



Erection of 19 no. affordable dwellings with associated car parking, landscaping and access from Pendle Street East, including demolition of existing domestic garages

Land to the rear of 23 - 35 Pendle Street East and 5 - 7 Pendleside Close, Sabden

**Planning and Affordable Housing Statement
(including National Landscape Major Development Assessment)**

May 2025

commissioned by:
Highall Developments Ltd

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1 Introduction

- 1.1 This Planning and Affordable Housing Statement has been prepared by S&L Planning Consultants on behalf of Highall Developments Ltd ('the Applicant') in support of their planning application for an affordable housing scheme of 19 no. two and three bedroom dwellings with associated car parking, landscaping and access, together with demolition of the existing garages, on land to the rear of 23 - 35 Pendle Street East and 5 - 7 Pendleside Close, Sabden.
- 1.2 This Statement provides a brief description of the site and surroundings, summarises the planning history and proposed development, and summarises the relevant policies of the statutory development plan for Ribble Valley and other material policy documents. It then assesses the merits of the planning application against the identified policies, the National Planning Policy Framework 2024 ('the NPPF') and all other material considerations.
- 1.3 It demonstrates that the proposed development is in accordance with the relevant spatial development, housing and general development management policies of the adopted Ribble Valley Core Strategy 2008 - 2028 and Government policy aimed at boosting the supply and delivery of new housing; meeting affordable housing needs; widening housing choice in rural areas; utilising windfall sites within settlements and supporting SME developers; using land efficiently; and achieving sustainable development.
- 1.4 Consequently, it is demonstrated that having regard to the development plan and all material considerations, there is a clear and compelling case for planning permission to be granted in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the presumption in favour of sustainable development at NPPF 11c.

Supporting information

- 1.5 This Planning Statement should be read together with the following plans and supporting documents submitted with the application:

a) Application drawings:

- | | |
|-------------------------------------|---------------------|
| • Location Plan | PSES.P.LP.01 |
| • Proposed Site Layout | PSES.P.CSL.01 Rev B |
| • Proposed Site Layout (colour) | PSES.P.CL.01 Rev A |
| • House Type A Plans and Elevations | A-2BEM |
| • House Type A Plans and Elevations | A-2BMM |
| • House Type B Plans and Elevations | B-3BEM |
| • House Type C Plans and Elevations | C-3BCT |
| • Street Scenes & Sections | PSES.P.SSSS.01 |
| • Storey Heights Plan | PSES.P.SHP.01 Rev A |
| • Materials Layout Plan | PSES.P.MP.01 Rev A |
| • Boundary Treatments Plan | PSES.P.BTP.01 Rev A |

- Boundary Treatment Details PSES.P.BTD.01
- Adopted Highways Plan PSES.P.AHP.01 Rev A
- Hardstanding Plan PSES.P.HSP.01 Rev A
- Waste Management Plan PSES.P.WMP.01 Rev A

b) Application documents:

- Application Form and Certificate
- Accommodation Schedule
- Design and Access Statement
- Ecological Appraisal
- Biodiversity Net Gain Assessment and Metric Calculation
- Arboricultural Survey and Assessment
- Flood Risk Assessment and Drainage Management Strategy
- Transport Technical Note
- Phase I Geo-technical Risk Assessment

2 Site and surroundings

- 2.1 The 0.57 ha application site comprises the domestic curtilage and paddock to the rear of 27 Pendle Steet East in Sabden and includes the access road between nos. 27 and 29 Pendle Street East. The site is shown on the aerial photograph below.



Figure 1: Site location

- 2.2 The land rises gently from Pendle Street East to the southern boundary of the site which is enclosed by the public bridleway BW0337076 with fields beyond. The paddock does not contain any features and is enclosed by fences, hedgerows and occasional trees. The domestic curtilage is fenced and contains several buildings and garages. The site is enclosed by two storey stone houses on Pendleside Close to the east and two storey stone terraced housing and garden areas to the north. Sabden FC football ground and pavilion lies to the east and there are gardens to the west.
- 2.3 There are bus stops on Whalley Road and Padiham Road within 300 metres of the site which provide regular services to Whalley, Clitheroe, Padiham and Burnley town centres. Sabden village centre can be easily accessed by foot and bicycle and contains local shops, food and drink outlets, a village hall, places of worship, community services, two primary schools, children's nursery, a health centre, sport and recreation facilities and other amenities.

