – The restrictive housing policies in the Core Strategy are based on outdated housing targets and should carry reduced weight in decision-making.
- **Sustainable Location** – Langho is identified as a **Tier 1 settlement**, meaning it is one of the more sustainable locations for growth. The site is well-connected, adjacent to the existing built-up area, and has strong transport links, including a railway station.
- **No Significant Constraints** – There are no overriding environmental or technical constraints preventing the development, with mitigation measures in place for landscape impact, highways, drainage, and biodiversity.
- **Existing transport and social infrastructure** – There are no identified constraints / adverse impacts in respect of the local transport network or social infrastructure resulting from the proposed development, including doctors and education facilities.

The proposal delivers multiple significant benefits:

- The development will provide **up to 300 new homes**, including **30% affordable housing** helping to meet the borough's critical shortfall in housing supply.
- The mix of homes aligns with identified local housing needs, including homes for first-time buyers, families, and the elderly.
- A **new railway station car park** with approximately 30 spaces will improve access to sustainable transport.
- Contributions to cycle parking facilities at Langho Station will encourage non-car travel.
- The site layout includes pedestrian and cycle-friendly design to promote sustainable movement.
- The development will **boost the local economy**, supporting construction jobs and increasing spending in local shops and services.
- The addition of housing will support the long-term vitality of Langho and surrounding areas.
- The proposal retains **Green Nook Wood** and existing mature trees, as well as delivering enhanced open space, ensuring green space preservation to serve existing and new residents of Langho.
- A **biodiversity net gain strategy** will deliver a **minimum 10% improvement**, enhancing local habitats.
- Sustainable drainage systems, including attenuation basins, will manage surface water runoff and reduce flood risk.

Given the acute housing shortfall, the sustainability of the site, and the wide-ranging benefits offered by the scheme, it is considered that the harm resulting from the proposed development is significantly and demonstrably outweighed. The proposal aligns with national policy objectives to boost housing supply and promote sustainable development. Accordingly, the development represents a highly positive and necessary contribution to meeting local housing and infrastructure needs.

1. Introduction

- 1.1 This Planning Statement is submitted in support of an Outline Planning Application ('OPA') by Hallam Land Management Limited ('the Applicant') for residential development at the site known as Land South of Longsight Road, Langho ('the site'). The site is within the administrative area of Ribble Valley Borough Council ('RVBC').

Description of Development

- 1.2 The planning application seeks outline planning permission for:

"Outline Application: Development of residential homes (Use Class C3), associated access, public rail station car park, green infrastructure and sustainable drainage systems (all matters reserved except for access to, but not within, the site)".

Accompanying Reports

- 1.3 This Statement describes the application proposals in detail and relates them to the relevant planning policy framework. It also incorporates the Affordable Housing Statement and the Housing Mix Statement. It should be read in conjunction with the accompanying Application Drawings and a number of specialist reports which have been prepared in support of the application. These reports include the following:

Report	Prepared by
Statement of Community Involvement	NJL Consulting
Design and Access Statement including the Design Quality Assessment	Stantec
Preliminary Ecological Assessment and Surveys	FPCR
Biodiversity Net Gain (BNG) Metric and Statement of Intent	FPCR
Air Quality Assessment	Air Quality Consultants
Preliminary Geoenvironmental Investigation	Lithos
Transport Assessment	Hydrock Fore
Framework Travel Plan	Hydrock Fore
Tree Survey	FPCR
Arboricultural Impact Assessment	FPCR
Landscape and Visual Impact Assessment	Pegasus
Landscape Strategy Masterplan	Pegasus
Noise Impact Assessment including Vibration Assessment	Hoare Lea
Desk Based Archaeological Assessment/ Heritage Assessment	Prospect Archaeology
Agricultural Land Classification	Patrick Stephenson Ltd
Flood Risk Assessment/ Drainage Strategy	Eastwood Consulting Engineers

1.4 A full suite of plans which govern elements of the proposed scheme, are submitted to accompany this OPA and are set out in Table 1.

Plan	Reference	Purpose
Illustrative Masterplan	333101612_MR_MP_VW0101	For information
Parameter Plan – Movement and Access	333101612_MR_MP_AI0103	For Approval
Parameter Plan – Land Use and Heights	333101612_MR_MP_AI0102	For Approval
Site Location Plan	333101612_MR_MP_DWG0100	For information

Table 1: List of Plans Submitted with OPA

1.5 The OPA comprises all information, plans and supporting assessment work required by the local and national validation requirements.

2. Site and Surroundings

The Application Site

2.1 The circa 20.01 hectare application site is located directly south of Longsight Road (A59) in the village of Langho, 2.99km south-west of Whalley, 6.8km south-west of Clitheroe, 6.5 km north-east of Blackburn town centre and 16.7km east of Preston city centre.

2.2 The site is bound:

- To the north by Longsight Road (A59);
- To the East by newly built residential site, 'Northcote Park', developed by Pringle Homes accommodating 42 homes (application reference: 3/2018/0844);
- To the South by Ribble Valley railway line and Langho Railway station bounding the site at the south easternly corner; and
- To the west by Whitehalgh Lane.

2.3 The proposed application boundary is set out below.

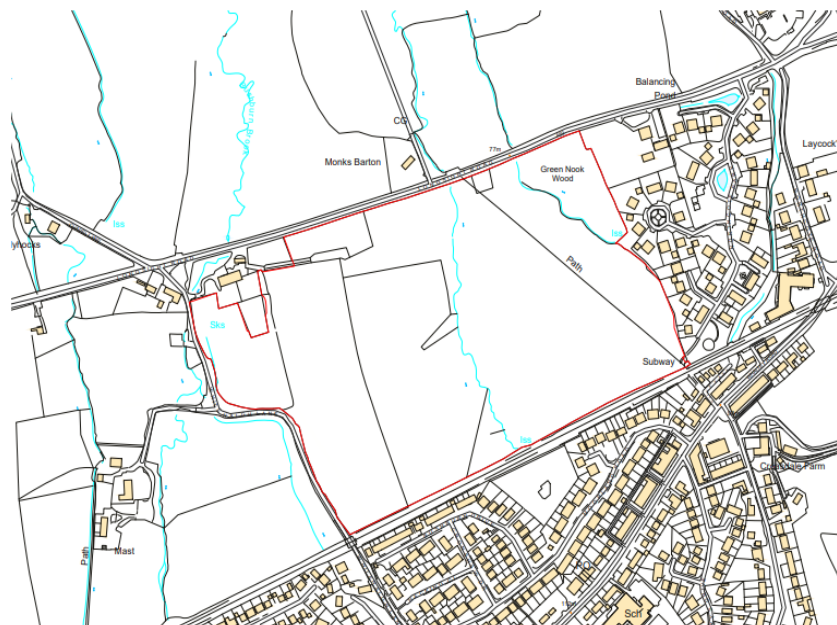


Figure 1: Application Site Boundary

- 2.4 The site is currently undeveloped greenfield land partially used for livestock grazing. The topography of the site slopes down from the southern boundary at the railway line (approx. 95m), down towards Longsight Road to the north (approx. 80m). An underground Utilities pipeline runs parallel to the railway line towards the south of the site.
- 2.5 An existing Public Right of Way ('PRoW') footpath (3-6-FP 6) runs diagonally across the site, connecting to Langho station and underneath the railway at Olive Bank, to the main village conurbation.
- 2.6 An existing ditch and brook run north to south through the centre of the site, with an existing culvert towards Longsight Road. The land includes a pocket of woodland, named Green Nook Wood, located in the northeast corner of the site and covering approximately 2.69 acres. Other mature trees are present on site, particularly surrounding the existing watercourse, and in the south-east corner towards the station.

Site Designations

- 2.7 The site is not allocated as part of the adopted RVBC Development Plan for residential development.
- 2.8 As of 4th October 2024, Green Nook Wood is subject to a blanket Tree Preservation Order ('TPO') (TPO reference: 3/19/3/238). There are other mature trees on site, but none of the trees present are understood to be subject to TPOs.
- 2.9 There are no listed buildings or scheduled monuments within or adjacent to the site, nor is the site located within or adjacent to a conservation area. The nearest statutory listed building is the Grade II listed 'Lower Woodcock Farmhouse', located approximately 315m south of the application boundary.
- 2.10 A review of the Flood Risk to the area via the Environment Agency's Flood Map for Planning, determined that the entirety of the site is within Flood Risk Zone 1, and therefore at the lowest risk of flooding.

The Surrounding Context

- 2.11 The general spatial portrait of the Borough is one which is made up of a largely rural setting. Surrounding land uses comprise agricultural land to the north (beyond Longsight Road) and west (beyond Whitehalgh Lane), a recently developed residential site consisting of 42 homes to the east (planning ref. 3/2018/0844), and the existing Langho village settlement to the south. The site is approximately 3 miles from the nearest

point of the 'Forest of Bowland Area of Outstanding Natural Beauty ('AONB')' at Hurst Green. The term AONB has since been replaced by National Landscapes.

- 2.12 The residential estate to the northeast of the site, otherwise known as 'Northcote Park', was developed by Pringle Homes and occupies approximately 5.2 hectares of land. Planning consent for the Northcote Park development was granted in June 2019 under planning application reference 3/2018/0844. The development is now complete, and the homes are occupied. The homes are characterised by detached and semi-detached 4, 5 and 6 bedroom homes. The architectural style reflects both contemporary and traditional design, with homes typically constructed from stone brick or a 'Pebble Dash' design painted white.
- 2.13 More widely, the local vernacular in the Langho village settlement is characterised by a combination of stone and red-brick properties with tiled roofs. The area features a predominantly residential urban form, characterised by a mix of detached and semi-detached bungalows and two-storey houses from the C20th. The site's proximity to Langho village provides further locational advantages, due to the availability of local services, such as a St Mary's Roman Catholic Primary school (circa 230m from site boundary), St Leonards C of E school (circa 857m from site), Langho pharmacy (circa 82m from the site), Langho post office (circa 350m from the site) and SPAR convenience store (circa 650m from site). Other amenities, such as a children's play area, are located within open space south of the site off Bushburn Drive, approximately 20m south from the site boundary.
- 2.14 The site benefits from strong connectivity to the wider region. Longsight Road (A59) bounds the site to the north and is a key arterial road, serving as a connection to surrounding economic centres. The route runs northeast to southwest through the southern part of the borough and is a major connection as well as an "economic corridor". Langho Roundabout, approximately 415m from the site, connects the A59, but also provides access to routes along Whalley Road into Langho Village, or further south to surrounding villages such as Wilpshire or Blackburn town centre.
- 2.15 Langho Railway station is positioned directly to the south-east of the site, providing hourly connections to Clitheroe (east), and Manchester via Preston and Blackburn to the west. Bus routes are accessible from both Longsight Road and Whalley Road. The closest bus stop along Longsight Road (approximately 380m) provides regular services such as the 280 to Preston, and 859 to Wilpshire. Bus routes along Whalley Road include the 22 Valley line to Blackburn and Shadsworth.

- 2.16 The existing Public Right of Way ('PRoW') running through the site provides a public footpath and pedestrian underpass from Olive Bank. This section of the PRoW ends at the northern boundary of the site meeting Longsight Road. It then continues north up towards Lower Fold Farm. Other existing PRoW in the site's surroundings run parallel to the west of the site, stemming from Whitehalgh Lane. This footpath provides connections south towards Wilpshire. Although there is an existing pedestrian access to the station via a public footpath and pedestrian underpass from Olive Bank, car accessibility and parking at the station is currently constrained, with no dedicated car park serving users of the station.
- 2.17 In summary, the site's immediate and surrounding context creates significant potential and opportunity for accommodating sustainable residential development with associated station parking on site.

3. Background

3.1 This section provides a brief background to the proposals. A summary of the relevant planning history is provided, followed by a brief description of the consultation undertaken by the project team prior to the submission of the application. Full details of the consultation are provided in the Statement of Community Involvement ('SCI') prepared by NJL Consulting, which accompanies the application.

Planning History

3.2 We have conducted a desktop search of the planning history records held by the Council for the site and the surrounding area. A schedule of key planning applications relevant to this submission are provided below.

The Site

3.3 Given the undeveloped nature of the proposal site, no applications of relevance to the current proposals have been identified.

Surrounding Applications

Land off Longsight Road, Langho – Northcote Park

LPA Reference	Description of Development	Status
3/2018/0844	Erection of 42 new homes, landscaping and associated works.	Approved Subject to Legal Agreement (05/06/2019)
3/2015/0010	Application for outline consent for 18 residential homes, including 5 affordable homes and associated access, landscaping and other necessary works.	Approved Subject to Legal Agreement (09/07/2015)
3/2014/0687	Outline Application for up to 132 residential homes and associated access, landscaping and other necessary works.	Refused (14/11/2014)

Table 2: Land off Longsight Road Langho - Northcote Park – Planning History

3.4 In respect of application reference 3/2014/0687, the following reasons for refusal were cited on the decision notice.

1. *The proposal is considered to be contrary to Policies G5 and H2 of the Ribble Valley Districtwide Local Plan and Key Statement DS1 and policies DMG and DMH3 of the Ribble Valley Core Strategy Submission Version as proposed to be modified in that a permission would lead to the creation of new homes in the open countryside outside the boundaries of a Tier 1 settlement considerably in excess of the identified residual numbers of homes for that settlement. The proposal is therefore without sufficient justification and would cause harm to the development strategy for the borough as set out in the emerging Core Strategy leading to unsustainable development.*
2. *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 emerging planning policies of the council contrary to the interests of proposed planning of the area and in accordance with the core principles and policies of the NPPF.*
3. *The proposed development by virtue of its scale, size and location would result in an unacceptable visual intrusion to the local landscape and would have a significant adverse effect on the character and appearance and visual amenities of the area. As such the proposal is contrary to Policies G1, G5, ENV3 and ENV13 of the Districtwide Local Plan and Policies DMG1 and DME2 and Key Statement DS2 of the emerging Ribble Valley Core Strategy Submission Version as proposed to be modified.*

3.5 In determining this application, it is important to note that the officer acknowledges that the site is intrinsically linked to the settlement of Langho and therefore the application was not assessed against policies relating to Open Countryside but rather the residual housing requirement for Langho at that time. Also of note is the conclusion in respect of the effects upon the character and appearance and landscape of the countryside area: *"Other than a requirement for a significant tree buffer in the south eastern corner of the site, the Countryside Officer does not express any objections to the application in respect of its impacts upon visual amenity. I concur with this opinion and conclude that there would be no sustainable reason for refusal of the application relating to its effects upon the visual amenities of the locality¹".*

¹ LPA Reference: 3/2014/0687 – Officer's Report

Land Adjacent to Ferns, Northcote Road, Langho - Allocated site

LPA Reference	Description of Development	Status
3/2022/0537	Proposed residential development of 8 detached home houses.	Approved with conditions (28/04/2023)

Table 3: Land Adjacent to Ferns, Northcote Road, Langho – Planning History

Land at Petre Wood Close, Langho

LPA Reference	Description of Development	Status
3/2019/0661	31 affordable two and three-bedroom houses and two-bedroom bungalows (for rent and for shared ownership).	Approved with conditions (1st November 2019)

Table 4: Land at Petre Wood Close, Langho – Planning History

Pre-Application Consultation

3.6 The importance of pre-application engagement and frontloading is emphasised in the NPPF (December 2024). Paragraph 40 of the NPPF highlights that there is significant potential to improve the efficiency and effectiveness of the planning application system for all parties through early engagement, stating that:

“Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

3.7 The NPPF encourages local planning authorities to encourage developers to engage with them prior to the submission of a planning application. In addition, it encourages engagement with local communities.

3.8 Planning Practice Guidance (“PPG”) also encourages pre-application engagement as a means to improving the efficiency and effectiveness of the planning system. It states that the approach to pre application engagement needs to be tailored to the nature of the proposed development and the issues to be raised.

3.9 The pre-application engagement and consultation undertaken by the Applicant has been extensive and is detailed within the supporting SCI prepared by NJL Consulting. A summary of the pre-application engagement and consultation is provided below.

Public and Key Stakeholder Consultation

3.10 Consultation with the public, local authority and other key stakeholders has comprised:

- 3no. pre-application meetings with Lancashire County Council ('LCC') Highways, to discuss highways matters on 18th November 2024, 10th December 2024 and 14th January 2025.
- A pre-application meeting with Kathryn Hughes and Lyndsey Hayes from RVBC on 20th November 2024.
- A public consultation event held at Mytton Fold Hotel, Langho on the 20th November 2024. The event was attended by approximately 300 members of the public.
- A meeting with Ben Terry of LCC Education on 10th December 2024.
- Attendance at Billington & Langho Parish Council meeting on 17th December 2024.

Engagement with RVBC

3.11 The scheme has been developed considering pre-application discussions held with officers at RVBC.

3.12 Comments made by officers have informed the scope of the planning application, with proposals evolving to address comments made by officers. The evolution of the application proposals is detailed within the Design and Access Statement, prepared by Stantec. The key issues, and corresponding design / technical response, are set out below.

Issue	Applicant response
The proposed development fails to meet any of the specific criterion set out in Policy DMG2 relating to development in the Open Countryside and therefore should not be supported.	It is not disputed that application site sits outside of the adopted settlement boundary of Langho, and is thus within Open Countryside. However, it is important to recognise that just because the site sits outside of the settlement boundary, that does not equate to the site not being an appropriate / sustainable location for housing development. Noting RVBC's historic support for the adjacent Northcote Park

	<p>site being a suitable location for development prior to the revised settlement boundaries being adopted, it follows that the same approach could be taken in this instance i.e. the very credentials weighing in favour of the Northcote Park site should be applied here noting the almost identical spatial context.</p> <p>It should also be acknowledged that the settlement boundary for Langho is based on out-of-date housing needs data. The weight afforded to Policy DMG2 is therefore reduced in the planning balance.</p>
<p>The scale, design, and massing are not appropriate for its countryside setting, having significant visual and landscape impact, especially on low density housing development adjacent to the site.</p>	<p>Due regard has been had to policy DMG1 in respect of ensuring the development responds to its immediate and surrounding context and does not unduly prejudice the amenity of the existing residents of Langho.</p> <p>It is considered that the proposed development successfully balances the need to respond to its context whilst also optimising a site in a highly sustainable location. This balance is especially important noting that the Council cannot demonstrate a five year supply of housing for land.</p>
<p>Insufficient infrastructure, including existing road infrastructure, and the implications for capacity with local amenities and services, such as doctors, dentists, and schools.</p>	<p>Extensive discussions have been held with LCC Highways and following agreement of mitigation measures it is considered that they are supportive of this scheme noting its sustainable credentials.</p> <p>In respect of schools, discussions have been held with LCC Education and contributions will be sought to ensure sufficient spaces come forward to accommodate the resultant growth.</p> <p>In respect of healthcare and other health related services, RVBC have no policy mechanism by which they can request contributions towards this infrastructure. That notwithstanding, discussions continue with LSCFT in respect of their new facility in Whalley (covered later in this section).</p>
<p>Accessibility and connectivity concerns for this quantum of development. Although they</p>	<p>The site is located adjacent to a train station and key arterial road which is served by bus links. It is argued later in this statement that the application site is one of</p>

<p>expressed no fundamental concerns regarding the vehicular access, subject to appropriate mitigation being provided, concerns with travel provision by rail persist.</p>	<p>the most sustainable sites in the Tier 1 Villages, and likely in the context of the wider Ribble Valley borough. Whilst we cannot control the frequency and reliability of the rail services, it is clearly an opportune location to located housing growth when you consider the alternatives.</p>
<p>Mature trees and water features would be required to be retained where possible and a strategy for 10% Biodiversity Net Gain ('BNG') enhancement is required. Development would need to pass the flood risk sequential test, and a full drainage strategy to be submitted with application.</p>	<p>All mature trees on site have been retained and areas of open space are proposed to be enhanced to remain accessible and open for both new and existing residents.</p> <p>A Flood Risk Sequential Test has been prepared and is submitted to accompany this application. It demonstrates that there are no sequentially preferable sites within Ribble Valley.</p> <p>A Drainage Strategy is submitted to accompany the application and demonstrates that with appropriate mitigation measures the development can be successfully accommodated.</p> <p>An illustrative BNG assessment has been undertaken by FPCR. This has confirmed on the basis of the Illustrative Masterplan that a combination of on-site and off-site measures will be required to meet 10% in line with the Act.</p>

Table 5: RVBC pre-app issues summary and Applicant response

4. The Proposal (inc. Affordable Housing Statement)

- 4.1 Outline Planning Permission is sought, with matters of access only for approval, for the development of the site to deliver residential homes (Use Class C3) and associated access, a publicly available train station car park, green infrastructure and sustainable drainage systems. Full details of the proposed development and the design development process are provided within the Design and Access Statement, parameter plans and supporting technical documents.
- 4.2 It is proposed that the maximum number of homes determined with the application is fixed via planning condition with reference to the submitted Parameter Plans.
- 4.3 The infrastructure proposed comprises:
- A new vehicular site access (via Longsight Road), pedestrian walkways and cycleways;
 - Open spaces (informal and formal);
 - Biodiversity enhancements;
 - Necessary utilities; and
 - Drainage measures.

