

Statement of Common Ground (SOCG)

Between the Appellant and the Local Planning Authority

PINS reference:	
LPA reference:	3/2025/0414
Site Address:	Land to the south of Chatburn Old Road, Chatburn, BB7 4EP
Description of Development:	Residential development of up to 9 homes
Appellant:	Mr R Jackson
Date of application submission:	23 rd May 2025
Date of application determination:	19 th June 2025
LPA:	Ribble Valley Borough Council
This statement has been prepared to save resources and avoid unnecessary time being spent at the hearing on areas where there is agreement.	
Signed on behalf of Appellant:	Signed on behalf of LPA:
Date:	Date:
Name:	Name:
Position: Appellant's Agent	Position:

1. Agreed matters

The appeal application

- 1.1 The appeal application sought permission in principle for up to 9 dwellings on land to the south of Chatburn Old Road, Chatburn. The application was submitted on 23rd May 2025 and comprised the completed application form, location plan and planning statement.

Scope of the application

- 1.2 It is agreed that the scope of permission in principle is limited to location, land use and amount of development. If the appeal is successful and permission in principle is granted, other matters would then be considered at the technical details consent stage

Planning history and background

- 1.3 The relevant planning history is as follows:
- 3/2018/0582 – Permission in principle for residential development of up to 9 houses – allowed on appeal on 23 January 2020 (appeal reference: APP/T2350/W/19/3223816)
 - 3/2022/0500 – Technical Details Consent following on from Permission in Principle – dismissed on appeal on 14th June 2024 (appeal reference APP/T2350/W/23/3333973)

Site and area description

- 1.4 The appeal site is 0.99 ha in area. It is located to the south of Old Road, Chatburn and is greenfield. The site slopes down in level towards the east and south and is mainly grassland with bushes and trees along its boundaries.
- 1.5 The site is bounded to the north-west by a residential development of 10 dwellings approved by planning consent 3/2014/0618 (varied by planning consent 3/2016/0748). To the west is a quarry and to the south is a nature reserve.
- 1.6 The site is located outside but immediately adjacent to the settlement boundary of Chatburn. Chatburn is one of 9 “Tier 1 Villages” in the borough. Tier 1 villages are the more sustainable of 32 defined settlements in the borough. There are a range of services in Chatburn, which are all within walking distance of the appeal site. The nearest bus stops are located approximately 300m away and are served by frequent bus services to and from Clitheroe, Skipton, Preston and other villages in the borough.

- 1.7 The site is in a sustainable location in terms of accessibility to key services and public transport options.

The development plan

- 1.8 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 1.9 The development plan comprises:
- Ribble Valley Core Strategy 2008-28, adopted in December 2014
 - Housing and Economic Development – Development Plan Document, adopted in October 2019. The Housing and Economic Development DPD includes the proposals map.
- 1.10 The site is identified on the adopted proposals map as being located adjacent to, but outside the defined settlement of Chatburn and is designated as open countryside.
- 1.11 The following policies are listed on the decision notice:
- Key Statement DMG2: Strategic Considerations
 - Key Statement DMH3: Dwellings in the Open Countryside and AONB

Planning considerations

- 1.12 The proposal would not accord with Policies DMG2 and DMH3 and would be contrary to the development plan in this regard.
- 1.13 There are no protected assets or assets of particular importance as defined in footnote 7 of the Framework that relate to the appeal site.
- 1.14 The site is well contained being bordered by Lane Head Quarry to the west, protected trees to the west and south and existing residential development to the east and south.
- 1.15 There are no other adverse impacts alleged in the reason for refusal other than the site being situated outside the settlement boundary.

2. Principal matters in dispute

- 2.1 Whether the tilted balance set out in paragraph 11 d of the Framework applies and Key Statement DS2 of the Core Strategy.
- 2.2 Housing land supply. The council's position is that it can demonstrate a 6.2 year supply of housing. The Appellant's position is that the housing land supply is 3.23 years. A separate statement of common ground will be prepared in relation to housing land supply once the council's case is available.