Planning history

- 2.4 The history of the application site is summarised in the table below. Outline planning permission (3/2013/0440) was previously granted by the Council in July 2014 for residential development consisting of 14 no. dwellings, 3 no. bungalows and a new access road, and a subsequent application for approval of reserved matters (3/2017/0351) was granted in December 2017. The outline permission was subject to a s106 agreement which secured the provision of financial contributions for affordable housing and primary school places.

3 Proposed development

- 3.1 The application seeks full planning permission for an affordable housing scheme consisting of 19 no. affordable dwellings with associated car parking, landscaping and access from Pendle Street East, together with demolition of the existing garages and buildings on the site. The proposed development is described in detail in the Design and Access Statement and application drawings and reports, and is summarised below.
- 3.2 At this stage, the preferred Registered Provider to let and manage the proposed dwellings is Onward Homes Ltd.
- 3.3 The dwellings are a mix of two and three bedrooms and are all two-storey height and semi-detached or three-dwelling mews designs. There are four different house types A to C with 'end mews' and 'mid mews' variants of Type A. The proposed schedule of accommodation is shown below.

Dwelling type	Size (bedrooms)	Quantity
Type A - End mews	2	6 (31%)
Type A - Mid mews	2	3 (16%)
Type B - Semi-detached	3	8 (42%)
Type C - Semi-detached	3	2 (11%)
Total		19 (100%)

- 3.4 The 8 no. Type B dwellings are all compliant with the Part M4(2) 'accessible and adaptable dwellings' building regulations optional technical standard. The external materials for all dwellings are reconstituted stone and grey tiles.
- 3.5 The position of the access to the site from Pendle Street East together with the size and shape of the paddock, means that the dwellings are arranged parallel to the site boundary and served from a tree-lined central estate road, which is designed to be adopted, and replicating the layout of the previously approved scheme in planning permission 3/2013/0440 and reserved matters approval 3/2017/0351.
- 3.6 Each dwelling is provided with 2 no. in-plot car parking spaces apart from plots 8 and 9, and additional parking spaces for visitors (4 no.) and existing residents (4 no.) are provided on the west side of the access road. Each plot is provided with an adequate rear garden area, which will contain one bin store area and one bike shed per plot, and an area of landscaped public open space is proposed opposite plots 1 and 2. All rear gardens have pedestrian access and bin walking distances to on-street collection points are within standard (see drawing no. PSES.P.WMP.01 Rev A). Rear gardens will be enclosed by 1.8m close boarded timber fencing and reconstituted stone walls (to match the dwellings) where rear garden boundaries are visible in the street scene.

4 Planning Policy

4.1 Relevant policy is provided in the adopted statutory development plan for Ribble Valley and in the National Planning Policy Framework (NPPF 2024) and the Planning Practice Guidance (PPG) which are important material considerations.

Development plan

4.2 For the purposes of this application, this comprises the Ribble Valley Local Plan Core Strategy covering the period 2008 to 2028.

4.3 The extract of the Local Plan Policies Map below confirms that the application site is within the settlement boundary of Sabden (black line) which is a Tier 2 Village and identified as a 'committed housing site' (brown hatch) consistent with the previous planning permission 3/2013/0440 and reserved matters scheme 3/2016/0344. The whole of Sabden is also within the Forest of Bowland National Landscape and the small part of the application site between nos. 27 and 29 Pendle Street East is within the Sabden Conservation Area (red line).