Application Content

- 4.4 The Outline Planning Application seeks approval for:

Use: The principle of a residential development.

Amount: The principle of up to 300 homes (Use Class C3) and a car park serving Langho train station.

Scale Parameters: Land Use and Heights; and Movement and Access. These are the plans for which planning approval is sought.

Access: One vehicle access point off Longsight Road is proposed. The street hierarchy and site accesses are proposed as outlined on the Movement and Access parameter plan (plan reference: 333101612_MR_MP_AI0103).

- 4.5 With the exception of the access matters for detailed approval, the following matters are reserved for determination through future Reserved Matters applications: layout, scale, appearance, and landscaping.

Appearance: Aspects of a building or place which affects the way it looks, including the exterior of the development.

Landscaping: The improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.

Layout: Includes buildings, routes, parking and open spaces within the development and the way they are laid out in relation to buildings and spaces outside of the development.

Scale: Includes information on the size of the development, including the height, width and length of each building proposed within the development in relation to its surroundings.

Illustrative Layout

- 4.6 Whilst there are matters reserved for future approval, the Applicant has developed an Illustrative Masterplan. The Illustrative Masterplan demonstrates how development could come forward on the site to deliver up to 300 homes having regard to the various site constraints and the surrounding context.
- 4.7 Full details of the illustrative layout and its design evolution are set out within the Design and Access Statement, prepared by Stantec.

Proposed Housing Scheme

- 4.8 The adopted Core Strategy (2014) refers to the latest Strategic Housing and Economic Needs Assessment ('SHENA') (2020) for appropriate mixes in Ribble Valley. The assessment identifies key needs: 88 affordable homes annually, primarily 1-bedroom units, with most housing required as houses (70-75%), followed by bungalows (16%) and flats (10%). Demand for sheltered housing, care facilities, and larger family homes (3+ bedrooms) is rising. Accessible homes are needed for residents with disabilities, while key workers require suitable housing. Additionally, there is increasing interest in self-build plots. These requirements have and will be taken into consideration when assessing the implemented housing type and size at the Reserved Matters stage.

- 4.9 Housing density will have due regard to surrounding residential development to the east (9 dwellings per hectare ('dph')), with existing housing density in Langho at around 25 dph. This proposed development will have an up-to 31 dph net density; whilst this is in excess of the existing conurbation of Langho, RVBC acknowledge within their 2021 Annual Monitoring Report ('AMR') that their assumed density across all sites within their 2013 Strategic Housing Land Availability Assessment ('SHMA') was 35dph. They also acknowledge within the AMR that recent development (as of 2021) was falling significantly short of this target. Therefore, it is important (in the context of the housing supply issues discussed later in this report) that RVBC demand higher densities on sites coming forward for development. It should be noted that density can be achieved whilst still allowing for significant space for the creation of landscape buffers along the site boundaries, open spaces and biodiversity enhancement.
- 4.10 It is expected that all homes would be designed to meet the nationally described space standards. Amenity space would be provided as a combination of private gardens and communal areas. Such details would be dealt with at Reserved Matters stage.

Affordable Housing Statement

- 4.11 This OPA includes provisions for affordable homes, which will be tailored to ensure a mix of tenure types to meet local needs. Key Statement H3 (Affordable Housing) and Policy DMH1 (Affordable Housing Criteria) from the adopted Core Strategy require developments of 5 homes or more, to provide 30% on site affordable housing provision (subject to site and development considerations such as financial viability).
- 4.12 The Applicant is committed to providing policy compliant affordable housing provision on site, which equates to up to 90 affordable homes, and these would be distributed throughout the development. The affordable housing mix will be guided through discussions with RVBC's housing team to reflect up-to-date needs in Langho and Ribble Valley more generally.
- 4.13 As outlined in Key Statement H3 (Affordable Housing), provision for housing for the elderly is also a priority for the RVBC, and therefore 15% of units is sought for elderly provision (Key Statement H2). Within this figure, a minimum of 50% should be affordable and included within the overall affordable housing threshold of 30%. The remaining 50% should be for market housing for elderly groups. The applicant is committed to complying with the requirements set out in respect of older persons living and affordable housing requirements within that.

Landscape and Open Space

4.14 The Landscape Strategy Masterplan, prepared by Pegasus, outlines the details of landscaping and open space provision on site. The open space typologies across the site and their purposes have been outlined below in Table 6.

Open Space Typology	Primary Purpose
Natural and semi-natural green space	<p>These areas have recreational value for walking and informal play but are designed to maximise biodiversity opportunities. This can include copses of woodlands, scrub, meadows and open water / sustainable drainage features.</p> <p>Within the proposals these areas are categorised by:</p> <ul style="list-style-type: none"> - The existing Green Nook Wood. - The existing beck. <p>Existing on-site vegetation is high-quality and will define the character of the settlement extension. Green Nook Wood will screen the site to the east.</p> <p>A dedicated BNG area will be positioned on site, aiding Biodiversity Net Gain, whilst also enhancing the local ecology by providing habitats and supporting wildlife.</p>
Green Corridors	<p>Significant green corridors will be located across the site, notably around the existing beck running through the centre of the site, along the existing PROW, and along the western boundary. These take on important roles that help integrate the site in its surroundings and will provide important nature corridors and include native trees, shrubs, grass and flower species, that will help soften views of the site from the wider countryside and adjacent housing. The spaces will incorporate existing trees, vegetation, and pedestrian footways. Adjacent housing will overlook the space, providing natural surveillance.</p> <p>The existing beck will be retained and will allow for an integrated sustainable drainage solution throughout the site.</p>
Amenity Green Space	<p>These areas consist of informal recreation spaces and green spaces in and around housing and informal open spaces. Small pocket parks will be incorporated into the green and avenue street structure.</p>
Provision for Children and Young People	<p>Equipped play areas including Locally Equipped Areas for Play and Neighbourhood Equipped Areas for Play. In addition, other informal open spaces around the site will be designed to allow for informal play and exploration. Play can be encouraged through the incorporation of naturalistic features such as logs, boulders and steppingstones.</p>

Table 6: Open Space Typologies and Purposes

Access

- 4.15 The proposal includes a new priority-controlled junction on Longsight Road to serve the development. This will be accompanied by an additional pedestrian and cycle access point from Whitehalgh Lane however detailed permission for this element is not sought at this stage.

Parking

- 4.16 The outline proposals incorporate a publicly accessible surface level car park in close proximity to Langho station. Based on the Illustrative Masterplan, this will provide approximately 43 car parking spaces including 5 accessible bays, and parking for bicycles. Electric vehicle charging will be provided in line with adopted policy requires at the time of future Reserved Matters submissions.
- 4.17 In regard to parking for residential properties, vehicle and cycle parking provision will be provided in line with the parking standards set out at Appendix 5 of the TRDC Development Management Policies Local Development Document. It is not possible to calculate the required vehicle and cycle parking at this stage as the home mix is not known due to the outline nature of the proposals. Electric car parking spaces will also be provided in line with applicable standards at the time of Reserved Matters submissions.

Off-site Highways Works

- 4.18 The following off-site highways works are proposed:
- Formation of vehicular / pedestrian / cycle access to the development on Longsight Road
 - Provision of footway / cycleway on Longsight Road linking to existing provision, as well as bus stops and toucan crossings
 - Formation of pedestrian / cycle access on Whitehalgh Lane
 - Traffic calming measures on Whitehalgh Lane
 - Improvements to zebra crossing near Olive Bank, and pedestrian crossing island north of St Mary's primary school – both on Whalley Road

- Improvement of 2x existing bus stops on Whalley Road (ref 'lanagjaj' and 'lanagjpg')

Flood Risk and Drainage

- 4.19 The Flood Risk Assessment and Drainage Strategy have been prepared by Eastwood. Proposed flood risk mitigation measures include:
- Green Corridors, such as along the existing beck; and
 - Two attenuation basins located towards the northern boundary of the site.
- 4.20 Attenuation basins will be located towards the northern boundary of the site, leveraging the benefits of the sloping topography. They will also improve biodiversity and store water sustainably on site. Surface water runoff will also be managed and directed away from residential properties, including those on neighbouring streets.
- 4.21 The Site offers a significant opportunity to enhance the sustainability and vitality of Langho. The Site is available and deliverable for development in the short term. There are no environmental, ecological or transport constraints precluding development.

5. Housing Land Supply

- 5.1 This section sets out RVBC's historic housing land need and supply position and then turns to an assessment of the future Five-Year Housing Land Supply ('5YHLS') position for the borough.

Housing Need

- 5.2 National planning policy requires policy-making authorities to determine the number of homes that need to be planned for over a plan-period and captured through strategic planning policies.
- 5.3 Key Statement H1 of RVBC's adopted Core Strategy (2014) sets out a strategic completion target of 5,000 homes over the plan period 2008 to 2028, equating to c. 280 homes per year up to 2028. This housing policy is considered out-of-date as it is based on historic data. Consequently, RVBC defaulted to the Standard Method to calculate Local Housing Need ('LHN').
- 5.4 The implications of adhering to the Standard Method were considered in RVBC's SHENA (2020)², with Turley stating that *"the model suggests that such an immediate slowdown in housing delivery would swiftly halt the long-term trend of population growth in Ribble Valley..._The population would be expected to plateau in these circumstances, reducing from 2019 without recovering to its original level within the plan period"*. The SHENA goes on to discuss the repercussions of this change in population trajectory, stating that *"this has a wider impact on the age profile of the borough with older age groups projected to see a large growth, offset by a contraction of all other cohorts. The size of the borough's working age population, aged 16 to 64, would be expected to reduce by around 11% in these circumstances."*
- 5.5 This distortion of population growth (or rather decline) has direct impacts on the wider economic policies of the adopted Development Plan which rely on housing delivery to support job creation / labour force growth. These impacts are again covered in the SHENA, which states that their modelling indicates that *"the provision of 148 homes per annum³ would be unlikely to support job creation in the local economy, and indeed could modestly reduce the existing capacity of the labour force."* The SHENA goes on to conclude that up to 248 homes per annum in Ribble Valley could actually be

² RVBC SHENA – Turley (2020)

³ RVBC Standard Method Calculation (Sept 2019) – contained within SHENA (2020)

needed to respond to evidenced drivers of housing need including employment growth.

- 5.6 This clearly demonstrates that the Standard Method targets are likely to have created fundamental flaws in the overarching strategies set out within the adopted Development Plan when taken as a whole. Specifically in relation to housing need, it is clear from the SHENA that Standard Method housing targets for RVBC will have resulted in significant shortfalls against the actual evidenced requirement of 248 homes per annum (set out in the SHENA) and going forward will necessitate significant interventions to reinstate the levels of housebuilding required to support the strategic aims of the adopted Development Plan.
- 5.7 The implications of undersupply against actual needs established through the Local Plan process is further exacerbated by the introduction of the new Standard Method, which came into force in December 2024. The new Standard Method sets a mandatory minimum target of 310 homes per annum for Ribble Valley, which is over double the previous annual requirement (113 homes). This is considered an appropriate adjustment to RVBC's requirements noting it is only marginally in excess of their original housing targets set out in their now redundant Key Statement H1, which was determined on the basis of the wider strategic aspirations of the adopted Development Plan, as well as the revised figure established within the SHENA.
- 5.8 In summary, the failure of RVBC to urgently plan for future housing need in light of the conclusions set out within the SHENA (and summarised above) is a significant issue and will lead to entrenched issues in housing delivery going forward.

Housing Delivery

- 5.9 Notwithstanding the above, against the previous Standard Method it is not disputed that RVBC have exceeded the minimum target. This is demonstrated by the results of the 2023 Housing Delivery Test ('HDT'), where RVBC delivered 479% of their requirement⁴. If you were to apply the 280 homes per year figure in Core Strategy Policy H1, then the HDT score would be 198%. Applying the new target of 310 homes per year, the revised HDT score would come in at circa 179%. It is acknowledged that this means that RVBC still satisfy the test and only a 5% buffer needs to be applied.
- 5.10 On the matter of 'oversupply', whilst the HDT is a useful starting point, it does not capture the whole picture in respect of delivery over the Plan period to date. Utilising

⁴ Housing Delivery Test (2023) - MHCLG

RVBC's AMR (2021) and the HDT⁵, table 7 below sets out the actual delivery of homes in Ribble Valley over the Plan period and the associated cumulative surplus / deficit against the now out of date Local Plan housing target set out in Key Statement H1.

Year	Total number of homes delivered	Cumulative total	Cumulative position against Key Statement H1 Target
2008/09	75	75	-205
2009/10	89	164	-396
2010/11	69	233	-607
2011/12	147	380	-740
2012/13	172	552	-848
2013/14	187	735	-945
2014/15	345	1080	-880
2015/16	300	1380	-860
2016/17	390	1770	-750
2017/18	400	2170	-630
2018/19	412	2582	-498
2019/20	559	3141	-219
2020/21	453	3594	-46
2021/22	499	4094	174
2022/23	694	4787	587

Table 7: RVBC cumulative housing delivery over plan period

- 5.11 Based on the above RVBC have a 587 home 'surplus' when assessed against Key Statement H1. However, as has been established through the courts, notably the Tewkesbury ruling⁶, there are no provisions within the NPPF which require any oversupply prior to the period for which a five-year housing land supply is being calculated to be taken into account. Within this judgement, Dove J goes on to state *"The question of whether or not to take into account past oversupply in the circumstances of the present case is, like the question of how it is to be taken into account, a question of planning judgement which is not addressed by the Framework or the PPG and for which there is no policy"*⁷.
- 5.12 It is important to note that RVBC have made no meaningful progress on a new Local Plan, and with the 5YHLS position set out in the following sections of this Statement (excluding the surplus), it follows that the Council are failing to proactively plan for future housing need with most of the allocations within the adopted Development Plan now on-site or delivered. Therefore, whilst crediting the oversupply to the 5YHLS position would still leave them with less than a 5YHLS, the marginal nature of this would allow

⁶ Tewkesbury Borough Council v Secretary of State for Housing Communities And Local Government [2021] EWHC 2782 (Admin) Dove J

⁷ Tewkesbury Borough Council v Secretary of State for Housing Communities And Local Government [2021] EWHC 2782 (Admin) Dove J – Paragraph 47.

them to potentially rectify this through a single windfall site and thus reduce the impetus on the Council to prepare a new Local Plan. For that reason, it is our opinion that in the interests of planning for future needs adequately, the surplus should not be factored into the 5YHLS position for the borough as it would potentially disincentivise the Council's Local Plan preparation process – the very purpose of which the introduction of 5YHLS was predicated upon.

Future Housing Supply

- 5.13 As established by Paragraph 70 of the NPPF, RVBC is required to identify and update annually a supply of specific deliverable housing sites sufficient to provide a minimum of five years' worth of housing against their local housing need ('5YHLS'). Noting that Key Statement H1 is out of date for the purposes of decision making this is to be based on the Standard Method.
- 5.14 RVBC's most recent housing land supply position was published in their 2021 AMR and confirmed that against their Core Strategy Housing Target figure of 294 homes per year, they had a 6.65 year supply. In the absence of a more up-to-date AMR or appeal decision establishing housing land supply, the Applicant has instructed an independent assessment of RVBC's 5YHLS position. The assessment adopts a base date of 1st April 2024 and was undertaken via a desk-based approach, engagement with the Council where appropriate, and 2no. site visits in September 2024 to determine progress on consented sites.
- 5.15 The annualised housing requirement established by the new Standard Method is 310 homes, equating to 1,550 homes over the five year period. With the standard 5% buffer applied to ensure choice and competition in the market, this equates to 1,628 homes over the five year period, or 325 homes per year. From the assessment undertaken, we set out the following in respect of the 5YHLS position utilising the base date of 1st April 2024.

	2024/24	2025/26	2026/27	2027/28	2028/29	2028/29	Total 2024-2029
Allocation Sites	15	15	0	0	0	0	30
Full Planning Sites	10	59	54	20	20	20	163
Outline Planning Sites	0	0	0	0	0	0	0
Sites with Development Started	151	210	103	67	60	60	591

Small Sites	44	44	44	44	44	44	220
TOTAL	220	328	201	131	124	124	1004

Table 8: Five Year Housing Land Supply summary assessment

- 5.16 Against the backdrop of the revised Standard Method, Table 8 identifies that RVBC have a land supply for only 1,004 homes over the next five years, equating to a 3.08 year housing land supply. The total shortfall of 624 homes therefore requires an additional 125 homes per year in addition to the new Standard Method target for the next 5 years to get back to a position of 5 year supply.
- 5.17 Noting the supply position set out above, and the limited number of planning applications that have been submitted in the borough in the last 12 months, RVBC's housing delivery position will continue to deteriorate.
- 5.18 It is therefore of fundamental importance that RVBC approve major planning applications to begin to improve their 5YHLS position. Noting the lack of movement in respect of RVBC's Local Plan review, it will need windfall sites of the scale which is subject to this Outline Planning Application to come forward in the interim to safeguard their position as far as possible.
- 5.19 Concluding in respect of housing need and supply, whilst recent housing delivery in RVBC has exceeded previous minimum targets, the revised Standard Method targets represent a step change in housing delivery requirements with immediate effect. It is considered that the new Standard Method rightly brings RVBC's housing targets broadly back in line with the now out-of-date Core Strategy Key Statement H1, upon which the overarching strategies within the adopted Development Plan for the borough are predicated. Alignment with the December 2024 Standard Method is not a matter disputed by RVBC⁸.
- 5.20 The independent assessment of RVBC's 5YHLS position indicates can only demonstrate a 3.08 year housing supply position and therefore necessitates the Council to look at the approval of windfall sites in appropriate, sustainable locations to ensure the deficit does not worsen. Additionally, in the absence of a 5YHLS, under the provisions of NPPF Paragraph 11(d) the Tilted Balance is engaged.

⁸ RVBC Report to Planning and Development Committee on new NPPF [Para 3.3] 9th January 2025

6. Planning Policy Context

6.1 This Section of the Planning Statement details the planning policy context for the application, providing an account of the prevailing Development Plan policies relevant to the consideration of the proposal, national policy guidance and other adopted and emerging documents that represent appropriate material considerations.

6.2 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of Planning and Compulsory Purchase Act 2004 state that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Adopted Local Plan

6.3 The adopted RVBC Development Plan comprises the following key documents, which together form the framework for managing development in the borough. These include:

- Core Strategy 2008-2028 (adopted 2014); and
- Housing and Economic Development Plan (adopted 2019).

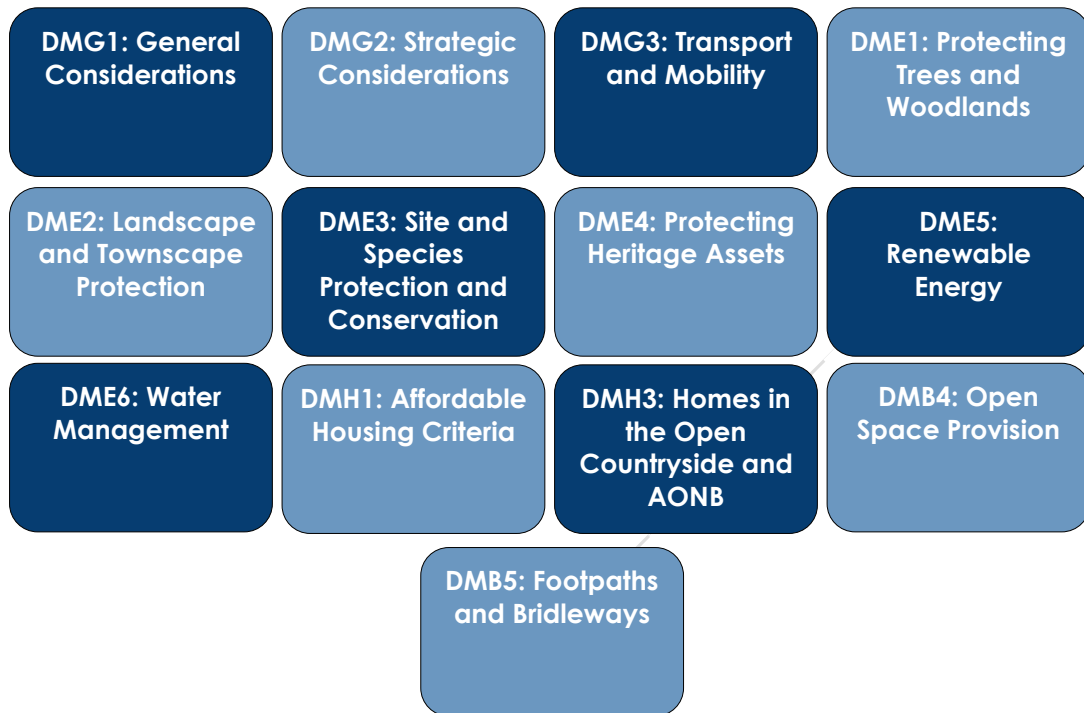
Core Strategy (adopted 2014)

6.4 The Core Strategy sets out the overarching strategy, policies and long-term vision for Ribble Valley, with the Key Statements providing the strategic framework for development within the borough. They guide the delivery of sustainable growth, housing provision, environmental protection and infrastructure improvement. The following Key Statements are relevant to this proposal:

- DS1: Development Strategy;
- DS2: Presumption in Favour of Sustainable Development;
- EN2: Landscape;
- EN3: Sustainable Development and Climate Change;
- EN4: Biodiversity and Geodiversity;
- EN5: Heritage Assets;
- H1: Housing Provision;
- H2: Housing Balance;
- H3: Affordable Housing;
- DM11: Planning Obligations; and

- DMI2: Transport Considerations.

6.5 In addition to the Key Statements, the Core Strategy includes a range of policies that provide detailed criteria for assessing development proposals. These address matters such as design, environmental impact, housing requirements, and infrastructure delivery. Policies relevant to this proposal are outlined below.



6.6 A full breakdown of policy wording, and appraisal against relevant policies is outlined in the Policy Matrix in Appendix 1.

Weighting Given to 'Most Important Policies'

6.7 In accordance with paragraph 11(d) and Footnote 7, where an LPA are unable to demonstrate a five-year supply of deliverable housing land, the NPPF makes clear that those policies most important for determining the application are to be considered out of date.

6.8 Policy H1 sets the strategic aim for Ribble Valley to deliver 5,600 homes over the Plan period, equating to an annual average completion target of at least 280 homes per year. Policy H1 is considered to be out-of-date for the purposes of decision making as it is based on out of date housing requirement data. It is therefore considered that the policy carries no weight.

- 6.9 Key Statement DS1 sets the Development Strategy for Ribble Valley. It outlines that the majority of new housing development will be concentrated within an identified strategic site located to the south of Clitheroe; and the principal settlements of Clitheroe, Longridge; and Whalley. Key Statement DS1 concentrates development to 'within' the settlement boundaries of the strategic site and 'towards' Tier 1 Villages.
- 6.10 Policy DMG2 (Strategic Considerations) establishes how the Development Strategy for Ribble Valley set out in Key Statement DS1 will be implemented. The application site is located outside of the adopted settlement boundary for Langho, and therefore in normal circumstances the application would be assessed against the criterion relating to development in the 'Open Countryside' set out in Policy DMG2, as follows:
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;*
 6. *The development is compatible with the enterprise zone designation.*
- 6.11 It is considered that Key Statement DS1 and Policy DMG2 read in tandem rightly encourage development to more sustainable locations, but Policy DMG2 limits development only to sites within settlement boundaries in Ribble Valley. Noting that the settlement boundaries derive from outdated housing requirements, it is considered that these policies unreasonably constrain development and therefore RVBC's ability to meet the LHN requirement. It is therefore considered that these policies carry only very limited weight.
- 6.12 Policy DMG1 (General Considerations) states that in determining planning applications, all development must:

Design

1. *Be of a high standard of building design which considers the 8 building in context principles (from the CABE / English Heritage Building on Context Toolkit).*
2. *Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*

3. Consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.
5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

Access

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of public rights of way and access.

Amenity

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

Environment

1. Consider the environmental implications such as SSSIs, county heritage sites, local nature reserves, biodiversity action plan (bap) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. this gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.
3. All development must protect and enhance heritage assets and their settings.

4. *All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.*
5. *Achieve efficient land use and the reuse and remediation of previously developed sites where possible. previously developed sites should always be used instead of greenfield sites where possible.*

Infrastructure

1. *Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. regard will also be had to the landscape or townscape of an area and the importance the open space has on this.*
 2. *Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.*
 3. *Consider the potential impact on social infrastructure provision.*
- 6.13 Policy DMG1 is considered to align with the thrust of the NPPF in respect of its advocacy for well-designed places in appropriate locations and therefore carries weight in the determination of the application.
- 6.14 Policy DMH3 sets out the criteria for which residential development in Open Countryside or AONB will be limited to, as follows:
1. *Development essential for the purposes of agriculture or residential development which meets an identified local need. In assessing any proposal for an agricultural, forestry or other essential workers homes a functional and financial test will be applied.*
 2. *The appropriate conversion of buildings to homes providing they are suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.*
 3. *The rebuilding or replacement of existing homes subject to the following criteria:*

- *The residential use of the property should not have been abandoned.*
- *There being no adverse impact on the landscape in relation to the new home.*
- *The need to extend an existing curtilage.*

6.15 Noting that this restrictive spatial policy is underpinned by the out-of-date housing targets set out in Policy H1 it is considered that Policy DMH3 is out-of-date.

6.16 Policy EN2 sets out that 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. Policy EN2 is considered to be up-to-date for the purposes of decision making due to it aligning with the NPPF in respect of value to be placed on landscapes.

Housing and Economic Development Plan (adopted 2019)

6.17 The Housing and Economic Development Plan makes up part of RVBC's Local Plan. It complements the Core Strategy by allocating land for housing and employment to meet needs between 2008 and 2028. It includes policies on specific site allocations, development management, and updates to land designations and constraints.

6.18 The application site is not allocated for housing in this document.

Evidence Base Documents

6.19 Ribble Valley's Local Plan comprises additional evidence base planning documents that support the suitability, deliverability and need for development on the site.

Strategic Housing Land Availability Assessment (SHLAA)

6.20 The SHLAA was adopted in 2009 and plays a vital role in identifying sites suitable for housing development. It provides a comprehensive analysis of available land across the Ribble Valley and assesses the potential for residential development evaluating suitability, availability and achievability.

6.21 The proposed site is not included as a potential residential site in the SHLAA, possibly reflecting factors such as the timing of the evaluation, market conditions of the time, or a lack of detailed site information.

Strategic Housing Market Assessment (SHMA)

The SHMA was adopted in 2006 and provides an overview of the housing market within the Ribble Valley, including affordability levels, household growth and demographic characteristics. The proposed development will include a mix of housing types designed to meet the varied needs of the community, including affordable housing units.

Strategic Housing and Economic Needs Assessment (SHENA) (April 2020)

- 6.22 Projected housing need - 280 homes per year recommended to support economic and population growth (higher than minimum 148 from the Standard Method). Helps sustain labour force capacity and job growth.
- 6.23 Affordable Housing need - 88 affordable homes needed annually, with particular focus on more 1-bedroom units. There is an implied "overprovision" of 2–3-bedroom units, compared to number of existing households registered as being in need of property of this size, albeit these homes will nonetheless contribute towards meeting future needs. Current supply pipeline aims to address long-standing shortfalls but must be monitored. Affordable rent is the only product which requires a markedly lower income than would be required to rent in the open market. Shared ownerships and discount market sale do however play a role in potentially bridging the gap between open market rent and purchase in Ribble valley.
- 6.24 Property type - In accordance with households' needs, majority houses (70-75%), bungalows (16%), and flats (10%). Most additional households (75%) would be expected to own their home.
- 6.25 Aging Population - By 2033, the 65+ population is expected to grow by 33-39% (Standard Method/where 280 homes is met). This will generate demand for 36-41 bedspaces annually in sheltered housing and extra care facilities. An additional 21-24 bedspaces in care homes will also be required each year.
- 6.26 Families - High representation of families and those with dependent children creates ongoing demand for larger homes. Meeting the higher target of 280 homes a year would better support family growth. Need for 3+ bedroom homes to accommodate.
- 6.27 People with disabilities - Ribble Valley has relatively low number of residents with disabilities. Majority (~89%) don't live in communal establishments, suggesting many live at home or with relatives, indicating a need for accessible and adapted homes.

- 6.28 Key workers - Borough has a moderate number of key workers (28% of labour force)- tending to be homeowners, aligning with borough average, thus need appropriate housing.
- 6.29 Self-build/Custom-build - Growing interest in self-build/custom-build plots with 12 households on council's register (2019).

Other Material Considerations

- 6.30 In addition to the policies of the statutory Development Plan, there are a series of national and local planning policy and guidance documents which are considered to be material considerations in the context of the proposed development including:
- National Planning Policy Framework (NPPF) (2024);
 - Planning Practice Guidance;
 - National Design Guidance; and
 - Emerging RVBC Local Plan.

National Planning Policy Framework (NPPF) (2024)

- 6.31 The National Planning Policy Framework (NPPF) was first introduced in 2012 and was intended to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. A revised Framework was published in December 2024 which, amongst other important revisions, seeks to focus firmly on growth and increasing housing delivery across the country.
- 6.32 In tandem, with the revised methodology for calculating housing numbers i.e. the Standard Method, the requirements for Ribble Valley have increased from 113 homes per annum under the old methodology, to 310 under the new methodology. With the standard 5% buffer applied to ensure choice and competition in the market, this equates to 1,628 homes over the 5 year period, or 325 homes per year.
- 6.33 The Standard Method housing targets are not imposed immediately on all local authorities. Authorities with an up-to-date Local Plan (adopted within the last five years) can continue to rely on the housing targets set within their plan, reflecting local circumstances and the policy framework at the time. This provides stability for authorities that have proactively updated their plans. However, the Standard Method is intended to encourage all authorities to bring their plans in line with current national policy and ensure they meet minimum housing needs. For authorities without an up-to-date plan, the Standard Method prevents reliance on outdated or inappropriately low

housing targets, ensuring fairness and consistency. This approach incentivizes authorities to prioritize plan-making, preventing delays in delivering sufficient housing to meet local and national needs.

- 6.34 Where proposals are sustainable there is a presumption in favour of development, which sits at the core of the NPPF:

“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development” (Paragraph 10).

The presumption in favour of sustainable development

- 6.35 Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development and that *“for decision-taking this means:*

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important are out-of-date (further detail given at footnote 9), granting permission unless:

- i. The application of policies in this Framework that protect area or assets of a particular importance provides a clear reason for refusing the development proposed; or*
- ii. Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework when taken as a whole”.*

- 6.36 Footnote 8 of the NPPF provides further guidance as to when policies should be considered out of date for the purpose of Paragraph 11 (d). It states:

“This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78; or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.”

Delivering a Sufficient Supply of Homes

- 6.37 The NPPF supports the Government's objective of significantly boosting the supply of homes, requiring a sufficient quantity and variety of land to come forward. The minimum number of homes needed should be informed by the local housing needs assessment, calculated using the Standard Methodology in National Planning Practice Guidance (Paragraph 62). It is important that specific housing needs are addressed as possible, including with an appropriate mix of housing for the local community, and that land with permission is developed without unnecessary delay.

Promoting Sustainable Transport

- 6.38 Section 9 of the NPPF sets out clear guidance on promoting sustainable transport. Paragraph 115 requires that development proposal ensure that:

"sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location".

- 6.39 Paragraph 117 further states that development should *"give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas"*, and facilitate public transport.
- 6.40 Additionally, paragraph 118 highlights the need for vision-led transport assessments or statements for significant developments to ensure that any impacts on the transport network are identified, monitored and mitigated.
- 6.41 These principles ensure that new developments contribute to reducing reliance on private vehicles and promoting more sustainable travel choices.

Achieving Appropriate Densities

- 6.42 The importance of making efficient use of land within differing contexts and settings is made clear by Section 11 of the Framework.
- 6.43 Paragraph 129 addresses this, stating that planning policies and decisions should support development that makes efficient use of land. Importantly, in seeking efficient use of land, local market conditions, a location's sustainability, the maintenance of the character of the area, and the importance of design and health promotion should all factor into decision making.
- 6.44 Another important consideration in guaranteeing efficient use of land will be ensuring proposals build at an appropriate and optimal density.

- 6.45 This is established in Paragraph 130, which makes it clear that where there is an existing or anticipated shortage of land for meeting housing needs, it is especially important for that planning policies and decisions avoid homes being built at low densities.
- 6.46 In ensuring the efficient use of land, it is recommended that area-based character assessments, design guides and codes and masterplans are used.
- 6.47 Therefore, applications which do make optimal use of land, which build to a density which maintains an area's prevailing character and are appropriate to the market demand in their surrounding area should be approved.

Achieving Well-designed Places

- 6.48 Paragraph 131 of the Framework states "*the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*" The Framework places an emphasis on provided high quality design in new development.

Promoting Healthy and Safe Communities

- 6.49 This Section of the Framework emphasises the importance of achieving healthy, inclusive and safe places. This includes enabling and supporting "*healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling*" (Paragraph 96, page 28).

Conserving and Enhancing the Natural Environment

- 6.50 The need to contribute and enhance to the natural and local environment is made clear by Section 15. Paragraph 187 sets out several instances where planning policies and decisions should contribute to and enhance the natural and local environment, as follows:
- a) "*Protecting and enhancing valued landscapes;*
 - b) *Recognising the intrinsic character and beauty of the countryside;*

c) Maintaining the character of the undeveloped coast;

d) Minimising impacts on and providing net gains for biodiversity;

e) Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and

f) Remediating and mitigation despoiled, degraded, derelict, contaminated and unstable land, where appropriate" (Page 54).

Planning Practice Guidance

6.51 The Planning Practice Guidance (PPG) accompanies the NPPF to provide further guidance for developments across England. The PPG states that good design should enhance the quality of buildings and spaces, by considering (inter alia), form and function, efficiency and effectiveness, and their impact upon well-being. It also sets out a number of issues which should be considered, including local character, safe, connected and efficient streets, crime prevention, access and inclusion and cohesive and vibrant neighbourhoods.

6.52 It notes that the scale of the building elements should be both attractive and functional, when viewed and used from neighbouring streets, gardens and parks.

6.53 The PPG also notes that local building forms and details can be successfully interpreted in new development, without necessarily restricting the scope of the designer. The use of local building materials, building methods and details can be an important factor in enhancing local distinctiveness when used in evolutionary local design and can also be used in more contemporary design.

National Design Guidance

6.54 The National Design Guide sets out what developers need to deliver to help win the support of communities and ensure new homes are built faster and better.

6.55 Good design is set out in the Guide under the following 10 characteristics: Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes and Buildings, Resources and Lifespan.

6.56 The Guide reinforces the aim of the NPPF to create high quality places and buildings and has been prepared in the context of anticipated climate change, changing home ownership models and changes in technology.

6.57 The scheme proposed here is wholly in line with the expectations of the Design Guide, with the design principles and framework set out in the submitted Design and Access Statement (prepared by Stantec) providing a well-designed development for the community.

Emerging RVBC Local Plan

6.58 RVBC is in the process of preparing a new Local Plan to replace the Core Strategy, with updated policies to address future housing needs, environmental sustainability and other aspects in line with local priorities and national planning reforms. The Plan will encompass policies within the existing Core Strategy and provisions sets out in the Housing and Economic Development DPD to create a singular document, which will guide the development of Ribble Valley to 2038.

6.59 As part of the plan review, the Council launched a 'Call for Sites' in 2021 to allow possible sites to be brought forward for consideration for housing, employment, commercial, open space development, as well as sites for nature conservation. This process is now closed.

6.60 The application site was submitted as part of this 'Call for Sites' process, in 2022. Representations to the Strategic Matters Consultation (Regulation 18) were also submitted in 2022. Since this process concluded, there have been limited further updates in respect of the next steps for the new Local Plan.

6.61 The Council are updating their evidence base to underpin the strategy and policy under the new local plan. Of relevance to this proposal, this includes:

- Housing Land Availability Study and 5 Year Supply (adopted 2021); and
- Strategic Housing and Economic Needs Assessment (SHENA) (adopted 2020).

6.62 The SHENA (adopted 2020) combines housing and economic data to forecast development needs. It outlines the current and future housing needs of RVBC, identifying a target of 280 homes per annum.

6.63 RVBC's emerging plan approach aligns with Government Policy recognising the importance of boosting the country's housing supply.

6.64 Nevertheless, in accordance with the NPPF, due to the stage the emerging RVBC Local Plan is at, it should be given no weight in the determination of any planning application.

7. The Case for Development

7.1 In determining planning applications, an LPA must have due regard to section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals are determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 provides that in determining applications the LPA should have regard to the stipulations of the Development Plan, so far as material to the application and to any other material considerations.

Principle of Development

7.2 The proposed development is located outside the settlement boundary of Langho, as defined on the adopted Proposals Map, and is therefore is within the Open Countryside, with Policy DMG2 providing protection to the land subject to such designation. Under normal circumstances, residential development in this location would be contrary to Policy DMG2.

7.3 However, Paragraph 11 of the NPPF, as set out in paragraph 6.35 of this Statement, establishes the presumption in favour of sustainable development. It sets out in instances where the most important policies of the relevant Development Plan are out of date, the Tilted Balance must be engaged.

7.4 As outlined in Section 5.0, the Council cannot currently demonstrate a 5YHLS. Our analysis, based on the Standard Method, indicates that RVBC can only demonstrate a 3.08-year supply and therefore the Tilted Balance must be engaged and planning permission granted unless:

- Footnote 7, underpinning paragraph 11(d)(i), provides clear reasons for refusal; or
- The adverse impacts of development significantly outweigh the benefits, particularly in relation to location, design, and the provision of affordable housing.

7.5 In this instance, Footnote 7 does not apply, meaning the relevant consideration is paragraph 11(d)(ii).

7.6 Given RVBC's inability to demonstrate a 5YHLS, the most important housing policies—including those directing growth and restricting land supply—are out of date, reducing

the weight that can be attributed to them. This approach is well established through appeal decisions, notably APP/X220/W/19/3221014 where the Inspector concluded in respect of this issue that *"the evidenced indicated that the Council cannot demonstrate a five-year supply of land for housing. As such the weight to be given to conflict with Policies CP1, DM1 and DM11...is substantially reduced as these policies restrict the supply of land for housing [NJL emphasis]."* It is considered that the effect of Policy DMG2, which is to restrain new development to land within settlement boundaries, serves to restrict the supply of housing and prevents local housing needs being met. The weighting to be given to any perceived conflict with Policy DMG2 is therefore significantly diminished and to be given limited weight.

- 7.7 The following assessment is therefore underpinned by Paragraph 11(d)(ii) and looks at the site-specific considerations which weigh in favour of the application site being considered as an appropriate location for the nature and scale of development subject to this OPA.

The Location of the Proposed Development

- 7.8 Key Statement DS1 and Policy DMG2 are the policies which underpin the spatial strategy for RVBC. The proposed development would be located adjacent to the sustainable settlement of Langho and therefore there is no conflict with Key Statement DS1 as it encourages development to sustainable locations. However, as the site sits outside of the settlement boundary of Langho, it is agreed that the proposed development would conflict with Policy DMG2 insofar as it would not meet any of the criterion where development in 'Open Countryside' would be acceptable. However, as set out previously, Policy DMG2 is based on an assessment of housing need that is inconsistent with the need that is now required to be met set out at Section 5.0 of this Statement, and within the Council's SHENA (2020). The restraint on development coming forward to address the 5YHLS position resulting from these policies means that only limited weight should be afforded to them in the planning balance.
- 7.9 In light of this, it is important to assess the site on its individual merits which justify the location of development in its own right, and in the context of the limited weight to be afforded to Policy DMG2. In considering the implications of these policies, due regard has been had to the High Court judgement handed down in November 2021⁹ regarding the interpretation and application of Policy DMG2.