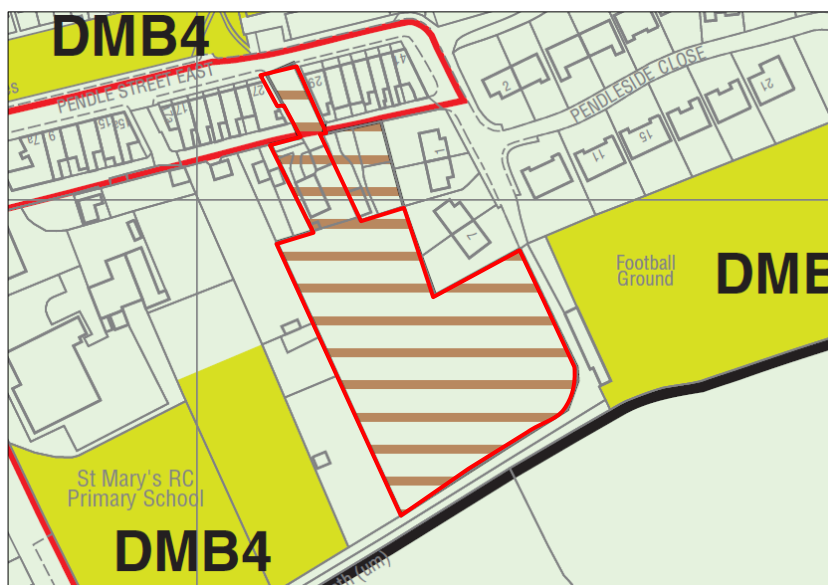


Figure 9: Local Plan Policies Map Extract (site shown with red edge)

4.4 In this context, the most important policies for determining the planning application are:

- Key Statement DS1 Development Strategy - this defines Sabden as a Tier 2 Village where the Council will support new housing development which meets local needs and/or delivers regeneration benefits.
- Policy DMG2 Strategic Considerations - this mirrors Key Statement DS1 and the spatial vision, and requires development in Tier 2 Villages to be essential to the local economy or social wellbeing of the area, and/or for local needs housing which meets an identified need.

4.5 Other relevant policies are;

- Key Statement DS2 Sustainable Development
- Key Statement EN2 Landscape
- Key Statement EN3 Sustainable Development and Climate Change
- Key Statement EN4 Biodiversity and Geodiversity
- Key Statement EN5 Heritage Assets
- Key Statement H1 Housing Provision
- Key Statement H2 Housing Balance
- Key Statement H3 Affordable Housing
- Key Statement DMI2 Transport Considerations
- Policy DMG1 General Considerations
- Policy DMG3 Transport and Mobility
- Policy DME1 Trees and Woodlands
- Policy DME2 Landscape and Townscape Protection
- Policy DME3 Site and Species Protection and Conservation
- Policy DME4 Heritage Assets
- Policy DME6 Water Management
- Policy DMH1 Affordable Housing Criteria
- Policy DMB4 Open Space Provision
- Policy DMB5 Footpaths and Bridleways

Other material considerations

a) Five year housing land supply position

- 4.6 The Council published an up to date supply position statement in April 2025 following publication of the NPPF 2024 in December and the revised, and now mandated, standard method for assessing housing needs. This confirms that the claimed supply, as of 31st March 2024, is just 5.03 years.

b) National Planning Policy Framework 2024

- 4.7 This sets out the Government's planning policies for England and how they should be applied. The parts most relevant to this application are:

Paragraph 2 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 8 The purpose of the planning system is to contribute to the achievement of sustainable development including the provision of new homes. This means the planning system has three overarching objectives: an 'economic objective', a 'social objective' and an 'environmental objective'.

- Paragraph 11c The presumption in favour of sustainable development is at the heart of the NPPF. For decision-taking, this means approving development proposals which accord with an up to date development plan without delay
- Paragraph 61 A key objective of the NPPF is to significantly boost the supply of homes by ensuring a sufficient amount and variety of land can come forward where it is needed to meet an area's identified housing need, and including with an appropriate mix of housing types for the local community.
- Paragraph 66 Major housing schemes should provide a mix of affordable housing to meets identified local needs across Social Rent and other tenures.
- Paragraph 73 Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for SME house builders to deliver new homes, and are often built-out relatively quickly. Local planning authorities should: d) support the development of windfall sites through their decisions and giving great weight to the benefits of using suitable sites within existing settlements for new homes.
- Paragraph 78 Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where strategic policies are more than five years old, and including a 5% buffer (moved forward from later in the plan period) or 20% where there is significant under delivery.
- Paragraph 82 In rural areas, planning decisions should respond to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward [rural exception] sites that will provide affordable housing to meet identified local needs.
- Paragraph 83 To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
- Paragraph 85 This confirms the Government is committed to securing economic growth and that the planning system should positively and proactively encourage sustainable economic growth. This includes housing development which the Government recognises is a key component of economic growth.
- Paragraph 116 Development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network, following mitigation, would be severe, and taking into account all reasonable future scenarios.
- Paragraph 124 Planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- Paragraph 125 Planning decisions should c) give substantial weight to re-using suitable brownfield land within settlements for homes and d) support development of under-utilised land.
- Paragraph 129 Development should make efficient use of land taking account of the need for different types of housing; market conditions and viability; infrastructure; the scope for sustainable travel; the desirability to maintain character and setting; and creating well-designed, attractive, healthy and safe places.
- Paragraph 130 Planning decisions should avoid homes built at low densities and ensure that developments make optimal use of the potential of a site.
- Paragraph 170 Inappropriate development should avoid areas at highest risk of flooding and should be safe for its lifetime without increasing flood risk elsewhere.
- Paragraph 187 Planning decisions should d) provide net gains for biodiversity; and e) prevent development from contributing to or being harmed by pollution.
- Paragraph 189 Great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection in relation to these issues.
- Paragraph 193 When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- Paragraph 196 Development sites should be a) suitable for proposed use/s taking account of ground conditions and any risks arising from instability and contamination.
- Paragraph 207 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- Paragraph 212 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