⁹ Ribble Valley Borough Council v Secretary of State for Housing Communities and Local Government & Anor [2021] EWHC 3092

- 7.10 The focus of the High Court decision was the interpretation of the wording of Policy DMG2, specifically the word “in” within the sentence “*Development proposals in the principal settlements of Clitheroe, Longridge, Whalley and the Tier 1 villages should consolidate, expand, or round-off development so that it is closely related to the main built up areas, ensuring it is closely related to the main build up areas, ensuring it is appropriate to the scale of, and in keeping with, the existing settlement*”.
- 7.11 In handing down their judgement, Dove stated that “*The word “in” has no special meaning, it means what it says, and anyone interested enough to look at the core strategy would readily understand it [...] it is impermissible (wrong) to consider consolidation, expanding or rounding-off when determining if the condition precedent is set*”. In practical terms, this means that any development proposals relating to land outside of a defined settlement boundary should not be assessed against Policy DMG2 Limb 1. For the proposed site subject to this Outline Planning Application, being located in Open Countryside would mean application of the criterion set out in Policy DMG2 for development in Tier 2 Villages and outside of defined settlement areas.
- 7.12 Policy DMG2 therefore restricts development to within adopted settlement boundaries save for where the criterion for development in Open Countryside can be satisfied. The blanket application of these restrictive policies is interpreted to mean that any development outside of these adopted boundaries cannot be seen to be ‘sustainable’. However, just because a site sits outside of a settlement boundary doesn’t mean that it is not sustainable, especially in instances where a site abuts to the boundary of a settlement considered one of the more sustainable settlements within Ribble Valley e.g. Langho (as established in Key Statement DS1).
- 7.13 Furthermore, settlement boundaries can be amended through the plan-making process to allow for further development. In fact, in the context of RVBC’s 5YHLS position, settlement boundaries will need to be amended to accommodate the housing growth required through the new Standard Method. Just because RVBC haven’t made any meaningful progress on their Local Plan doesn’t mean that they don’t have to plan for future need, and this will inevitably result in the Council having to review their settlement boundaries accordingly. This would not be a novel approach for RVBC to take; they have amended settlement boundaries to accommodate housing growth as part of previous Local Plan preparation processes.
- 7.14 Turning to the individual characteristics of the application site, it is acknowledged that the site sits to the north of the railway line, whereas the main built-up area of Langho sits to the south of the railway. There is therefore a degree of separation, at least visually,

however there is pedestrian connectivity under the railway line meaning the site is within walking distance of the main high street of Langho. The Applicant's transport consultant has also integrated pedestrian 'stopping places' on Whitehalgh Lane, improving connectivity to the west of the site. Development to the north of the railway outside of the settlement boundary of Langho has been supported by RVBC previously, notably the 42 home scheme known as Northcote Park, which abuts the application site on its eastern boundary (LPA Ref: 3/2018/0844). This application was pre-dated by a refused Outline Application for 132 homes (LPA Ref: 3/2014/0687), and an approved Outline Application for 18 homes (LPA Ref: 3/2015/0010). In respect of the refused application, the decision pre-dated formal adoption of the Core Strategy, but due to the advanced stage the draft Core Strategy was at, due regard was given to the draft policies (including Key Statement DS1 and Policy DMG2). The decision also pre-dated the adoption of amended settlement boundaries (which now includes Northcote Park). Salient for this application therefore is the assessment of the appropriateness of the location for development (being outside of the settlement boundary) contained with the officer's report as follows:

*"This site is not considered to be overly isolated and is not remote from other built form. The site is close to a variety of services within Langho and, in that regard, could be considered to be a sustainable location in principle for development. The sustainability of Langho is therefore not disputed"*¹⁰

- 7.15 Following that approach for the application site, it being adjacent to Northcote Park and thus benefitting from the same proximity to supporting services, it is reasonable to conclude that the site is not isolated and is not remote from other built form. It is therefore clearly an appropriate location for the development of housing in principle, irrespective of being outside of the settlement boundary, which, as and when RVBC progress their Local Plan, will be subject to review.
- 7.16 A full assessment of the sustainable credentials of Langho in the context of the NPPF is nevertheless undertaken below to corroborate previous RVBC officer assessments.

Langho as a Sustainable Settlement

- 7.17 NPPF Paragraph 77 sets out in the context of plan-making that *"The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided that they are well located and designed, and supported by the*

¹⁰ Application Reference 3/2014/0687 – Officer's Report

necessary infrastructure and facilities (including a genuine choice of transport modes)”. Paragraph 110 of the NPPF aligns with the thrust of Paragraph 77, and advocates for significant development to be “focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes”.

- 7.18 The application site would be classified as a windfall site and therefore sits outside of the plan-making remit of Paragraph 77 i.e. it is being brought forward without an allocation (or draft allocation) within an adopted Development Plan. However, that does not diminish the relevance of Paragraph 77 to the proposed development as ultimately if the site was to come forward through the Local Plan, these are the tests it would need to meet in order to be considered favourably. Therefore, we have assessed the proposal against the stipulations of Paragraph 77 (and Paragraph 110 in tandem) noting these considerations will likely frame RVBC's assessment of this application.
- 7.19 As a starting point, the proposed development continues the development pattern established by the Northcote Park development, abutting the railway line to its south and being contained by the A59 and Whitehalgh Lane to the north and east respectively. The containment of the site ensures that the development physically and visually relates to the existing settlement of Langho, whilst mirroring the extent of the existing village on the southern boundary. The proposed net density (31dph) is in line with the densities ascribed to sites outside of the strategic site and principal settlements within the 2013 Strategic Housing Land Availability Assessment ('SHLAA'), making best use of the land that is available. This is critical noting that the assessment of densities achieved on new development in Ribble Valley within the AMR identified an average density of 24.2 homes per hectare. It is therefore considered that the densities proposed is in keeping with wider RVBC aspirations for new housing sites, especially when located near to existing transport infrastructure. This demonstrates that the application site is appropriately located, and the overarching design principles have been well considered.
- 7.20 There is also a requirement for significant extensions such as those proposed through this application to be supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). The table below compares Langho to the other Tier 1 Villages in this context.

Settlement	School	Places of worship	Health Care facilities	Pubs/restaurants	Convenience /retail	Leisure Facilities	Train Station
Langho	1.St Leonards C of E School 2. St Mary's Roman Catholic Primary School	St Mary R C Church	1.Roelee Surgery 2. Langho Pharmacy		SPAR- Convenience store	Ribble Valley Retreat	Yes
Barrow	Barrow Primary School			1. McDonald's 2. The Eagle at Barrow 3. The Bay Horse Inn 4. KFC 5. Starbucks 6. Choi Gan restaurant	Asda		No
Billington	Saint Augustine's Roman Catholic High School	St Leonards Vicarage			Billington Village Store	Billington and Whalley Brass Band club	No
Chatburn	Chatburn Church of England School	1.Christ Church Chatburn 2.Chatburn Methodist Church		Brown Cow Pub	Costcutter convenience store		No
Gisburn	Gisburn Primary School	St Mary's Gisburn		1. The White Bull restaurant 2. La Locanda restaurant	Gisburn Post office		No
Mellor	Mellor Saint Mary CE Primary School	1.Parish Club of Saint Mary the Virgin Mellor 2.Mellor Methodist Church		The Traders Arms The Millstone	Village store Mellor and Post Office	Mellor Library	No
Mellor Brook				Fieldens Arms	Sandersons Bakery	Mellor Brook Community Centre	No
Read & Simonstone	1.Simonstone St Peter's Church of England Primary School 2. Read St John's Church of England Primary School	St John's Church			1. SPAR 2. Premier		No
Wilpshire		1. Wilpshire Methodist Church 2.Holy Souls Catholic Church	Brownhill Pharmacy	1. The Rising Sun pub 2. The Bonny Inn restaurant 3. The Wilpshire Hotel pub	1. Co-op 2.Beech's Butchers 3. Nisa Local 4. Brownhill newsagents	1. Wilpshire Wanderers Football Club 2. Wilpshire Golf Club	Yes

Table 9: Comparison of Tier 1 Villages in respect of existing social infrastructure / amenities

- 7.21 Table 9 demonstrates that Langho as a settlement has a wealth of amenities and services available to local residents and is in close proximity to larger towns with additional complementary facilities such as Whalley, Clitheroe and Blackburn. It is one of only three Tier 1 Villages that satisfies 6 out of 7 of the assessment criteria and should therefore be considered a priority settlement in Tier 1 for development of scale in the context of the 5YHLS position. Critical to note in this assessment is the fact that Langho and Wilpshire are the only two villages that are served by a train station. Reflecting on Paragraph 77 and 110 of the NPPF which states that locations for development should offer a genuine choice of transport modes, it is clear that within Tier 1, only Langho and Wilpshire can be seen to offer genuine choice of transport modes, being served by road and rail.
- 7.22 In respect of education and healthcare, a considerable amount of work has been undertaken to ascertain existing capacity within the vicinity of the site to ensure that the increase in population can be accommodated without adverse impacts.
- 7.23 On education, a meeting was held with LCC's education team in December 2024. A Freedom of Information (FOI) request was subsequently lodged with LCC (Reference: 9475957 (AA4)) to identify:
- a. the number of children attending each school within Langho, by year group, who do not live within the ecclesiastical parish(es) relating to each school's admissions criteria.
 - b. For the last admission round (September 2023/4), the figures indicating the number of pupils admitted under each criterion for each school.
- 7.24 The information received as part of the FOI request indicates that for the two schools within Langho, 22 children were admitted from beyond "the catchment" or priority scope of the two schools in September 2024. Furthermore, when multiplied through the seven school years (assuming similar proportions are admitted year on year), a potential of 154 pupils admitted from beyond the normal scope of the schools emerge. This is more than the 65 pupils calculated from the proposed development and should enable more local pupils from the proposed development to be admitted in preference to those from further away. We welcome discussions with LCC Education as part of the consultation process in respect of potential education contributions to facilities which may be outside of the Langho catchment.
- 7.25 In respect of healthcare capacity, it should be noted that RVBC have no policy mechanism to secure contributions to healthcare facilities from developers. That

notwithstanding, we have undertaken a review of the local GP practices within the Langho catchment utilising the 'Find a GP' service¹¹. From this review it is clear that all identified practices are accepting new patients (including out of area registrations) and therefore have existing capacity. For clarity, the GP surgeries considered are:

- Whalley Medical Centre – Accepting new patients
- Brownhill Surgery – Accepting new patients / accepts out of area registrations
- Primrose Bank Medical Centre – Accepting new patients / accepts out of area registrations
- Stepping Stone Practice - Accepting new patients / accepts out of area registrations
- Dr T L Phillips at Barbara Castle Health Centre - Accepting new patients / accepts out of area registrations
- Dr Bello's Surgery - Accepting new patients / accepts out of area registrations
- Oswald Medical Centre - Accepting new patients / accepts out of area registrations
- Pritchard Street Branch Surgery - Accepting new patients / accepts out of area registrations
- The Heald Centre - Accepting new patients / accepts out of area registrations

7.26 That notwithstanding, the Applicant has engaged with the LSCFT in respect of the Whalley Redevelopment. Due to the infancy of their plans, no immediate partnership opportunities were available, but the Applicant is committed to engaging further as and when it is necessary to do so.

7.27 In conclusion, the Tier 1 Villages are stated to be the more sustainable settlements beyond the Standen site and principal settlements in the adopted Core Strategy. It has been demonstrated through an assessment of each of the Tier 1 Villages that Langho is one of the more sustainable settlements within Tier 1, and crucially only one of two villages that is served by a train station. Furthermore, it is evidence that the proposed development can be accommodated within the existing education and health infrastructure without the need for financial contributions in line with Policy DMG1 regarding social infrastructure / amenities.

7.28 Therefore, in the context of the Paragraph 77 of the NPPF, Langho should be considered as a preferred location within the Tier 1 Villages for larger scale development / significant extensions such as the proposed development subject to this

¹¹ <https://www.nhs.uk/service-search/find-a-gp/>

Outline Planning Application. It is entirely reasonable to conclude that if the proposed development site was to be considered for allocation as part of a future Local Plan process, it would be one of the sequentially preferred sites to deliver the quantum of development required.

The Scale of the Proposed Development

7.29 The aspiration within the Core Strategy Spatial Strategy was to predominantly rely on the strategic site at Standen and principal settlements to deliver the majority of the housing requirement over the plan period. It is not in dispute that Table 10 indicates that Key Statement DS1 is achieving what it was intended to, directing the majority of development (as a proportion of total delivery) towards the higher order settlements.

Category	Total number of homes required for each settlement over the plan period (% of total home requirement)	Total number of homes completed over plan period ¹² to-date within defined settlements (% of total home delivery)
Strategic Site	1,040 (19%)	181 (31%)
Principal Settlements	2,960 (52%)	1,742 (59%)
Other Settlements	1,600 (29%)	607 (18%)
TOTAL	5,600	3,389

Table 10: Assessment of housing delivery across RVBC Development Strategy (As of 31st March 2021)

7.30 Whilst both the strategic site and principal settlements are taking the majority of housing delivery in percentage terms in line with the Spatial Strategy, they are not delivering nearly enough housing as a proportion of the overall requirement. Taking the completion data from the AMR and applying that to the plan period to-date, it equates to a completion rate across the strategic and principal settlements of 147 homes per year, against a target for those settlements of 252 homes per year established within the Core Strategy. Utilising the analysis undertaken, we have determined that the completion rate over the three year period since the last AMR for the Standen site was approximately 33 homes per year. Extrapolating that forward over the remainder of the plan i.e. 4 years from April 1st 2024, this would mean that only 420 homes out of the 1,040 homes envisaged when the Plan was adopted will have been completed by the end of the plan period.

¹² Based on data within the RVBC AMR Appendix A

- 7.31 This represents a significant undersupply in the strategic and principal settlements historically and going forward, pointing to an overreliance on them to deliver the housing the borough critically needs.
- 7.32 It is important to consider the above in the context of the Standard Method increasing RVBC's annualised target from 113 to 310 homes per year. The stunted volume of completions set out at Paragraph 6.18 within the strategic and principal settlements clearly demonstrate that the housing requirement burden is too heavily weighted towards the upper tiers of the spatial strategy, which in turn creates unrealistic completion expectations. Should the apportionment of housing requirements as a percentage of overall need be maintained against the current spatial strategy, it follows that the scale of under-delivery will only worsen due to the increase in housing targets established by the Standard Method.
- 7.33 This therefore necessitates a reapportionment of housing requirements between the higher order settlements and Tier 1 Villages. Whilst Key Statement DS1 seeks to direct growth proportionally, the requirements of the spatial strategy are not considered to be targets or limits to development in specific settlements (or types of settlement), and it permits sites to be brought forward for different or larger scale developments beyond those the policy considers 'typical' in such areas. Therefore, whilst the Core Strategy directs 29% of growth to Tier 1 Villages, this is in the context of the housing requirement being a minimum¹³ and therefore it should be taken that additional development in these locations is not automatically harmful. Such an approach is exemplified by a number of development completions and commitments within the borough, such as the two applications in Barrow¹⁴ which combined deliver a development of circa 694 homes. This clearly demonstrates that RVBC are supportive in principle of major development of the scale proposed through this Outline Planning Application within or adjacent to Tier 1 settlements where the identified harm is clearly and demonstrably outweighed by the benefits.
- 7.34 As established through the preceding section, the proposed development is considered to be entirely appropriate in principle terms, delivering critically needed homes close to key transport infrastructure and other supporting infrastructure including health and education.
- 7.35 The key issue arising from adopted planning policy is that whilst Key Statement DS1 rightly directs development to more sustainable locations, Policy DMG2 counteracts

¹³ RVBC Core Strategy [Para 6.4];

¹⁴ RVBC Application references: 3/2012/0630 and 3/2013/0099

the ability to bring forward sites in these locations where they are beyond the settlement boundary but still fundamentally 'sustainable'. With significant increases to housing targets, the constrictive nature of Policy DMG2 for development in sustainable locations means it should only be afforded limited weight.

Providing Affordable Homes

7.36 This section considers the provision of affordable housing as part of the proposed development and the weighting to be attached.

The Context

7.37 It is important to note the worsening levels of affordability which prevents so many from accessing the property ladder.

7.38 This is best exemplified by comparing typical loan arrangements with mortgage providers, who typically offer loan to income ratios from 3.25 annual salary up to a cap at around 4.5 times annual salary. Alongside this a minimum deposit of 5% is required with a maximum loan to value (LTV) ratio of 95%.

7.39 As set out in Table 11, on average property prices within the Borough of Ribble Valley have been rising over the past decade against salary incomes. Whilst 2023 saw a not insignificant drop from 7.35 to 6.5, it is still the case that mortgage lenders would be unable to commit funds to support people onto the housing market.

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Earnings Ratio	6.78	6.66	7.16	7.37	7.69	6.98	7.08	7.01	7.64	7.35	6.5

Table 11: Lower quartile house price to lower quartile earnings ratios¹⁵

7.40 For context on the scale of this increase, data on the earnings ratio back in 2002 highlight this at just 4.05¹⁶. Subsequently this figure has nearly doubled in 2017 and has remained consistently high for a sustained period having not fallen below 5.4 since 2003.

7.41 A closer review on the private rental market¹⁷, reinforces this trend in unaffordability with lower quartile monthly rents in Ribble Valley found to be at £595 per calendar month (pcm) in 2022/23. This exceeds the average for the wider Lancashire area which stands at £500 pcm.

¹⁵ ONS (2023) House price to residence-based earnings ratio

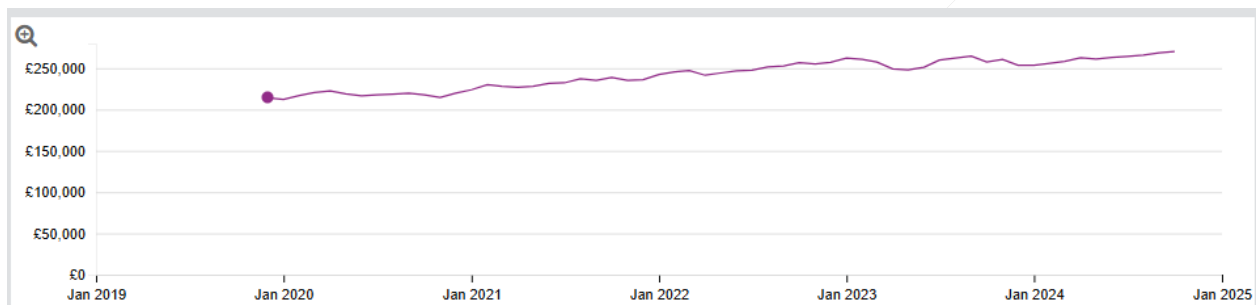
¹⁶ ONS (2023) House price to residence-based earnings ratio

¹⁷ Valuation Office Private Rental Market Statistics

7.42 Latest market evidence shows that the average price paid for a home in Langho over the past 12 months was £333,858¹⁸. This is significantly in excess of the average for the wider Lancashire area which stands at £202,078¹⁹.

7.43 Broken down into housing typologies, prices in Langho ranged from £160,000 for a terraced property, £232,400 for a semi-detached property and £377,768 for a detached property.

7.44 Taken over a five-year period, property prices have continued to rise consistently within Ribble Valley by c. 26%. As illustrated by Table 2, it is clear that annual salary incomes haven't grown in line with rising property prices which has exacerbated the affordability issue.



Graph 1: Average Price by Type of Property – All Property Types ²⁰

Addressing Local Needs

7.45 It is clear from the evidence set out above that Langho is experiencing growing affordability issues, with rising property prices a particular constraint to people accessing the housing ladder based on earnings ratios.