5 Planning assessment

5.1 The issues to be considered in determining this planning application are:

- 1) whether the site is a suitable location for the proposed housing development in principle having regard to:
 - a) the spatial development strategy for Ribble Valley
 - b) development with the Forest of Bowland National Landscape
 - c) effect on the significance of heritage assets

- 2) whether the proposed development is acceptable in all other respects including:
 - a) affordable housing provision
 - b) housing density and mix
 - c) effect on the character and appearance of the local area
 - d) residential amenity
 - e) trees and hedgerows
 - f) ecology and biodiversity net gain
 - g) flood risk and drainage
 - h) ground conditions
 - i) accessibility and highways

5.2 These issues are considered below and, after which, the overall planning balance is drawn.

Issue 1) Suitability of the site location for the proposed housing development

a) Assessment against the spatial development strategy for Ribble Valley

5.3 The application site is located within the settlement boundary of Sabden which is a Tier 2 Village in the Ribble Valley settlement hierarchy. The proposed development of an affordable housing scheme is therefore acceptable and in accordance with the criteria of Key Statement DS1 and Policy DMG2 of the Core Strategy DPD in terms of meeting local housing needs and improving the social well-being of Sabden, and maintaining its community vitality by boosting housing supply and widening choice in a rural area in accordance with NPPF 61, 82 and 83.

5.4 In addition, notwithstanding its designation as a Tier 2 Village in the current Ribble Valley hierarchy, Sabden has a range of community facilities and services which meet residents' daily needs, and it also benefits from access to regular public transport to larger towns. Accordingly, the proposed housing development will be sustainable and accessible, and it will result in proportionate growth and, as a windfall site proposed by a SME developer, it will make a useful contribution to the five year housing land supply and housing delivery in the period until the Local Plan Review is adopted. The application is therefore in accordance with Key Statement H1 of the Core Strategy and the objectives of NPPF 73 and 78 and should be given 'great weight' in the planning balance on this basis.

b) Development with the Forest of Bowland National Landscape

- 5.5 NPPF Footnote 67 explains that for the purposes of NPPF 190 and 191, whether a proposal within a national landscape is 'major development' is a matter for the decision maker, taking account of:
- a) the nature, scale and setting of development, and
 - b) whether development could have a significant adverse impact on the purposes for which the area has been designated or defined.
- 5.6 In considering a), the proposed development is residential in nature, consists of 19 dwellings within a 0.57 ha site, and is adjacent to existing development within the settlement boundary of Sabden. Sabden is a predominantly residential village and characterised by a mix of housing including two storey dwellings of the same appearance as the proposed development. The scale of development is less than 2% of the settlement area of Sabden and the setting is one whereby Sabden is defined by Key Statement DS1 of the Core Strategy as a Tier 2 Village where, in accordance with Policy DMG2, the Council will support new housing development within the settlement boundary which meets local housing needs and/or delivers regeneration benefits.
- 5.7 In considering b), the effect of the proposed development upon the purposes for which the Forest of Bowland National Landscape has been designated in terms of preserving its landscape and scenic beauty, was previously assessed by the Council and judged to be acceptable when it granted outline planning permission 3/2013/0440 and, subsequently, reserved matters approval 3/2017/0351. The committee report for the outline application states:
- A number of representations have been received that raise concerns over the development being of detriment to the Forest of Bowland AONB and the immediate landscape character. Given the proposed development is within close proximity to existing built form I do not consider that any visual impact would be significantly harmful and consider that it would be visually read as part of the existing settlement pattern. Although detailed design is not for consideration at this stage, I do consider that a more sympathetic form and layout of development could be secured through extensive negotiation at reserved matters stage, which could potentially further minimise any perceived visual impact and allow it to respond further to the existing settlement pattern and urban grain.*
- 5.8 Therefore, the Council concluded that the nature, scale and setting of the previous proposal was appropriate and that it would not have a significant adverse impact on the purposes for which the National Landscape has been designated, and it was not major development for the purposes of NPPF 190.
- 5.9 The comparison in the planning history section of this Statement shows that the proposed application mirrors the approved development in applications 3/2013/0440 and 3/2017/0351 in terms of its location, extent, layout and two-storey built form and scale. It will therefore have the same, or less, effect on the landscape and scenic beauty of the National Landscape as that which was previously considered acceptable.