7.46 The SHENA (2020) represents the latest assessed position in respect of Ribble Valley's affordable housing needs. In the absence of an up-to-date position in respect of the Council's Housing Register, the subsequent analysis is based on the SHENA and the 2021 AMR.

7.47 The SHENA sets out that the Housing Register at point of publication comprised 802 households classified as being in reasonable need of affordable housing. The Housing Register also identifies that over half of these households require only one bedroom (55%), with fewer than one in five (15%) requiring three or more bedrooms.

¹⁸ Zoopla.co.uk - <https://www.zoopla.co.uk/market/Langho/?q=Langho%2C%20Lancashire>

¹⁹ Zoopla.co.uk - <https://www.zoopla.co.uk/market/Langho/?q=Langho%2C%20Lancashire>

²⁰ Land Registry Data – UK HPI Statistics <https://landregistry.data.gov.uk/app/ukhpi/?lang=en>

- 7.48 In line with the PPG, the SHENA identifies that over the next 5 years (base date of 2019), 741 affordable homes are anticipated to become available, with 647 of these homes comprising committed supply of new affordable housing, and the remainder comprising of affordable homes occupied by households in need. This equates to circa 148 affordable units becoming available annually, which sits marginally below the 152 units that become available annually in Ribble Valley, comprising new committed affordable units and social re-lets²¹.
- 7.49 The key issue identified by the SHENA in respect of the anticipated 5 year pipeline was in respect of the unit sizes. The majority of households on the Council's Housing Register only required one bedroom but units of this size account for 8% of the stock expected to become available. This indicates that the committed pipeline would result in shortfalls against Housing Register requirements in respect of one bedroom properties (estimated to be a 377 unit deficit) and to a lesser extent larger properties with at least four bedrooms (estimated to be a 20 unit deficit). It was concluded in the SHENA that the Council would need to “specifically consider how the apparent backlog of need for one bedroom properties can be met through supply and measures which can be taken to address these needs”. The SHENA advocated for further research to establish the extent to which larger properties actually meet the needs of those assessed as requiring only one bedroom but it does not appear this has been progressed.
- 7.50 In respect of future affordable needs, the SHENA undertakes an assessment of historic shortfalls for smaller and larger affordable units to inform the revised net affordable housing need for the remainder of the plan period. This equates to the annualised net affordable housing need set out in Table 12.

1 bed	2 bed	3 bed	4 bed	Total
70 (80%)	16 (19%)	-2 (-3%)	4 (4%)	88 (100%)

Table 12: Total Affordable Housing Need (Net)²²

- 7.51 Regarding actual delivery of affordable housing in Ribble Valley, the AMR (2021) contains the latest assessment undertaken by RVBC in respect of affordable housing delivery. As demonstrated in Table 13, within the five year period preceding the AMR, there was only one year (2017/18) where delivery levels dropped below the revised annualised affordable housing target set out in the SHENA.

²¹ SHENA (2020) – Paragraph 6.34 / Table 6.6

²² SHENA (2020) – Table 6.8

Year	Units
2016/17	100
2017/18	70
2018/19	111
2019/20	94
2020/21	121
Total	496

Table 13: Annual affordable housing delivery (2016-2021)

7.52 Notwithstanding this rate of delivery, the Council must continue to ensure a strong supply of affordable housing, particularly in respect of smaller units to better address the Council's Housing Register, something which the NPPF heavily advocates for.

7.53 At the time of publication of the SHENA, there was no indication that recent delivery of affordable housing within the borough eluded to future shortfalls against the anticipated 5 year pipeline. Whilst there is an absence of data in respect of affordable housing delivery for the period April 1st 2021 to present day owing to RVBC failing to public an up-to-date AMR, we have undertaken an assessment utilising our 5YHLS assessment to understand the expected pipeline of affordable housing for the next 5 year period.

Site	LPA Reference	Settlement	Deliverable supply within 5 years	Estimated Affordable Provision April 1 st 2024 to 30 th March 2029
Old Row, Whalley Road	3/2018/1149	Barrow	23	7
Land off Hawthorne Place*	3/2019/1104 3/2022/0087	Clitheroe	20	7
Land south of Laycocks Farm	3/2022/0537	Langho	10	0
Land west of Malt Kiln Brow	3/2019/0132	Chipping	4	0
Land off Sheepfold Crescent*	3/2020/0332	Barrow	10	3
Brockhall Farm, Brockhall Village	3/2021/0311	Brockhall	8	0
74 Higher Road and land to the rear*	3/2021/0556	Longridge	80	24
Crow Trees Farm, Crow Trees Brow	3/2022/0966	Chatburn	38	37
Land SW Barrow & Whalley Road - Parcel B	3/2019/0012	Barrow	1	0
Land at Chapel Hill	3/2011/1071 3/2019/0006 3/2019/0318 3/2023/0540	Longridge	53	16
Standen, Phases 2, 3 & 4; Land at Pendle Road*	3/2012/0942 3/2015/0895 3/2019/0953	Standen	300	127
Land East of Chipping Lane - Phases 2 & 3*	3/2014/0764 3/2018/0975 3/2021/1134	Longridge	40	7

Lawsonsteads (Phase 2)*	3/2018/0914	Whalley	30	9
Land at Preston Road*	3/2016/0774 3/2018/0105 3/2023/0100	Longridge	97	29
Plot 4 Cherry Drive, Brockhall Village	3/2020/0050	Brockhall	1	0
Little Dudlands Farm	3/2016/0216	Rimington	1	0
Land at former High Standen Farm	3/2023/0305	Clitheroe	68	0
Small Sites	N/A	N/A	220	0
Total			1004	266

*Affordable housing contribution of 5YHLS period calculated by applying proportion of total number of units remaining to total affordable provision

Table 14: Anticipated affordable housing delivery based on 5YHLS position

- 7.54 The above assessment indicates that within the Council's updated 5YHLS, there will be provision of circa 266 affordable units. This equates to an average annual delivery rate of 53 affordable units, which is considerably short of the 88 units required set out Table 12. Assessing the annualised requirement established by the SHENA against the 5YHLS assessment period, this indicates a potential shortfall of circa 174 affordable units.
- 7.55 Additionally, 22% or 220 of the homes within the pipeline are anticipated to be delivered on small sites. Small sites are considered to be sites where developments of less than 10 units are delivered. In line with the NPPF, sites of less than 10 units are not expected to deliver affordable housing on-site or via a commuted sum.
- 7.56 We have also analysed the location of the 266 affordable units, and 219 of these units (82%) are located within the strategic site or principal settlements. This demonstrates a distorted spatial apportionment of affordable housing which must be addressed to ensure genuine choice in the market.
- 7.57 In light of the above, it is clear that the delivery of affordable housing must be a key priority for the Council, and they must ensure they use all mechanisms available to them to boost delivery across the borough, not just in the principal settlements, including approval of windfall sites in such locations which don't result in harm without delay. In this context, the proposed contribution of 90 affordable units on-site (30%), to be aligned with latest affordable housing needs and Housing Register requirements (to be discussed with the Council's housing team through the application determination process), represents a key benefit in favour of the development which should be attributed significant weight.

Older Persons Living Accommodation

- 7.58 According to ONS data²³, the number of people aged 50 to 64 rose by just under 2,500 (an increase of 20.2%) in Ribble Valley between the 2011 census and the 2021 census. Even more stark is that over the same period in Ribble Valley, there has been an increase of 28.3% in people aged 75 years or over. It is clear therefore that ageing population trend across the country will be felt considerably in Ribble Valley, with the upper age brackets constituting a significant proportion of the population. In that context, it is crucial that specialist housing is delivered to meet the growing older persons population in Ribble Valley. RVBC were aware of the emerging trend in respect of the ageing population at the time of their Local Plan preparation and as a result Core Strategy Key Statement H3 relating to affordable housing included a requirement for 15% of all units of schemes of 10 units or more to be provided for older people, with an expectation that 50% of those older person units would be provided as affordable housing.
- 7.59 The proposed development aligns with the requirements of Core Strategy Key Statement H3, providing up to 45 homes for older persons living on-site. Within the national and local context of an 'greying' population, it is considered that the provision of the quantum of specialist housing for older persons homes proposed as part of this development attracts very substantial weight in the planning balance.

Principle of Development Summary

- 7.60 The proposed development conforms with Key Statement DS1 insofar as it proposes development adjacent to a sustainable Tier 1 Village. However, as set out above, there is conflict with Policy DMG2 as it sits outside of Langho's adopted settlement boundary and does not meet any of the criterion where development in Open Countryside would be acceptable. However, as set out at Section 5.0 of this Statement, RVBC are unable to demonstrate a 5YHLS in the context of the new Standard Method which came into force in December 2024; therefore the policies considered most important to the determination of this application are considered to be out-of-date, specifically Policy DMG2. The spatial strategy envisaged through this policy is based on out-of-date housing targets, and therefore the restrictions these policies establish in respect the location and scale of development within the borough hinder the ability of the Council to proactively address 5YHLS position. Therefore, the harm resulting from the resulting

²³ Office for National Statistics: Census 2021: How life has changed in Ribble Valley
<https://www.ons.gov.uk/visualisations/censusareachanges/E07000124/> (January 2023)

conflict with the provisions of Policy DMG2 is considered to carry only limited weight in the planning balance.

- 7.61 In that context, the site has been demonstrated to be highly sustainable, and well related to the settlement of Langho. Historic approval of the Northcote Park development clearly demonstrates that development north of the railway line, outside of the defined settlement boundary, can be supported and would not result in an isolated development owing to its pedestrian links to the high street via the railway underpass. The Northcote Park development also demonstrates how windfall development outside of the settlement boundary that is considered to still be sustainable can be absorbed into the settlement boundaries through a future Local Plan process.
- 7.62 It has also been demonstrated that the scale of development is in keeping with development that has come forward in other Tier 1 settlements, namely Barrow. The proposed densities are considered to make optimal use of this highly sustainable site, as well as aligning with RVBC aspirations for densities on new housing sites in the borough. The scale and density of development has enabled the site to be optimised such that it can deliver a policy compliant level of critically needed affordable housing for the borough.
- 7.63 Overall, the proposed development is considered to make best use of this site located in a highly sustainable part of Ribble Valley. The delivery of up to 300 homes, up to 90 affordable homes, and circa 42 homes for older persons living should be attributed substantial weight in the planning balance.

8. Technical Considerations

8.1 The following section outlines the technical considerations relevant to the proposed development. It demonstrates how the proposal addresses and complies with applicable policies and standards to ensure sustainable and responsible development.

Housing Mix

8.2 This OPA with all matters reserved save for access. As a result this matter will be considered in detail at the Reserved Matters stage. Notwithstanding this, the Illustrative Masterplan shows the flexibility of the site to accommodate a broad range of house types and sizes to meet needs as informed by the findings of the SHENA (2020). It is the intention to engage with the Council's housing team to understand the specific needs within Langho to inform the housing mix for the site once the application has been validated.

Achieving Good Design

8.3 The submitted Design and Access Statement ('DAS') has been prepared by Stantec in support of the application. The DAS is underpinned by significant analysis of the site's immediate and surrounding context, the key constraints and opportunities, and other relevant technical matters.

8.4 The DAS has informed the production of a Illustrative Masterplan which helps define design concepts, principles and parameters to help guide future Reserved Matters applications. The following section explores the key design considerations relevant to the determination of the application, having due regard to technical assessment work as well as the Illustrative Masterplan (Ref: 333101612_MR_MP_VW0101) and Parameter Plans.

Layout

8.5 Whilst layout is a matter to be dealt with as part of a future Reserved Matters application, the Illustrative Masterplan shows how the site could be laid out to support a high-quality scheme which:

- Is in-keeping with the density character of the surrounding area;
- Protects the existing residential amenity of adjoining residents through location of lower height buildings to southern boundary to preserve existing resident views over the Ribble Valley;

- Protects the existing residential amenity of proximate residents through integration of appropriate setbacks and complementary natural landscaping;
- Protects future residential amenity through appropriate setbacks from the railway line and Longsight Road;
- Retains and enhances existing green infrastructure to provide a strong framework for the site layout as well as visually screening the proposals in more sensitive locations, including the adjacent neighbouring properties;
- Allows for over 10ha of open space provision across the site with areas for potential natural play suitably located in order to promote the safety and amenity of future residents and children;
- Provides an appropriate road hierarchy with the principal access coming from Longsight Road, with properties orientated towards the proposed access road to create an active and attractive residential streetscene; and
- Connects to existing transport and pedestrian networks, including enhanced green infrastructure around the PRoW which transects the site.

8.6 It is not in dispute that development of this greenfield site will introduce changes to the area and urbanising effects. However, the layout has been sensitively designed to ensure that the perceived impact on Langho is minimised and acceptable, most noticeably through the provision of extensive open space and retained / enhanced green infrastructure. The landscape-led approach to the layout of the proposed development is secured by the proposed Land Use and Heights Parameter Plan which both limits development parcel extents and establishes the green and blue infrastructure framework for the site.

Landscape and Visual Effects

8.7 Core Strategy Policy DMG1 states that in determining planning applications particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character. Whilst the application site is outside of the Green Belt and Forest of Bowland National Landscape Area, in line with Core Strategy Key Statement EN2, 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.*"

8.8 There is a distinction to be made between impact on landscape, which should be treated as a resource, and impact on visual amenity, which is the effect on people observing the development in places where the development can be viewed, such as villages, roads, public rights of way and individual homes.

8.9 In that context, Pegasus Group have prepared a Landscape and Visual Impact Appraisal ('LVIA') to consider the effects of the proposed development on the landscape features within the site, on the character of the surrounding landscape and on the visual amenity perceived by receptors likely to be present in the surrounding area.

Landscape Character

8.10 In respect of resultant effects of the proposed development on Landscape Character, the LVIA finds as follows:

- The proposed development would have Major to Moderate adverse long-term effects on the landscape character of the site itself;
- The surrounding landscape character effects would be Moderate adverse, particularly on Character Area 5C (Undulating Lowland Farmland: Lower Ribble);
- The effect on Character Area 7A (Farmed Ridges: Mellor Ridge) would be Minor adverse, reducing further over time; and
- Over time, the impact would be mitigated through structural tree and hedgerow planting, which would soften the development's effect and reduce adverse impacts to Minor as vegetation matures.

8.11 The LVIA concludes that the effect on landscape character is considered limited and localised, with the development relating well to its context as a contained extension to Langho.

Visual Effects

8.12 In respect of resultant visual effects of the resulting from the proposed development, the LVIA finds as follows:

- The development would result in Major to Moderate adverse visual effects for specific receptors:

- Longsight Road (A59) adjacent to the site.
- Public Footpath 6 (Billington and Langho).
- Residential properties to the immediate east (Northcote Park) and southern boundary (Moorland Road and Bushburn Drive, Langho)
- The adverse visual effects would reduce over time due to new planting and visual mitigation measures.
- Visibility from wider areas is limited due to intervening woodland, hedgerows, and topography, meaning most visual changes will remain localised.
- From elevated vantage points (e.g., Ribble Valley Jubilee Trail), the development would be visible but would integrate with the existing built form, resulting in a Minor adverse effect.
- Views from surrounding settlements and the wider landscape would generally experience no greater than Minor effects, with most receptors experiencing No Change or No Effect.

8.13 The LVIA concludes that while the development will introduce significant changes, particularly to the site itself and its immediate surroundings, the effects will diminish as proposed mitigation measures mature.

8.14 While the development introduces a localised, moderate adverse impact on landscape character and visual receptors, it is not fundamentally at odds with the Ribble Valley Core Strategy. Key constraints have been considered, and mitigation measures have been incorporated to address landscape and visual concerns.

8.15 The proposal balances the need for housing growth in a sustainable location while integrating design and landscape measures to reduce long-term impacts. With careful management and adherence to proposed mitigation, the scheme can contribute positively to Ribble Valley's housing provision while minimising harm to its landscape setting.

8.16 The proposed development therefore aligns with RVBC Core Strategy policies aimed at protecting and enhancing the landscape, notably Key Statement EN2 and Policy DMG1.

Scale

- 8.17 As the proposals are submitted in outline (save for access), detailed design which will determine the exact scale profile for the site has not yet been progressed. However, due regard has been had to the topography of the site, which falls away south to north from the railway line to Longsight Road in fixing the Land Use and Height Parameter Plan (Ref: 333101612_MR_MP_AI0102). As can be seen from the Parameter Plan, the vast majority of the developable area is proposed to accommodate up to 2.5 storeys, with the exception of two parcels in the southern portion of the site. These two parcels are proposed to accommodate homes up to a height no greater than 1.5 storeys. The driver behind the differentiation of these two parcels in respect of heights is to safeguard the existing residents of Bushburn Drive's views across the Valley. As the site falls away beyond these parcels, the topography allows building height to increase to 2.5 storeys whilst continuing to preserve the views from Bushburn Drive residences.
- 8.18 This approach is considered to align with Policy DMG1 by ensuring existing amenity is taken into account and ensuring the development can be successfully integrated into the wider Langho settlement through its perceived subservience to built form south of the railway line.

Density

- 8.19 The proposed density has been developed with due regard given to surrounding residential development to the east (9dph), and existing housing density in the main conurbation of Langho at around 25dph. The proposed development will have an up-to 31dph net density; whilst this is in excess of existing development in the settlement boundary of Langho, RVBC acknowledge within their 2021 Annual Monitoring Report AMR that their assumed density across all sites within their 2013 SHMA was 35dph. They also acknowledge within the AMR that recent development (as of 2021) was falling significantly short of this target. Therefore, it is important (in the context of the housing supply issues discussed later in this report) that RVBC demand higher densities on sites coming forward for development. It should be noted that density can be achieved whilst still allowing for significant space for the creation of landscape buffers along the site boundaries, open spaces and biodiversity enhancement.
- 8.20 Core Strategy Policy DMG1 states that development must consider the density, layout and relationship between buildings. It is considered that the proposed density of the scheme successfully balances the need to optimise sites in sustainable locations with the need to ensure that development is contextually sympathetic and appropriate and is therefore in accordance with Policy DMG1 in this regard.

Design Conclusion

- 8.21 The overarching design intent for the site, as established through the submitted Parameter Plans, aligns with the National Design Code and the NPPF, specifically Paragraph 139, which emphasises the importance of “*well-designed, attractive and healthy places*”. The Parameter Plans have also been designed to ensure a high standard of amenity for existing and future users in line with NPPF Paragraph 135.
- 8.22 The development also aligns with Policy DMG1 (General Considerations) of RVBC's Core Strategy, ensuring high-quality design that integrates with the existing built form and landscape, addressing access, traffic and environmental impact, while incorporating mitigation measures where required. It respects public rights of way, heritage assets and promotes sustainability.

Agricultural Land

- 8.23 An Agricultural Land Classification Report has been prepared by Patrick Stephenson Ltd, to assess the quality of the agricultural land within the proposed development site and determine its classification in accordance with the "Revised Guidelines and Criteria for Grading the Quality of Agricultural Land" (DEFRA, 1988).
- 8.24 The assessment identified that the surveyed area of approximately 20 hectares is predominantly Grade 3b, which is classified as moderate quality agricultural land.
- 8.25 No land within the site is classified as 'best and most versatile' (Grades 1, 2 or 3a). While there are small areas of Grade 4 and borderline Grade 3a land, the dominant land grade is 3b, which is mainly used for grassland farming in the area.
- 8.26 The current land use is permanent grass, and the findings confirm that the land required for the proposed development is not vital for agricultural purposes on a broader scale. The land is not considered of significant importance at the local, regional, or national level.
- 8.27 The development is compliant with Paragraph 187 of the NPPF (2024), which encourages the protection of “*the best and most versatile agricultural land*” (Grade 1,2 or 3a). As the site does not include any high-quality agricultural land, it complies with this guidance. The proposal also aligns with Policy DME3 (Site and Species Protection and Conservation) of the RVBC Core Strategy, which aims to protect the natural environment and biodiversity. The land is predominantly Grade 3b, and the development's impact on high-quality agricultural resources is minimal, ensuring compliance with both national and local policies.