5.10 On this basis it is considered that the proposed development is not 'major development' within the Forest of Bowland National Landscape and therefore, NPPF 190 is not engaged and there is no conflict with Key Statement EN2 and Policy DME2 of the Core Strategy and NPPF 189.

c) Effect on the significance of heritage assets

5.11 Although the access road to the proposed development lies within the Sabden Conservation Area, no built development is proposed within the conservation area and, therefore, it is only necessary to consider the effect of the proposed development on its setting when assessing the planning application.

5.12 The Sabden Conservation Area Appraisal highlights that the significance of the area is largely derived from the industrial past of the village, its rural setting and location within the Forest of Bowland National Landscape, as well as the positive contribution of various buildings which are of townscape merit.

5.13 The effect of the proposed development upon the significance (setting) of the Sabden Conservation Area was previously assessed by the Council and judged to be acceptable when it granted planning permission 3/2013/0440 and, subsequently, reserved matters approval 3/2017/0351. The committee report for the application states:

Taking account of the above matters relating to design and layout it is not considered that the proposal will be of significant detriment to the character and visual amenities of adjacent designated Conservation Area.

5.14 The same conclusion is reached in connection with the proposed development, which in comparison to the approved development in applications 3/2013/0440 and 3/2017/0351 is also slightly smaller, and the built development is further off-set from the boundary of the conservation area due to the absence of dwellings to the rear of 1 and 3 Pendleside Close.

5.15 The proposed development will therefore have, similarly, no effect on the significance of the Sabden Conservation Area and there is no conflict with Key Statement EN5 and Policy DME4 of the Core Strategy and the test of NPPF 215 is not engaged.

Issue 2) Whether the proposed development is acceptable in all other respects

5.16 The design, environmental and technical effects of a broadly similar housing development to that proposed in this application, was previously assessed and considered to be acceptable by the Council and relevant consultees and the Council when it granted planning permission 3/2013/0440 and reserved matters approval 3/2017/0351.

a) Affordable housing provision

5.17 The proposed development is exclusively affordable housing to be let and managed by a registered provider (at this stage Onward Homes).

- 5.18 It therefore meets, and exceeds, the requirement for 30% on-site provision in accordance with Key Statement H3 of the Core Strategy and NPPF 66.

b) Housing density and mix

- 5.19 The proposed development achieves a gross density of 33 dwellings per hectare which is considered suitable and appropriate for the type and location of proposed housing within the surrounding part of Sabden. The development will also include 8 no. (42%) affordable dwellings built to comply with the Part M4(2) 'accessible and adaptable dwellings' building regulations optional technical standard. On this basis, the density and mix of the proposed affordable housing scheme meets the requirements of Key Statements H2 and H3 and Policy DMG1 of the Core Strategy and NPPF 124, 129 and 130.

c) Effect on the character and appearance of the local area

- 5.20 The layout and appearance of the proposed development mirrors that of planning permission 3/2013/0440 and reserved matters 3/2017/0351 and, similarly, is informed by the housing surrounding the site in terms of scale, massing, design, appearance and materials.
- 5.21 On this basis, the proposed development is appropriate to the character and appearance of the surrounding part of Sabden and will not appear out of keeping. It is therefore in accordance with Key Statements DS2 and EN2 and Policies DMG1, DMG3 and DME2 of the Core Strategy and NPPF 131.

d) Residential amenity

- 5.22 The proposed development provides good levels of amenity and separation between dwellings internally within the scheme, and interface distances with existing residential properties beyond the site boundary are more than sufficient. On this basis, it is compatible with adjacent development so that the residential amenity of neighbouring residents is protected, and it therefore accords with the design and amenity requirements of Key Statement DS2 and Policies DMG1 and DME2 of the Core Strategy, and NPPF 135.

e) Trees and hedgerows

- 5.23 The application is accompanied by a Tree Survey and Arboricultural Impact Assessment prepared by Yew Tree consultants. This shows that there are three individual trees, two small groups and a single hedgerow around the boundary of the site and all are Category B and C.
- 5.24 The proposed development can be accommodated without significant tree loss and only Group 1 (2 no. young beech and 2 no. young goat willow Category C trees), Group 2 (Category C goat willow only) and tree T3 (Norway maple Category C) will be removed. The loss will be compensated by proposed replacement tree planting throughout the development. On this basis, the development is considered to be acceptable and in accordance with Policies DME1 and DMG1 of the Core Strategy and NPPF 136.

f) Ecology and biodiversity net gain

- 5.25 The application is supported by a Preliminary Ecological Appraisal prepared by Tyrer Ecological Consultants in January 2025.
- 5.26 It confirms that local Biological Heritage Sites could be affected by increased recreational disturbance and householder information packs or leaflets should be provided to new tenants to reduce any adverse impact on these areas, which can be controlled by condition.
- 5.27 In terms of protected species, daytime site walkover and ground level tree assessments indicate that a garage (Building B1) on the site has moderate suitability for roosting bats. It is recommended that two dusk emergence surveys are therefore carried out to determine if bats are present. The site could also support reptiles, for which further surveys are also required, and breeding birds, mammals and amphibians but no further surveys are required for these and reasonable avoidance measures, including preventing work during the bird nesting season from March to August inclusive, are considered to be sufficient.
- 5.28 A biodiversity impact assessment has also been carried out and is submitted with the application. It shows that the application site has limited habitat value, comprising previously developed land, modified grassland and neutral grassland, and no irreplaceable and Priority Habitats are present. The baseline value is 4.82 habitat units. These will be lost during development and the required re-provision of 5.30 habitat units will be achieved by a combination of proposed on-site new landscaping and off-site provision.
- 5.29 The ecological appraisal and biodiversity net gain assessment therefore demonstrates that the proposed development is feasible and acceptable in ecological terms, and can deliver biodiversity net gain and ecological enhancement for fauna suited to its location. It is therefore compliant with Key Statements DS2 and EN4 and Policies DME3 and DMG1 of the Core Strategy and NPPF 193.

g) Flood Risk and Drainage

- 5.30 A Flood Risk Assessment and Drainage Strategy has been prepared by Lees Roxborough. It confirms that all of the application site is in Flood Zone 1 and, therefore, at low risk of flooding of less than 1 in 1000 annual probability, and also outside an area in which 1 in 100 year surface water flooding is likely to occur and within an area of negligible groundwater flooding risk. On this basis, none of the proposed built development within the application site boundary is at high or medium risk of flooding from any source, now and reasonably in the future, and the sequential and exception tests do not apply.
- 5.31 It is proposed to discharge surface water into the public combined sewer in Pendle Street East at an attenuated green field rate. The SuDS hierarchy has been applied whereby percolation testing has confirmed that ground conditions are not suitable for infiltration and third party land ownership prevents a gravity connection to Sabden Brook. Foul water will similarly be discharged to the adopted combined sewer.

5.32 On this basis, the proposed development is safe from the risk of flooding and can be provided with appropriate surface water and foul water drainage infrastructure. It is therefore in accordance with Key Statement DS2 and Policies EN3, DME6 and DMG1 of the Core Strategy and NPPF 170.

h) Ground conditions

5.33 The application is supported by a Phase 1 Preliminary Risk Assessment prepared by BEK Enviro. It shows that, based on historic mapping, there is a risk of contamination being present within made ground in the north part of the site. A strategy of Phase II site investigation is therefore required together with any necessary remediation and verification. No on or off site sources of toxic ground gases have been identified however and therefore no ground gas precautions are required for the development.