Air Quality

- 8.28 An Air Quality Assessment has been prepared by Air Quality Consultants, to assess the potential air quality impacts associated with the proposed development.
- 8.29 The homes within the proposed development are set back from local roads, and the assessment demonstrates that future residents will experience acceptable air quality, with pollutant concentrations well below air quality objectives at all existing receptors in 2026, with or without the proposed development.
- 8.30 The additional traffic generated by the development will not result in any significant effects on existing sensitive receptors.
- 8.31 The Assessment concludes that the development will have no significant impact on local air quality.
- 8.32 The assessment approves of the mitigation measures proposed as part of the development, in keeping with EPUK/IAQM guidance for good design and best practice measures. These include:
- Setting back of the development buildings from the A59 by at least 60m;
 - Setting back of the development buildings from the railway lines by at least 20m;
 - Provision of an outline Travel Plan setting out measures to encourage sustainable means of transport (public transport, cycling and walking);
 - Provision of pedestrian and cycle access to the new development, including secure cycle parking at each home and a new signalised pedestrian crossing on Longsight Road;
 - Provision of two new bus stops on Longsight Road and upgrades to two of the existing bus stops on Whalley Road; and
 - Accessibility improvements to Langho railway station for those with mobility impairments.
- 8.33 The Air Quality Assessment recommends no further mitigation measures for this development.
- 8.34 The findings align with Paragraphs 189 and 199 of the NPPF (2024), confirming that the development will not affect local air quality or compliance with national objectives.

Furthermore, the proposal complies with Policy DMG1 of RVBC's Core Strategy, as it has been designed to minimise air quality impacts and reduce emissions, contributing to long-term air quality goals.

Arboriculture

- 8.35 FPCR have prepared the Arboricultural Assessment to present the results of the survey of the existing trees' arboricultural value based on their current condition, and secondly to provide an assessment of impact arising from the proposed development of the site.
- 8.36 A detailed Arboricultural Survey was conducted for the proposed development, covering 75 individual trees, eight groups of trees, one woodland, and four hedgerows. The survey followed BS5837:2012 guidelines and categorised the trees as follows:
- Retention Category A (High Quality): 27 individual trees, one woodland, and a veteran beech (T75) of significant value.
 - Retention Category B (Moderate Quality): 26 individual trees and five groups, primarily mature alder and oak.
 - Retention Category C (Low Quality): Three groups, four hedgerows, and 19 individual trees, mostly young or in poor condition.
 - Retention Category U (Unusable for Retention): Three trees, including T31, T39, and T69, due to poor health.
- 8.37 The site features primarily mature tree cover, with key species being oak, ash, alder, and sycamore, particularly along the central watercourse. The woodland is protected by a Tree Preservation Order (3/19/3/238 Green Nook Wood 2024), and specific protective measures for veteran trees, like T75, will be implemented.
- 8.38 The proposed development layout prioritises tree retention, with most high-quality trees preserved. Lower-quality trees, such as T7, T37 and T50, will be removed, with mitigation through new planting to maintain biodiversity and amenity value. Removal of a section of hedgerow (H1) for site access is unavoidable but will be offset by new hedgerow planting. The layout avoids significant impact to key trees, and potential damage to TP (mature oak) will be minimised through careful construction methods.
- 8.39 A detailed Arboricultural Method Statement and Tree Protection Plan will be prepared to ensure the protection of retained trees during construction and promote long-term sustainability of the site's arboricultural features.

- 8.40 The proposal complies with national policy by adhering to paragraph 136 of the NPPF (2024) which emphasises the importance of developers taking opportunities to incorporate trees into their development design, and that "*appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible*". Additionally, the proposal meets the requirements of RVBC Core Strategy Policy DME1 (Protecting Trees and Woodlands) by submitting a detailed Arboricultural Survey, Tree Constraint Plan, and tree protection measures to safeguard the visual, botanical and ecological value of the trees on site.

Heritage & Archaeology

- 8.41 The Heritage Assessment has been prepared by Prospect Archaeology in support of this application. It concluded that the proposed development will not have any direct or indirect impact on designated heritage assets.
- 8.42 While two pieces of worked flint were found, their provenance was unreliable, and they do not provide significant evidence for prehistoric potential. Similarly, there is no evidence of the Roman period in the study area, and the sites potential for archaeological remains from this era remains unclear, possibly due to limited fieldwork and the lack of cropmark formation due to the pastoral land use.
- 8.43 Any remains found are expected to be of regional importance at most, and the potential for medieval and later remains unrelated to agriculture is considered low.
- 8.44 The findings of the Heritage Assessment align with national and local policies that seek to protect and conserve heritage assets. Paragraph 207 of the NPPF (2024) requires developers to assess the impact on heritage assets, and where necessary to protect any assets affected. The proposed development adheres to the principle of "*sustaining and enhancing the significance of heritage assets*" (Paragraph 210).
- 8.45 RVBC Core Strategy Policy DME4 (Protecting Heritage Assets) also stresses the importance of protecting heritage assets in Ribble Valley, ensuring that development respects the significance of the surrounding environment. Given that the assessment concludes no direct or indirect effects on any designated assets, the development complies with these policies, ensuring the conservation of both designated and non-designated heritage assets in the area. Thus, the development is considered acceptable from a heritage perspective.

Flood Risk and Drainage

- 8.46 A Flood Risk Assessment and Drainage Assessment has been prepared by Eastwood in support of the application.
- 8.47 The Flood Risk Assessment identified the entirety of the site being located within Flood Zone 1 and therefore at low risk of fluvial flooding. There are surface water overland flow paths crossing the site.
- 8.48 To manage these surface water flow routes, it is recommended that the watercourses and flow paths be maintained or rerouted to prevent disruption to the proposed development. Surface water drainage will be designed to accommodate runoff from the site, with specific measures outlined to manage the central-western flow route. Given the low fluvial flood risk, the development will focus on managing surface water through SuDS and attenuation measures.
- 8.49 A sequential test for the site location is recommended in line with the NPPF to ensure compliance with flood risk management policies (Section 14).
- 8.50 The Drainage Assessment confirmed that the surface water drainage for the proposed development will be designed in accordance with the drainage hierarchy outlined in Building Regulations Part H 2015 and Planning Practice Guidance (2015). Due to the impermeable ground conditions (clay and silt) on the site, infiltration-based SuDS, such as soakaways, are not considered viable. The Soakaway Testing was undertaken by Lithos, and the results have been submitted in support of this application. Surface water will be managed using an attenuation basin to manage surface water for the central-western portion of the site and attenuation tanks/crates for the eastern section with water discharging via gravity to nearby watercourses.
- 8.51 Discharge rates will be restricted to greenfield runoff levels, with an attenuation volume of approximately 2,400m³ and 2,000m³ for the central and eastern parts of the site, respectively. Foul water will discharge to the public foul water sewer subject to approval from United Utilities. The drainage systems will be designed for adoption by United Utilities or a New Appointments and Variations (NAV) provider.
- 8.52 In line with RVBC Core Strategy policy DME6 (Water Management), the proposed development has been designed to manage surface water drainage effectively, minimising the risk of flooding both on site and to the surrounding areas. The use of SuDS, including attenuation storage and controlled discharge to nearby watercourses,

ensures compliance with the policy's objectives of reducing surface water flooding, preventing pollution and protecting watercourses.

- 8.53 Furthermore, in line with guidance set out in the NPPF (2024), the development avoids increasing flood risk and incorporates suitable flood risk mitigation measures. As recommended in paragraph 172, a sequential test has been carried out to support this.
- 8.54 To conclude, the assessment confirms the site is at a low risk of flooding and as being suitable in securing a sustainable drainage solution to accommodate any proposed residential development of the site, the full details of which will accompany any reserved matters application and detailed design development.

Ground

- 8.55 A Preliminary Geoenvironmental Investigation has been prepared by Lithos to assess the geoenvironmental issues and implications associated with the proposed residential development.

Mining and Quarrying

- 8.56 The site is outside the Coal Authority's defined coalfields, with no known quarries or evidence of quarrying within 250m of the site.

Hazardous Gas

- 8.57 The site is located in an area where 1-3% of homes may exceed action levels. Therefore, basic radon protection measures are not mandatory, but their inclusion is advised. There are no known landfills or mine gas risks within 250m, and the site is not affected by shallow mineworkings, so no additional precautions for CO₂ or methane are necessary.

Foundations

- 8.58 No geotechnical ground investigation data is available, so a site-specific investigation is necessary. Initial recommendations suggest the site is underlain by Glacial Till over Bowland Shale Formation bedrock, which may support strip footings for two-storey housing. However, reinforcement may be needed in areas with significant variations in ground strata. In the presence of rock at shallow depths, foundations should rest entirely on rock. Localised alluvium or glacial features may necessitate alternative foundation methods, such as piling.

Highways and External Works

- 8.59 Given the site's sloping topography, localised retaining walls and underbuild may be necessary. The site is likely to have a CBR of at least 3% though this should be verified prior to construction.

Soakaways and Drainage

- 8.60 Soakaways are not viable due to the anticipated clay ground conditions. This has been confirmed in the Drainage Strategy prepared by Eastwood. Alternative SuDS options like pervious pavements, swales, basins, and ponds should be considered. Detention basins must be designed with sufficient depth between the groundwater and the structure.

Contamination

- 8.61 The site is classified as having high sensitivity due to the presence of watercourses. While no major contaminative industrial use has been identified, arable farming may have caused minor contamination. A ground investigation is required to assess potential contamination extent.

Potential Development constraints

- 8.62 The sites topography may require earthworks, regrading, and retaining walls. The presence of overhead services, including electric, sewer and water pipes may constrain development unless they can be relocated. A Surface Water Management Plan and Construction Environmental Management Strategy should be prepared to support future Reserved Matters applications due to watercourses on site.

Further investigation

- 8.63 While the site is suitable for development, intrusive investigations are necessary, including trial puts, geotechnical testing, and chemical testing of topsoil, to confirm suitability for foundations and re-use. Cable percussion boreholes will be required for groundwater monitoring in areas designated for SuDS.

- 8.64 As stated in Paragraph 196 of the NPPF (2024):

"Planning policies and decisions should ensure that:

a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation

including land remediation (as well as potential impacts on the natural environment arising from that remediation);

b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and

c) adequate site investigation information, prepared by a competent person, is available to inform these assessments."

8.65 In relation to this site, the proposed residential use takes into account ground conditions and any potential risks from contamination or land instability. The report suggests that with appropriate remediation and mitigation measures, the site can be developed without adverse impacts on the natural environment. Any necessary remediation will ensure the land meets the standards set out in the Environmental Protection Act 1990.

8.66 In line with RVBC Core Strategy Policy DME3 (Site and Species Protection and Conservation), the development will avoid soil contamination and promote appropriate land management practices. Additionally, Policy DME6 (Water Management) will be adhered to, with the implementation of SuDS to mitigate surface water flooding and protect water quality. Appropriate site investigation and mitigation measures will ensure the site is suitable for its proposed use.

8.67 The development is therefore considered acceptable from a geotechnical and environmental perspective, as appropriate investigations and mitigation measures will be implemented to address potential contamination, land stability and water management concerns.

Highways

8.68 In accordance with Paragraph 118 of the NPPF (2024), Hydrock Fore has prepared a Transport Assessment and Travel Plan to support this planning application, as the proposed development will generate significant movement.

8.69 The Transport Assessment assesses the anticipated traffic impact of the scheme on the local highway network, providing details on the development site, its accessibility by non-car modes, and operational requirements relevant to the scheme. The Travel Plan outlines measures to encourage sustainable travel choices. It also sets out the targets, responsibilities, monitoring and future reporting mechanisms needed to ensure success of the Framework Travel Plan objectives.

- 8.70 In summary, the Transport Assessment confirms that opportunities are available for future residents to travel to and from the site by modes other than single occupancy car trips, including walking, cycling and public transport. Access by sustainable modes will be supported by the implementation of travel planning measures illustrated in the Travel Plan.
- 8.71 Satisfactory means of access can be accommodated from Longsight Road via a new priority-controlled junction. An additional pedestrian/cycle only access point is provided to the southwest of the development on Whitehalgh Lane, and a range of measures are proposed to support future residents travelling to local services and amenities by active modes. This includes new bus stops on Longsight Road, with existing bus stops on Whalley Road upgraded, as well as a signalised 'toucan' crossing on Longsight Road. The existing zebra crossing located on Whalley road is also to be upgraded.
- 8.72 The Transport Assessment concluded that changes in traffic flows associated with the development can be safely and efficiently accommodated on the local road network, and consequently mitigation (in the form of changes to the existing highway network) are not necessary to accommodate the development.
- 8.73 The Travel Plan proposes a variety of actions and measures in its delivery to encourage sustainable transport modes and manage car use. This includes measures to promote walking, cycling and public transport use. Additionally, it suggests the potential for travel initiatives such as public car share schemes or active travel/public transport incentives.
- 8.74 Within the Lancashire Highways and Transport Strategy (2023-2025), key objectives focus on reducing congestion, supporting efficient goods movement, promoting active and sustainable travel, decarbonising transport and enhancing the accessibility and resilience of the network.
- 8.75 The proposals are also in line with RVBC Core Strategy (2014) policies, including Key Statement DMI2 (Transport Considerations) encouraging development in locations that minimise the need for travel, ensuring good access by foot, cycle and public transport to reduce car dependency. Likewise, Policy DMG3 (Transport and Mobility) promotes sustainable transport, prioritising walking, cycling, and public transport, while limiting parking provisions and supporting the integration of development with existing transport network.

8.76 The proposals align with these policies, by enhancing sustainable transport options through improved walking, cycling and public transport infrastructure. The development supports policies aiming to reduce car dependency, providing convenient access to public transport and promoting active travel. On this basis, the development is considered acceptable from a transport and highways perspective.

Noise

8.77 An Environmental Noise and Vibration Report has been prepared by Hoare Lea to provide acoustic and vibration advice for the proposed development.

8.78 The report found that background noise levels measured were 42Db during the day (07:00-23:00) and 23dB at night (23:00-07:00). Based on these levels, minimum glazing sound insulation for the north and south perimeter can be achieved with suitable double glazing.

8.79 For ventilation, attenuated passive vents or mechanical systems (e.g., MVHR) are recommended for the worst-affected homes. In areas further from noise sources, openable windows can be used. For summer cooling, openable windows may cause internal noise levels exceeding the Approved Document O (ADO) requirements in some bedrooms. Alternative ventilation options will be considered, along with further thermal assessment in line with ADO. Plant noise will comply with BS 4142 limits.

8.80 Groundborne vibration from the nearby railway line is assessed as low risk, with human-perceived vibration not expected to be an issue. Re-radiated noise from structural vibration will be below 35 dB LASmax at the closest home, in line with typical guidance values.

8.81 In alignment with Policy DMG1 (General Considerations) of RVBC's Core Strategy, the development will ensure it does not adversely impact the development surroundings, and using the mitigation measures outlined above, this will be achieved. As stated in Paragraph 187 of the NPPF (2024), guidance prevents "*new and existing development from contributing to, being put at unacceptable risk from, or being adversely impacted by, unacceptable levels of ... noise pollution*". The proposed development will be designed to ensure noise levels remain at acceptable limits, safeguarding the wellbeing of future residents and the surrounding area.

Ecology

8.82 An Ecological Impact Assessment has been carried out by FPCR to assess the likely effects on biodiversity resulting from the proposed development. The Assessment

includes a comprehensive desk study of the site and surrounding area, as well as a Phase 1 habitat survey and preliminary protected species survey undertaken in December 2019, with updated surveys conducted in 2024. These include a UKHab survey, Preliminary Roost Assessment, aerial inspection of trees, bat walkover survey, static detector survey, and wintering bird survey.

- 8.83 The Assessment identified several important ecological features that could potentially be impacted by the development, including lowland mixed deciduous woodland, neutral and lowland dry acid grassland, non-priority ponds, mature trees, hedgerows, rivers and streams, foraging and commuting bats, roosting bats, breeding birds, great crested newts and Himalayan Balsam.
- 8.84 Additional surveys are scheduled for spring and summer 2025, so the list of ecological features presented above is considered preliminary. Nevertheless, the design of the development has prioritised the retention of the most valuable ecological assets, ensuring connectivity between on-site and off-site habitats. Any loss of habitat will be mitigated through appropriate compensation measures with a BNG of 10% secured through subsequent approvals, as detailed in the submitted BNG report.
- 8.85 Construction-phase impacts will be minimised through the implementation of a Construction Environmental Management Plan (CEMP), ensuring compliance with industry best practices to safeguard ecological features. Operational phase impacts, particularly those associated with artificial lighting affecting foraging and commuting bats, will be addressed by a detailed lighting strategy, adhering to guidance from the Bat Conservation Trust and the Institute of Lighting Professionals.
- 8.86 The Assessment acknowledges that the development will also incorporate a range of ecological enhancements, including:
- Creation of lowland dry acid grassland within open greenspace areas, where soil conditions permit.
 - Provision of amphibian/reptile refugia and hibernacula in suitable locations.
 - Installation of integral bird nest sites and bat roost boxes in newly constructed buildings.
 - Provision of external bat and bird boxes in designated areas of the development.

8.87 In alignment with Policy DMG1 (General Considerations) and Policy DME3 (Site and Species Protection and Conservation) of the RVBC Core Strategy, the proposed development will seek to ensure that the natural environment is protected and enhanced. The mitigation measures outlined in the Assessment, along with the provision of a 10% BNG, will ensure that the development contributes positively to the local ecological network. This approach is also consistent with the provision of the NPPF (2024), which emphasises the need to minimise impacts on biodiversity and secure a net gain in biodiversity where possible (NPPF, 2024, Paragraph 187 (d)).

Biodiversity Net Gain

8.88 A Biodiversity Net Gain (BNG) Strategy has been prepared by FPCR for the proposed residential development. This Strategy includes provisional biodiversity calculations for the site based on a UKHab survey carried out in 2024. The survey assessed the existing habitats on-site and provided a preliminary baseline biodiversity value. Additional botanical surveys will be undertaken at an appropriate time of year to confirm habitat classifications, extend the surveys, and provide a detailed condition assessment of the habitats, ensuring a robust baseline value.

8.89 The BNG Strategy outlines that, based on the current survey data, the site has a provisional baseline biodiversity value of 159.62 habitat units, 6.53 watercourse units, and 4.03 hedgerow units. These values are subject to refinement and will be updated accordingly.

8.90 The site's post-development biodiversity calculation is based on the proposed Illustrative Masterplan (Drawing number: 333101612_MR_MP_VW0101). The preliminary results show a 19.26% loss of habitat units, but a 68.22% gain in hedgerow units and a 13.05% gain in watercourse units. In order to achieve the required 10% biodiversity net gain, an additional 46.7 habitat units must be delivered, with 40.17 units of medium distinctiveness grassland being required to meet the trading rules.

8.91 To deliver this additional gain, a combination of on-site measures, off-site biodiversity units, or, as a last resort, the purchase of statutory biodiversity credits will be explored. The Strategy concludes that the development can meet the 10% BNG target, which will be secured through the BNG Condition attached to the planning permission.

8.92 This approach aligns with RVBC's Core Strategy, particularly Key Statement EN4 (Biodiversity and Geodiversity), which encourages the enhancement of biodiversity and the avoidance of negative impacts on ecological features. Additionally, the proposal is in line with the objectives of the NPPF (2024), which emphasises the

importance of minimising biodiversity impacts, and securing measurable net gains for biodiversity through development proposals (NPPF, 2024, Paragraph 187 (d)).

Summary

- 8.93 The above section provides an overview of the relevant technical documents supporting the application and demonstrates that the scheme is acceptable across all technical matters. Comprehensive information on the technical matters discussed, can be found in the full set of reports submitted alongside the application.

9. Does the Proposal Represent Sustainable Development?

- 9.1 Paragraph 10 of the NPPF states that at the heart of the NPPF is a 'presumption in favour of sustainable development'. This is the overarching principle against which all developments must be assessed.
- 9.2 The NPPF, at paragraph 8, provides the three objectives of sustainable development, an economic objective, a social objective and an environmental objective and it is considered that the proposed development contributes to each of these roles.

Social Role

- 9.3 The development makes a significant contribution towards the social objectives of sustainable development. Primarily, the proposals will deliver housing to contribute towards the Borough's housing land supply which is currently in significant shortfall. More importantly, by bringing forward affordable housing into an area of acute need, the development will ensure that the needs of more of its residents can be met.
- 9.4 The development will deliver 30% on-site affordable housing provision, securing up to 90 new homes, of which a proportion will support those households on the Housing Register with a need for social housing in Langho and surrounding settlements.
- 9.5 Recognising the growing affordability issues within the Borough (see Section 7.0) this provision will help to address this problem and reduce the shortfall in the supply of affordable housing across Ribble Valley over the next 5 years.
- 9.6 The proposed scheme will therefore meet a clear and identified need within the Ribble Valley and it will do so in a highly sustainable location for public transport, amenities and employment.
- 9.7 The supporting DAS also demonstrates the approach to achieving good design in order to promote the creation of a healthy, safe and inclusive community within Langho.

Economic Role

- 9.8 Adopted planning policy identifies Langho as a highly sustainable settlement within Ribble Valley, with existing infrastructure and facilities in the local area capable of accommodating the proposed development, as evidenced in our own analysis in Section 7.0.

- 9.9 The development therefore presents an opportunity to provide growth in an appropriate location and address the balance in how this is directed across the Borough, by ensuring that development needs within this area of Langho are met. The scheme will also bring various economic benefits including: a boost to the local economy, new local jobs through the construction phase and increase council funds.
- 9.10 The proposals will therefore contribute to the growth objectives for Ribble Valley which underpin the wider objectives of the adopted development plan, and its overall vitality and viability. This will in turn increase spending power within the settlement and surrounding areas where there is also good accessibility and contribute to the long-term maintenance of services and facilities on offer.

Environmental Role

- 9.11 The proposals are considered appropriate within the residential context and will not have a negative impact upon the surrounding area or environment. No technical constraints prevent this development coming forward as highlighted in Section 8.0.
- 9.12 The site has been fully assessed for its ecological and arboricultural value, confirming the proposals will not result in a significant impact. The scheme design adopts a sympathetic approach by retaining existing landscape features including hedgerow and high value trees. Where relevant, mitigation is to be provided with further opportunities for biodiversity net gains, demonstrating the applicant's commitment to conserving and enhancing the natural environment.
- 9.13 Owing to the site's sustainable location adjacent to Langho, which benefits from excellent connectivity to Key Service Centres in Ribble Valley and further afield, amenities and services within the settlement and borough wide, the new homes will support the use of sustainable transport. The Illustrative Masterplan illustrates how opportunities for enhanced pedestrian and cyclist connectivity can be secured, with the retained public rights of way establishing a strong framework for the layout to be designed around.
- 9.14 It is demonstrated that the proposed development will contribute towards the sustainable development objectives set out in the NPPF (Para. 8).

10. Planning Balance

- 10.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that should regard be had to the adopted development plan, decision taking must be done so unless material considerations indicate otherwise.
- 10.2 This statement details how the most important policies for determining this application, which include Policy H1 and Policy DMG2, are deemed to be out of date when considering the Council's inability to demonstrate a five year supply of housing land. Under paragraph 11(d) of the Framework the 'titled balance' is therefore engaged which for decision making of this Outline Planning Application means that planning permission should be approved unless it can be found that there are adverse impacts which would significantly and demonstrably outweigh the benefits of development.
- 10.3 This Statement has set out the significant benefits in favour of the development in Section 7.0 and the weight attributed to each of these. These benefits are primarily linked to the delivery of much-needed housing within an authority where there is a significant shortfall of 2.4 years and an absence of meaningful progress in respect of a new Local Plan to address this acute issue. It is the case that the Council's current adopted development plan intentionally contains the delivery of housing within the borough.
- 10.4 This is even more significant for the provision of affordable housing where there is anticipated to be a shortfall against requirements set out in the Council's own evidence base over the remainder of the plan period. The assessment of the Council's deliverable supply demonstrates that the affordability issue within the Borough will only continue to exacerbate and will continue to be distorted in respect of the location of affordable housing delivery.
- 10.5 The weighting to be attributed to each of these significant housing benefits have been considered in detail and are summarised in Table 15 below:

Benefits	Positive Weight
Market Housing – up to 210 homes in a highly sustainable location	Substantial
30% Affordable Housing – up to 90 homes	Substantial

Older People Housing (Over 55s Retirement) – 15% of all homes	Substantial
Upgrades to bus stops and integration of new toucan crossing – 2 bus stop upgrades on Whalley Road and toucan crossing on Longsight Road	Moderate
Public car park for train station	Moderate
Public Open Space – 10.84 hectares (over 50% of site)	Moderate
Vitality of Community – spend in Langho, supporting jobs & services, improving variety & balance of housing in Langho	Moderate
Construction benefits	Moderate

Table 15: Overview of Development Benefits and Weighting in Planning Balance

A Lack of Demonstrable Harm

- 10.6 Paragraph 11 (d) limb ii) of the Framework requires that any adverse impacts resulting from development must significantly and demonstrably outweigh benefits.
- 10.7 This Statement demonstrates that the proposed development represents sustainable development and are in accordance with the Framework. There is conflict with restrictive countryside policies, namely Policy DMG2, to which only limited weight should be attached in the planning balance.
- 10.8 Whilst it is accepted that there is a conflict with Policy DMG2, as has been demonstrated, the evidential basis underpinning them has been found to be out of date, given their alignment to an out-of-date housing requirement established by Policy H1.
- 10.9 At Appendix 1, it is set out that there are no technical matters relating to the appeal proposals where it could be considered that there would be a resultant adverse impact from development to factor into the planning balance in this instance. Therefore it is concluded that the proposed development presents a situation where there is no development harm or material adverse impact.
- 10.10 This should be considered against the backdrop of the Council's diminishing housing land supply, with limited recent permissions of scale indicating there is likely to only be

a deterioration in position without approval of windfall sites in the short-term to counter-act.

- 10.11 We do not consider that this application would serve to undermine any future plan-making process. To the contrary we believe that the proposed development's alignment to the Framework in respect of delivering housing at volume in highly sustainable locations where there is existing transport and social infrastructure will mean alignment with a future spatial strategy for the borough. Development of this scale has been found to be acceptable adjacent to other Tier 1 villages in Ribble Valley and therefore it is clear that in principle terms that an application of this scale is supportable.
- 10.12 Through the development of the emerging Local Plan (whenever that may be), the Council could rely upon this site as a component of a robust housing land supply. The only difference would be that the site would be drawn as a commitment of a draft housing allocation with planning permission.
- 10.13 In conclusion, we believe there to be no material adverse impacts or harm arising from the appeal proposals. Taking this against the significant benefits that weight heavily in favour of the appeal, we conclude that planning permission should be granted.

11. S106 Heads of Terms

11.1 Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 as amended (CILR) provides that:

'A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is –

Necessary to make the development acceptable in planning terms; Directly related to the development; and

Fairly and reasonably related in scale and kind to the development.'

11.2 In considering the use of developer contributions, Planning Practice Guidance paragraph 092 (ID 25-092-20140612) sets out that:

'Local authorities should ensure that the combined total impact of such requests does not threaten the viability of the sites and scale of development identified in the development plan (see paragraph 173 of the National Planning Policy Framework for details).

Where the levy is in place for an area, charging authorities should work proactively with developers to ensure they are clear about the authorities' infrastructure needs and what developers will be expected to pay for through which route. There should be no actual or perceived 'double dipping' with developers paying twice for the same item of infrastructure.'

11.3 The applicant seeks to enter into dialogue with RVBC to agree any Section 106 obligations which meet the requisite legal tests set out above.

11.4 The following draft Heads of Terms are proposed:

Affordable Housing

11.5 This scheme would deliver 30% affordable housing (90 homes) on-site, with the precise mix of tenures still subject to confirmation. This level of provision is in full accordance with Central Lancashire Core Strategy Policy 7 and represents a valuable contribution towards meeting local housing needs.

11.6 The precise tenure split is to be agreed with the local authority.

Older Persons Living Accommodation

- 11.7 This scheme would deliver 15% older persons living accommodation (42 homes) on-site, with the precise mix of tenures still subject to confirmation. The exact details will be determined through discussions with the local authority.

Open Space

- 11.8 The Agreement will require the Developer to provide on-site informal open space and areas of natural play.
- 11.9 Appropriate phasing requirements will be specified together with the requirement to agree with the Council an appropriate scheme for the long term maintenance and management of these areas, if these are not to be retained under private ownership.

Highways

- 11.10 The Agreement will require the implementation of a Travel Plan including:
- A contribution to oversee progression of the Framework Travel Plan
 - Contribution per dwelling, to be used to fund a buss pass or cycle vouchers should mode shift targets not be met
 - Potential contribution to support existing bus services – this is to be subject to further discussion / negotiation with LCC Highways

Other

- 11.11 Further contributions may be identified through the planning process, and subject to meeting the proper legal tests of Regulation 122, consideration will be duly given to their inclusion.

12. Conclusions

- 12.1 This Planning Statement has been prepared on behalf Hallam Land Management Limited to support the proposed development of up to 300 residential homes on Land south of Longsight Road, Langho.
- 12.2 Set in the context of the national and local housing crisis, this proposed development is being brought forward as a timely opportunity to boost delivery and meet local needs. This is particularly important noting that RVBC can currently only demonstrate a 3.08 year housing land supply, thus meaning that the tilted balance is engaged in the context of decision-making.
- 12.3 This provision is all the more significant when considering the current economic climate which, as a result, means that the future delivery of both open market and affordable housing in Ribble Valley is highly uncertain. In such circumstances, the Council should be looking to build market confidence and be proactively addressing the significant shortfall in housing and growing issues on affordability.
- 12.4 This Statement demonstrates how the proposed housing is being brought forward in the right location and at the right time for the local area of Langho and the Borough as a whole. Sustainable housing development such as this carries with it significant weight as emphasised under the national planning policy.
- 12.5 This Planning Statement, along with the suite of technical reports that accompany this application, demonstrates in the planning balance there is no demonstrable or significant harm arising from the development that would outweigh its benefits. Moreover, the site benefits from a sustainable location with no technical reasons preventing the proposals from being realised.
- 12.6 In summary, it is evident that there are no significant and demonstrable adverse impacts or material considerations that would outweigh the benefits of granting permission when assessed against the NPPF and development plan as a whole. The proposals constitute sustainable development and should therefore be approved 'without delay'.

Appendix 1 – Planning Policy Matrix



Appendix 1 – Planning Policy Matrix

Policy Reference	Policy Summary	Compliance
Adopted Core Strategy (2014)		
Key Statement DS1: Development Strategy	<p>The majority of new housing development will be:</p> <ul style="list-style-type: none"> • concentrated within an identified strategic site located to the south of Clitheroe towards the A59; and • the principal settlements of: <ul style="list-style-type: none"> ○ Clitheroe; ○ Longridge; and ○ Whalley. • Focused towards Tier 1 Villages, which are the more sustainable of the 23 defined settlements (including Langho). 	<p>The proposed development will be located adjacent to a Tier 1 Village. It is considered that the proposal aligns with the policy as it proposes new housing in a location acknowledged as one of the more sustainable in the borough.</p>
Key Statement DS2: Presumption in Favour of Sustainable Development	<p>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. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p>	<p>The Planning Statement sets out in detail the position in respect of weightings to be given to out-of-date policies which are relevant to the determination of the application. It also sets out the position in respect of the Tilted Balance and its application in this case.</p>

	<ul style="list-style-type: none"> • any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or • specific policies in that Framework indicate that development should be restricted. 	
<p>Key Statement EN2: Landscape</p>	<p>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.</p> <p>The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.</p> <p>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.</p>	<p>The application is supported by a Landscape and Visual Impact Assessment which concludes that the impacts will be localised and limited. The report sets out the mitigation measures which will further assist in addressing resultant impacts.</p> <p>It is considered that Key Statement EN2 is adhered to in respect of the proposed development's impacts.</p>
<p>Key Statement EN3: Sustainable Development and Climate Change</p>	<p>The Council will seek to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change. In particular, all development will be required to demonstrate how it will contribute towards reducing the Borough's carbon footprint. The Council will assess applications against the current Code of Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards, or any subsequent nationally recognised standards.</p> <p>Proposals for the development of new renewable energy generation facilities, including onshore wind turbine technologies, will be considered. This will require the consideration of many factors including the need to reduce</p>	<p>The application is submitted in outline with all matters reserved except for access. Therefore, specific matters raised in these policies will be addressed at Reserved Matters stage.</p> <p>It is the expectation that all homes will be designed to the applicable standards at the time the Reserved Matters applications come forward. This will include consideration of integration of energy efficient technologies and other sustainable building features / materials.</p>

	<p>the area's carbon footprint whilst also recognising its exceptional environmental and landscape context.</p> <p>In adapting to the effects of climate change it is expected that proposals for development will demonstrate how sustainable development principles and sustainable construction methods, such as the use of sustainable drainage systems, will be incorporated.</p> <p>New development in vulnerable areas should ensure that risks can be managed through suitable measures, including through the conservation of biodiversity, improvement of ecological networks and the provision of green infrastructure.</p> <p>All development should optimise energy efficiency by using new technologies and minimising the use of energy through appropriate design, layout, material and landscaping and address any potential issues relating to flood risk.</p>	
<p>Key Statement EN4: Biodiversity and Geodiversity</p>	<p>The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this.</p> <p>Negative impacts on biodiversity through development proposals should be avoided. Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is</p>	<p>The application is supported by an Ecological Impact Assessment and Biodiversity Net Gain Assessment. The Ecological Impact Assessment has been informed by extensive survey work and makes a series of mitigation recommendations which will ensure the development does not result in adverse ecological effects.</p> <p>In respect of BNG, the proposal is in outline and the full details of how 10% will be achieved will be dictated through future Reserved Matters applications. It is expected this will be via a hybrid approach of on-site and off-site measures.</p>

	determined. There should, as a principle be a net enhancement of biodiversity.	
Key Statement EN5: Heritage Assets	There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.	<p>The application site does not contain any heritage assets, nor are there any adjacent to it and the Heritage Statement confirmed that the proposed development will not have a direct or indirect impact on designated heritage assets.</p> <p>The design has been developed with full consideration of the surrounding environment.</p>
Key Statement H1: Housing Provision	<p>Land for residential development will be made available to deliver 5,600 dwellings, estimated at an average annual completion target of at least 280 dwellings per year over the period 2008 to 2028 in accordance with baseline information.</p> <p>The Council will identify through the relevant "Strategic Housing Land Availability Study" (SHLAA), sites for residential development that are deliverable over a five-year period. By reference to the housing land monitoring report and where appropriate Strategic Housing Land Availability Assessments, the Council will endeavour to ensure housing land is identified for the full 15 year period and beyond.</p> <p>A 'plan-monitor-manage' approach will be adopted and a monitoring report will be the key tool in tracking the fiveyear rolling land supply. The overall housing requirement will be subject to a formal review within five years from the date of adoption of the Core Strategy to ensure it remains the appropriate strategic figure with which to plan.</p>	<p>Key Statement H1 is based on out-of-date housing needs assessment and is therefore to be given no weight in the planning balance.</p> <p>That notwithstanding, the proposals seek to deliver a significant proportion of housing which aligns with the thrust of Key Statement's H1 envisaged growth.</p>
Key Statement H2: Housing Balance	Planning permission will only be granted for residential development providing it can be demonstrated that it delivers a suitable mix of housing that accords with the projected future household requirements and local need across the Ribble Valley as a whole as evidenced by the Strategic Housing Market Assessment.	The outline application does not specify a housing mix at this stage. It is anticipated that specific needs for Langho can be determined through discussions with RVBC's housing teams and feed into an appropriate mix for the local community.

	Determination of planning applications for residential development will be informed by the most recent Housing Needs Surveys, Addressing Housing Needs statement and the most recently adopted SHMA, to identify the type, tenure and size of residential dwellings, required at different locations throughout the borough as well as reference to relevant housing market information as appropriate.	
Key Statement H3: Affordable Housing	In all other locations in the borough, on developments of 5 or more dwellings (or sites of 0.2 hectares or more irrespective of the number of dwellings) the council will require 30% affordable units on the site. The Council will only consider a reduction in this level of provision, to a minimum of 20% only where supporting evidence, including a viability appraisal fully justifies a lower level of provision to the council's satisfaction. Providing housing for older people is a priority for the Council within the Housing Strategy. Within the negotiations for housing developments, 15% of the units will be sought to provide for older people on sites of 10 units or more. Within this 15% figure a minimum of 50% would be affordable and be included within the overall affordable housing threshold of 30%. The remaining 50% (ie the remaining 50% of the 15% older people's element) will be for market housing for older people.	The proposed development includes provision for 30% affordable homes and for 15% of the units to be provided for older persons living (with 50% of this to be affordable).
Key Statement DM11: Planning Obligations	Planning Obligations will be used as a mechanism to deliver development that contributes to the needs of local communities and sustainable development. Contributions can either be in kind or in the form of financial contribution with a clear audit trail of how any monies will be spent and in what time frame.	The Planning Statement sets out anticipated Heads of Terms for the proposed development. These will be developed through the application process.
Key Statement DM12: Transport Considerations	New development should be located to minimise the need to travel. Also it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car. In general, schemes offering opportunities for more sustainable means of transport and sustainable travel improvements will be supported. Sites for potential future railway stations at Chatburn and Gisburn will be protected from inappropriate development. Major	The proposed development is in a highly sustainable location as established through Key Statement DS1. It is located in close proximity to Langho train station and bus routes within Langho village. The application is supported by a Framework Travel Plan which will inform future Reserved Matters detailed Travel Plans.