5.34 On this basis, subject to the recommended investigation and remediation strategy which can be controlled by condition, the proposed development will be safe and acceptable to human health in terms of ground contamination, and is in accordance with Policy DMG1 of the Core Strategy and NPPF 196.

i) Accessibility and highways

5.35 The application is accompanied by a short Transport Technical Note with an associated site access layout design and refuse vehicle swept path analysis prepared by Eddisons.

5.36 It confirms that the proposed development occupies a sustainable location with good pedestrian, cycle and public transport access to a range of community facilities. The development can be provided with safe and suitable vehicular access arrangements from Pendle Street East, which can also accommodate emergency and servicing requirements, and will re-use and upgrade the existing access with adequate visibility splays based on speed survey data.

5.37 The proposed development will generate a low volume of traffic is forecast to generate 11 two-way vehicular trips in the AM peak and 12 two-way vehicular trips in the PM peak which equates to one additional vehicle every five minutes. It will therefore have a minimal effect on the operation of the local highway network and no further analysis is required.

5.38 It is demonstrated that the proposed development is therefore acceptable in terms of non-car accessibility and safe access and highway network operation. There is no conflict with Key Statements DS2 and DMI2 and Policies DMG1 and DMG3 of the Core Strategy and NPPF 116 on this basis.

Planning balance

- 5.39 This planning application at land to the rear of 23 - 35 Pendle Street East and 5 - 7 Pendleside Close, Sabden, for an affordable housing scheme of 19 no. two and three bedroom dwellings with associated car parking, landscaping and access, together with demolition of the existing garages, is in accordance with the relevant spatial development, housing and general development management policies of the adopted Ribble Valley Core Strategy 2008 - 2028.
- 5.40 Material considerations support this assessment and do not point to a contrary view, whereby;
- the proposed development is in full accordance with the relevant policies and objectives of Government policy in the NPPF aimed at boosting the supply and delivery of new housing; meeting affordable housing needs; widening housing choice in rural areas; utilising windfall sites within settlements and supporting SME developers; using land efficiently; and achieving sustainable development.
 - the development will make a beneficial contribution to maintaining a five year housing supply against the increased local housing need calculated using the revised standard method, and meeting needs in Sabden and Ribble Valley.
 - technical matters including highway access and safety, ecology, drainage, ground conditions have been thoroughly investigated, and the accompanying surveys and reports demonstrate, in common with the previously approved similar proposals in applications 3/2013/0440 and 3/2017/0351, that there are no valid technical reasons to preclude development of the application site.
 - the proposed development will deliver social, economic and environmental benefits to which significant weight must be attached.
- 5.41 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the planning application to be determined in accordance with the adopted development plan unless material considerations indicate otherwise, which they do not in this case.
- 5.42 On that basis and in accordance with the presumption in favour of sustainable development at paragraph 11c of the Framework, it is clear that planning permission should therefore be granted without delay.

6 Summary and conclusion

- 6.1 This Planning Statement has been prepared by S&L Planning Consultants in support of a planning application for an affordable housing scheme of 19 no. two and three bedroom dwellings with associated car parking, landscaping and access, together with demolition of the existing garages, on land to the rear of 23 - 35 Pendle Street East and 5 - 7 Pendleside Close, Sabden.
- 6.2 It assesses the merits of the application against the up-to-date policies of the development plan, the NPPF and all other relevant material considerations, and it demonstrates that the proposed development will create a high quality, well designed scheme which will deliver social, economic and environmental benefits for Sabden and Ribble Valley as a whole.
- 6.3 The Statement concludes that the proposed development is in accordance with the relevant spatial development, housing and general development management policies of the adopted Ribble Valley Local Plan Core Strategy 2008 - 2028 viewed as a whole, and Government policy aimed at boosting the supply and delivery of new housing; meeting affordable housing needs; widening housing choice in rural areas; utilising windfall sites within settlements and supporting SME developers; using land efficiently; and achieving sustainable development.
- 6.4 Consequently, it is demonstrated that having regard to the development plan and all relevant material considerations, there is a clear and compelling case for planning permission to be granted in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the presumption in favour of sustainable development at NPPF 11c.

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