	<p>applications should always be accompanied by a comprehensive travel plan</p>	
<p>Policy DMG1: General Considerations</p>	<p>In determining planning applications, all development must:</p> <p><u>Design</u></p> <ul style="list-style-type: none"> - Be of a high standard of building design which considers the 8 building in context principles (From the Cabe/English Heritage Building on context toolkit). - Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials. - Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities. - Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible. - The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes. <p><u>Access</u></p> <ul style="list-style-type: none"> - Consider the potential traffic and car parking implications - Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated - Consider the protection and enhancement of public rights of way and access. <p><u>Amenity</u></p> <ul style="list-style-type: none"> - Not adversely affect the amenities of the surrounding area. - Provide adequate day lighting and privacy distances. 	<p><u>Design</u></p> <p>The proposal is an outline application, and therefore matters regarding building design, size, density and layout will be determined at the Reserved Matters stage (if approved).</p> <p>Nevertheless, the proposed development complies with policy DMG1 by sensitively integrating up to 300 residential homes with open spaces, a train station car park, and sustainable drainage features, all designed to respect the site's immediate and surrounding character.</p> <p>The Illustrative Masterplan promotes accessibility, residential privacy, and safety, aligning with sustainable travel and climate goals through proximity to transport and sustainable drainage systems.</p> <p>The Landscape and Visual Impact Assessment confirmed that impact on the landscape has been carefully considered and mitigated, by integrating the development with its surroundings. Although the character of the site will experience a major to moderate adverse impact, the surrounding landscape will be less affected, particularly due to the proposed planting and integration with Langho's northern edge.</p> <p><u>Access</u></p> <p>Potential traffic implications have been thoroughly considered, as outlined in the Transport Assessment and Travel Plan prepared by Hydrock Fore. It confirms that</p>

	<ul style="list-style-type: none"> - Have regard to public safety and secured by design principles. - Consider air quality and mitigate adverse impacts where possible. <p><u>Environment</u></p> <ul style="list-style-type: none"> - Consider the environmental implications such as SSIS, County heritage sites, Local Nature Reserves, Biodiversity Action Plan Habitats and Species, Special Areas of Conservation and Special Protected Areas, Protected Species, Green Corridors and Other Sites of Nature Conservation. - With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: <ul style="list-style-type: none"> o 1. Enhance the environment o 2. Avoid the impact o 3. Minimise the impact o 4 Restore the damage o 5 Compensate for the damage o 6. Offset the damage. - All development must protect and enhance heritage assets and their settings. - All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them. - Achieve efficient land use and the re use and remediation of previously developed sites where possible. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> - Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. - Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not 	<p>opportunities are available for future residents to travel by modes other than car. Satisfactory means of access can be accommodated from Longsight Road via a new priority-controlled junction, with an additional pedestrian/cycle access point provided along Whitehalgh Lane. The existing PROW running through the site will be retained for pedestrian access.</p> <p><u>Amenity</u></p> <p>The Air Quality Assessment carried out by Air Quality Consultants, concluded that future residents will experience acceptable air quality. The additional traffic generation will not result in any significant effects on existing sensitive receptors.</p> <p>An Environmental Noise and Vibration Report prepared by Hoare Lea confirmed that noise levels could be sufficiently mitigated. Groundborne vibration from nearby rail is assessed as low risk.</p> <p>Additionally, as noted in the Design and Access Statement, the proposed increase in population is expected to benefit local businesses and amenities, boosting the vitality of the area.</p> <p><u>Environment</u></p> <p>There are no heritage assets on site or in proximity to the site and therefore the proposal will not negatively impact on them or their setting.</p> <p>The retention of Green Nook Wood, mature trees, and the PROW ensures environmental preservation and connectivity, while the inclusion of a dedicated BNG area supports ecological enhancements.</p> <p><u>Infrastructure</u></p>
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	<p>available it may be necessary to phase development to allow infrastructure enhancements to take place.</p> <ul style="list-style-type: none"> - Consider the potential impact on social infrastructure provision. <p><u>Other</u></p> <ul style="list-style-type: none"> - Not prejudice future development which would provide significant environmental and amenity improvements. 	<p>The design ensures the development integrates harmoniously with its surroundings and addresses the needs of the community.</p> <p>In respect of education and healthcare, we are aware of potential constraints on provision / spaces at these existing facilities and therefore further investigations are being undertaken to establish opportunities for potential improvements and expansion which the proposed development may necessitate</p>
<p>Policy DMG2: Strategic Considerations</p>	<p>Development should be in accordance with the core strategy development strategy and should support the spatial vision.</p> <ul style="list-style-type: none"> - Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement. <p>Outside the settlement areas development must meet at least one of the following considerations:</p> <ul style="list-style-type: none"> - The development should be essential to the local economy or social wellbeing of the area - The development is for local needs housing which meets an identified need - The development is for small scale tourism or recreational developments appropriate to a rural area, - The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated. - The development is compatible with the enterprise zone designation <p>Within the open countryside development will be required to be in keeping with the character of the landscape and</p>	<p>The site borders the northern boundary of Tier 1 Village, Langho. Development should be encouraged in these areas. The proposed development complies with this policy by supporting sustainable growth near an established settlement and a key transport hub, therefore aligning with the settlement hierarchy's strategic objectives. The development would aid in meeting an identified need for housing in the area.</p> <p>The inclusion of open spaces, retention of woodland, and a BNG dedicated space prioritise environmental sustainability whilst respecting the rural setting. As supported by the Landscape and Visual Impact assessment, the surrounding landscape will be less affected by development particularly due to the proposed mitigation measures such as planting and integration with Langho's northern edge.</p>

	<p>acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible, new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.</p> <p>In protecting the designated area of outstanding natural beauty, the council will have regard to the economic and social wellbeing of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.</p>	
<p>Policy DMG3: Transport and Mobility</p>	<p>In making decisions on development proposals the local planning authority will, in addition to assessing proposals within the context of the development strategy, attach considerable weight to:</p> <p>The availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development –</p> <ul style="list-style-type: none"> • the relationship of the site to the primary route network and the strategic road network. • the provision made for access to the development by pedestrian, cyclists and those with reduced mobility. • proposals which promote development within existing developed areas or extensions to them at locations which are 	<p>The proposed development complies with Policy DMG3 by prioritising sustainable transport and accessibility. The inclusion of a dedicated train station car park promotes public transport use, reducing the reliance on private vehicles. The development is also proximate to the existing station in Langho. The retention of the PRoW ensures pedestrian and cycle connectivity within and beyond the site.</p> <p>The accompanying Transport Assessment confirms that the development will not adversely impact the local highway network, while the Framework Travel Plan outlines measures to encourage sustainable travel behaviours, aligning with this policy's focus on</p>

	<p>highly accessible by means other than the private car. core strategy reg 22 composite submitted version 280912 88</p> <ul style="list-style-type: none"> • proposals which locate major generators of travel demand in existing centres which are highly accessible by means other than the private car. • proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their vitality and viability. • proposals which locate development in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly. • proposals which limit parking provision for developments and other on or off-street parking provision to discourage reliance on the car for work and other journeys where there are effective alternatives. <p>All major proposals should offer opportunities for increased use of, or the improved provision of, bus and rail facilities. All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards. The council will protect land currently identified on the proposals map from inappropriate development that may be required for the opening of stations at Aisburn and Chatburn. Any planning application relating to these sites will be assessed having regard to the likelihood of the sites being required and the amount of harm that will be caused to the possible implementation of schemes. The council will resist development that will result in the loss of opportunities to transport freight by rail.</p>	<p>enhancing mobility and reducing environmental impact.</p>
<p>Policy DME1: Protecting Trees and Woodlands</p>	<p>There will be a presumption against the clearance of broad-leaved woodland for development proposes. The council will seek to ensure that woodland management safeguards the structural integrity and visual amenity value of woodland,</p>	<p>The proposed development complies with Policy DME1 by prioritising the protection and enhancement of existing woodland and mature trees on site. The layout has been carefully designed to retain these features,</p>

	<p>enhances biodiversity and provides environmental health benefits for the residents of the borough. The council encourages successional tree planting to ensure tree cover is maintained into the future.</p> <p>Where applications are likely to have a substantial effect on tree cover, the borough council will require detailed arboriculture survey information and tree constraint plans including appropriate plans and particulars. These will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be with in influencing distance and could also include other relevant information such as stem diameter and crown spread.</p> <p>The borough council will ensure that:</p> <ul style="list-style-type: none"> • the visual, botanical and historical value, together with the useful and safe life expectancy of tree cover, are important factors in determining planning applications. this will include an assessment of the impact of the density of development, lay out of roads, access points and services on any affected trees • that a detailed tree protection plan is submitted with appropriate levels of detail. • site-specific tree protection planning conditions are attached to planning permissions. <p><u>Tree Preservation Orders</u></p> <p>The borough council will make tree preservation orders where important individual trees or groups of trees and woodland of visual, and/or botanical and/or historical value appears to be under threat. The council will expect every tree work application for work to protected trees to be in accordance with modern arboricultural practices and current British standards.</p>	<p>ensuring they continue to contribute to biodiversity, character and amenity in the area.</p> <p>Tree Surveys and the Arboricultural Impact Assessment prepared by FPCR have informed the proposals, ensuring the long-term health of retained trees and providing guidance on tree protection measures during construction. The assessment acknowledges the proposed developments prioritisation of tree retention, with most high-quality trees preserved, and mitigation through new planting and landscape enhancements provided.</p> <p>Green Nook Wood in the north-east corner of the site, is identified as having TPO's, and this will therefore be retained in full.</p> <p>These measures align with the policy's emphasis on conserving valuable natural assets.</p>
<p>Policy DME2: Landscape and Townscape Protection</p>	<p>Development proposals will be refused which significantly harm important landscape or landscape features including:</p> <ul style="list-style-type: none"> • traditional stone walls • ponds 	<p>The proposed development complies with this policy by preserving the sites key landscape features, including existing woodland and mature trees, which enhance the areas visual character. As presented in the</p>

	<ul style="list-style-type: none"> • characteristic herb rich meadows and pastures • woodlands • copses • hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management) • townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area • upland landscapes and associated habitats such as blanket bog • botanically rich roadside verges (that are worthy of protection). 	<p>illustrative layout and Design and Access Statement prepared by Stantec, open spaces are strategically incorporated into the layout to maintain a sense of openness and integrate the development into the surrounding landscape.</p> <p>Details such as the scale, form and materials for the development will be determined at the Reserved Matters stage, however consideration will be made to ensure the development integrates into the existing townscape.</p> <p>The Landscape and Visual Impact Assessment confirmed that impact on the landscape has been carefully considered and mitigated, by integrating the development with its rural and residential surroundings. Although the character of the site will experience a major to moderate adverse impact, the surrounding landscape will be less affected, particularly due to the proposed planting and integration with Langho's northern edge. Over time, as the new planting matures, the adverse impacts on the landscape will reduce, with the development becoming well assimilated into the area. The overall effect on the wider landscape is expected to be limited and localised, with the development fitting well as an extension of the village.</p> <p>These measures demonstrate a commitment to protecting and enhancing the intrinsic qualities of the area, in line with policy DME2.</p>
<p>Policy DME3: Site and Species Protection and Conservation</p>	<p>Development proposals that are likely to adversely affect the following will not be granted planning permission. Exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. Planning conditions or agreements will be used to secure protection or, in the case of any exceptional</p>	<p>The proposed development complies with this policy ensuring the protection and enhancement of biodiversity on the site. A preliminary Ecological Impact Assessment has identified key habitats and species, and the design incorporates measures to protect these elements.</p>

	<p>development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection:</p> <ul style="list-style-type: none"> • wildlife species protected by law • SSSI's • priority habitats or species identified in the Lancashire biodiversity action plan • local nature reserves • county biological heritage sites • Special Areas of Conservation (SACS) • Special Protected Areas (SPAS) • any acknowledged nature conservation value of sites or species. <p>Developers are encouraged to consider incorporating measures to enhance biodiversity where appropriate that will complement priority habitats and species identified in the Lancashire BAP.</p> <p>With regard to sites designated under European legislation the authority will follow the relevant processes as defined within the habitat's regulations 2010. Development will not be permitted unless either it is established that it is not likely to have a significant effect on any ramsar site or natura 2000 site (including special protection areas, potential special protection areas, special areas of conservation, candidate special areas of conservation), either alone or in combination with other projects, or it is ascertained, following appropriate assessment, that it will not adversely affect the integrity of any ramsar site or natura 2000 site. The habitats regulations include provision for development which may cause an adverse effect on integrity to be allowed under exceptional circumstances. These include where there are no alternative solutions, imperative reasons of overriding public interest can be demonstrated and appropriate compensatory measures are implemented. In terms of the protection of the soil resource and high quality agricultural land development and land management practices should seek to avoid soil erosion; avoid</p>	<p>The development will retain woodland and mature trees, which provide valuable habitats. A dedicated BNG area will further enhance ecological value.</p> <p>Additionally, the implementation of mitigation strategies and ecological enhancements, as informed by the BNG Metric and Surveys, demonstrates a commitment to conserving local wildlife and promoting long-term ecological sustainability.</p> <p>An Agricultural Land Classification Report has been prepared to ensure that the site is not classified as high-quality agricultural land.</p>
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	<p>contamination of land and promote restoration, protect the peat resource and recognise the importance of peat in particular for its carbon sequestration value, water quality improvements for both drinking water and biodiversity, reduction of local flood risk and reduction of moorland wildfire risk. The important link between soil quality, the natural environment and the landscape should be recognised.</p>	
<p>Policy DME4: Protecting Heritage Assets</p>	<p>In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.</p> <p><u>Conservation Areas:</u> Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported. In the conservation areas there will be a presumption in favour of the preservation of elements that make a positive contribution to the character or appearance of the conservation area.</p> <p><u>Listed Buildings and other buildings of significant heritage interest:</u> Development proposals on sites within the setting of listed buildings or buildings of significant heritage interest, which cause visual harm to the setting of the building, will be resisted. Any proposals involving the demolition or loss important historic</p>	<p>The application site does not contain any heritage assets, nor are there any adjacent to it and the Heritage Statement confirmed that the proposed development will not have a direct or indirect impact on designated heritage assets.</p> <p>The design has been developed with full consideration of the surrounding environment.</p>

	<p>fabric from listed buildings will be refused unless it can be demonstrated that this is unavoidable.</p>	
<p>Policy DME5: Renewable Energy</p>	<p>The council will require decentralised and renewable or low carbon energy in new developments to meet national standards.</p> <p>Development proposals within or close to the AONB, sites of special scientific interest, special areas of conservation and special protection areas, notable habitats and species, local nature reserves, biological heritage sites or designated heritage assets and their setting will not be allowed unless.</p> <ul style="list-style-type: none"> • The proposals cannot be located outside such statutory designated areas • it can be demonstrated that the objectives of the designation of the area or site will not be compromised by the development • Any adverse environmental impacts as far as practicable have been mitigated. <p>Outside these areas renewable energy schemes will be considered to be appropriate in principle subject to other policies in the plan.</p>	<p>The integration of renewable energy technologies will be considered during the Reserved Matters process if feasible.</p> <p>The development will incorporate energy-efficient building measures in line with relevant standards at the point of Reserved Matters submission stage.</p>
<p>Policy DME6: Water Management</p>	<p>Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.</p> <p>Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:</p> <ul style="list-style-type: none"> • preventing pollution of surface and / or groundwater • reducing water consumption • reducing the risk of surface water flooding (for example the use of sustainable drainage systems (SUDS)) <p>As a part of the consideration of water management issues, and in parallel with flood management objectives, the authority will also seek the protection of the borough's water courses for their biodiversity value.</p>	<p>The site's natural topography is advantageous for surface water management, allowing for efficient drainage towards the lower part of the site where attenuation basins are proposed. These basins will manage surface water runoff, reducing flood risk and ensuring that post-development runoff rates do not exceed pre-development levels.</p> <p>The Flood Risk Assessment and Drainage Strategy have considered this policy, with sustainable drainage systems utilised to manage water efficiently and sustainably. These measures ensure the development contributes to responsible water management and minimises the risk of flooding both on and off-site. The</p>

	<p>All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles. The use of the public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable alternatives to help reduce the risk of surface water flooding and environmental impact.</p>	<p>assessment confirmed that the site is within flood zone 1 and therefore at the lowest risk of fluvial flooding.</p> <p>The existing watercourse running through the site will be retained and enhanced to align with this policy's recommendation for the protection of the borough's watercourses.</p>
<p>Policy DMH1: Affordable Housing Criteria</p>	<p>Where proposals involve the provision of affordable housing units, the residential development must be expressly for the following groups of people:</p> <ul style="list-style-type: none"> • first time buyers currently resident in the parish or an adjoining parish • older people currently resident in the parish or an adjoining parish • those employed in the parish or an immediately adjoining parish but currently living more than 5 miles from their place of employment • those who have lived in the parish for any 5 of the last 10 years having left to find suitable accommodation and with close family remaining in the village • those about to take up employment in the parish • people needing to move to the area to help support and care for a sick, elderly or infirm relative. <p>In addition to these groups of people, others may have special circumstances that can be applied. These will be assessed on their individual merits.</p> <p>This policy only relates to the affordable housing needs element. Proposals must also conform to policy DMG1 and any other relevant policy of this core strategy.</p> <p>As mentioned above providing housing for older people is a priority for the council within the housing strategy and has been for a number of years. However very little such</p>	<p>The Outline application includes provisions for affordable homes as part of the overall residential units, ensuring a mix of tenure types to meet local housing needs. The precise number and type of affordable housing will be determined at the detailed planning stage, but the proposal commits to meeting or exceeding the policy's threshold for affordable housing provision, which is 30%.</p> <p>The site's location, close to public transport and local amenities, ensures that affordable housing will be well-integrated into the community, supporting sustainability and social inclusion.</p>

	<p>accommodation has been developed by the market. Therefore, within the negotiations for housing developments, 15% of the units will be for elderly provision. Within this 15% figure a minimum of 50% would be affordable and be included within the overall affordable housing threshold of 30%. The remaining 50% (ie the remaining 50% of the 15% elderly related element) will be for market housing for elderly groups.</p> <p>Further detail is outlined within the addressing housing needs in Ribble Valley statement and this policy is further evidenced within the strategic housing market assessment.</p> <p>Any proposals for affordable housing must be accompanied with the following information:</p> <ul style="list-style-type: none"> • details of who the accommodation will be expected to accommodate. This should include a full survey of the extent of need and include persons who have expressed an interest in the property. And how the cost of the accommodation will be matched to the incomes of these target groups. • details of the methods by which the accommodation will be sold or let, managed and retained for its original purpose. 	
<p>Policy DMH3: Dwellings in the Open Countryside and AONB</p>	<p>Within areas defined as open countryside or AONB on the proposals map, residential development will be limited to:</p> <ul style="list-style-type: none"> • development essential for the purposes of agriculture or residential development which meets an identified local need. • the appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction. • the rebuilding or replacement of existing dwellings subject to the following criteria: <ul style="list-style-type: none"> • the residential use of the property should not have been abandoned. • there being no adverse impact on the landscape in relation to the new dwelling. • the need to extend an existing curtilage. 	<p>The site is designated as 'Open Countryside' under Key Statement EN2 (Landscape) and does not fall under any of the exceptions set out in the policy and therefore a policy conflict exists. This is covered in more detail in the main body of the Planning Statement.</p> <p>Notwithstanding the identified conflict, the development will be sensitively designed to minimise visual impact and preserve the landscape character, with careful attention to its integration within the rural setting. The Landscape and Visual Impact Assessment confirmed that impact on the landscape has been carefully considered and mitigated, by integrating the development with its rural and residential surroundings. Although the character of the site will experience a major to moderate adverse impact, the surrounding</p>

	<p>The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused on the basis of unsustainability.</p>	<p>landscape will be less affected, particularly due to the proposed planting and integration with Langho's northern edge. Over time, as the new planting matures, the adverse impacts on the landscape will reduce, with the development becoming well assimilated into the area. The overall effect on the wider landscape is expected to be limited and localised, with the development fitting well as an extension of the village.</p> <p>Given the site's proximity to existing settlement boundaries and key transport links, the development helps to meet the strategic housing needs of the area without encroaching on more sensitive landscape such as the AONB.</p>
<p>Policy DMB4: Open Space Provision</p>	<p>On all residential sites of over 1 hectare, the layout will be expected to provide adequate and usable public open space. On a site-by-site basis, the council will also negotiate for provision on smaller sites or seek to secure an off-site contribution towards provision for sport and recreational facilities or public open space within the area where the overall level of supply is inadequate. Any green infrastructure should be multi-functional and encourage, where possible, walking and cycling opportunities.</p> <p>The borough council will refuse development proposals which involve the loss of existing public open space, including private playing fields which are in recreational use. In exceptional circumstances and following a robust assessment where the loss of a site is justifiable because of the social and economic benefits a proposed development would bring to the community, consent may be granted where replacement facilities are provided, or where existing facilities elsewhere in the vicinity are substantially upgraded. These must be readily accessible and convenient to users of the former open space areas.</p>	<p>The site occupies 20.01 hectares of land. The proposed development complies with policy DMB4 by incorporating a significant provision of open space within the site layout, as shown in the Illustrative Layout and Design and Access Statement. These spaces will be carefully designed to enhance the local environment, with provisions for landscaping, children's play areas, and ecological zones such as the dedicated BNG area.</p> <p>The retention of the woodland and mature trees within the open space further enhances the site's environmental quality. The open spaces will be integrated into the overall design, providing accessibility for all residents while preserving the natural beauty of the area. This aligns with the policy's ambitions of ensuring residential developments provide adequate and well-designed open space to meet the needs of the community and contribute to the local environment.</p>

	<p>It is important to protect existing recreational areas from development. Within defined settlements public recreational land will be identified on the proposals map.</p>	
<p>Policy DMB5: Footpaths and Bridleways</p>	<p>The borough council will seek to ensure the retention, maintenance and improvement of by-ways and un-surfaced/unclassified roads as part of the public rights of way network. In situations where a public right of way will inevitably become less attractive (due to adjacent/surrounding development), the policy should require compensatory enhancements such that there is a net improvement to the public right of way network. The borough council will, unless suitable mitigation measures are made, protect from the development footpaths which:</p> <ul style="list-style-type: none"> • provide a link between towns/villages and attractive open land; • link with the Ribble way footpath; • are associated to the local nature reserves; and • are heavily used. 	<p>As shown within the Illustrative Layout, the proposed development complies with policy DMB5 by not only retaining existing PRoW but also formalising several informal routes on site and creating additional pedestrian and bridleway routes. The layout is designed to ensure these routes are accessible, safe, and well-integrated into the development, improving connectivity both within the site and to surrounding areas. New routes be established to enhance connectivity, offering residents and visitors sustainable travel options and opportunities for recreation. This approach aligns with the policy objectives to safeguard and enhance the network of footpaths and bridleways, ensuring that the development contributes positively to the broader movement network and local amenity. As highlighted within the Travel Plan, active travel modes will be encouraged across the site, and therefore the suitable infrastructure to accommodate this will be provided.</p>

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party. Any such party relies on this report at their own risk.

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