

Planning Statement

Replacement dwelling at Oak Lea, Osbaldeston

Introduction

This Planning Statement has been prepared by Rural Solutions, on behalf of Leehand Ltd ('the Applicant'). This Statement is submitted to Ribble Valley Borough Council in support of a full planning application for the replacement of an existing dwelling.

The existing dwelling comprises a single-storey bungalow, with garage and associated outbuilding set within a large plot with access off Osbaldeston Lane. The proposed development would replace this bungalow with a two-storey house, with a detached garage and reorganised curtilage to provide suitable private amenity space.

Site and surroundings

Oak Lea is located off Osbaldeston Lane to the east of village of Osbaldeston. The site is located within the open countryside and is bounded by Osbaldeston Lane to the north residential development to the east and west and a paddock, under the ownership of the applicant to the south.

Existing access is provided to the site via Osbaldeston Lane. This provides suitable access for vehicles entering and exiting in forward gear. Furthermore, the access is onto a straight road, with good visibility for road users.

Osbaldeston Lane is characterised by linear residential development, including predominately large, two-storey properties set within large plots, particularly in the area surrounding the subject site.

The accompanying Design and Access Statement includes a number of photographs of the site's current condition.

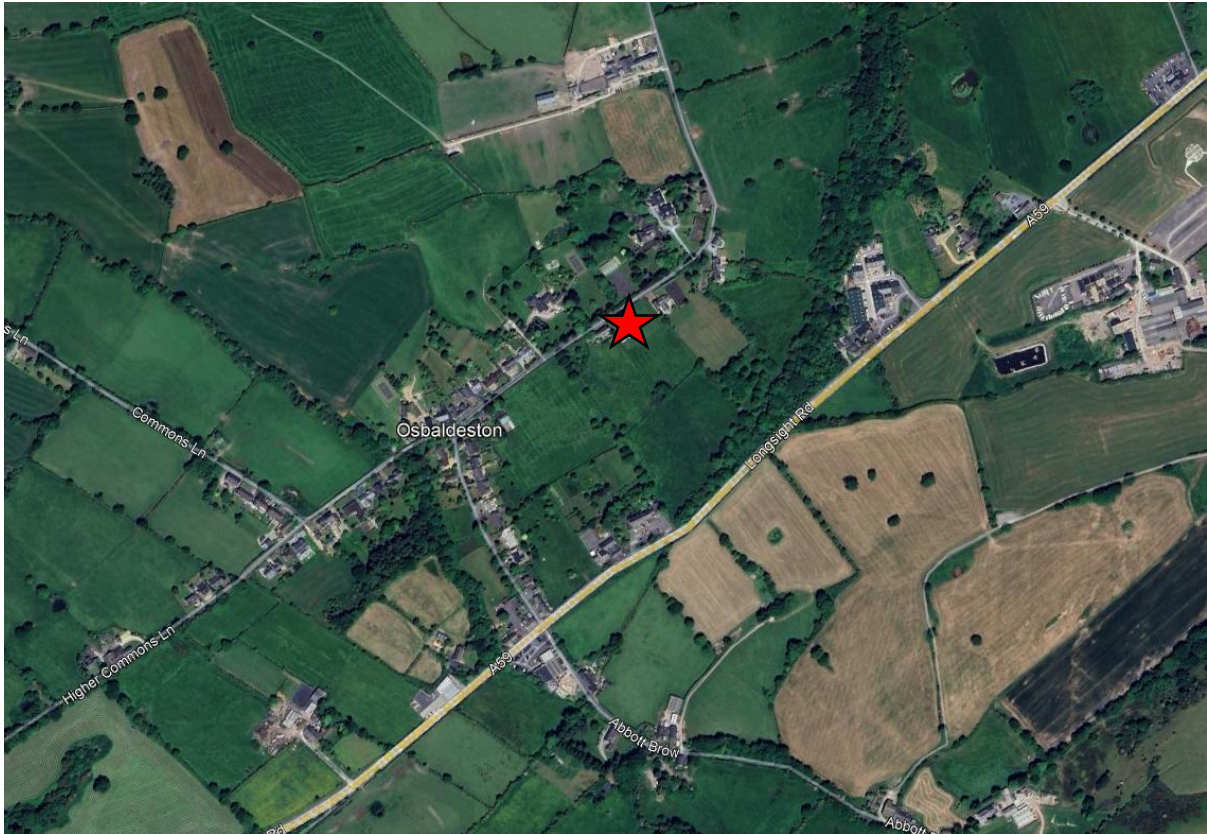


Figure 1: Location of site in relation to Osbaldeston. Source Google Earth, 2025



Figure 2: Proposed development site. Source Google Earth, 2025

The site is not included within or close to any areas of special conservation, in terms of heritage or ecology, and is not subject to any areas of protected landscape or views.

The site is located within flood zone 1 and has a low probability of flooding from rivers and the sea. Furthermore, the site is at a low risk of surface water flooding, meaning that this area has a chance of flooding between 0.1% and 1% each year.

No planning history can be found on Ribble Valley Borough Council's website.

Proposed Development

The proposed development includes the following:

- Demolition of existing dwelling, garage and outbuildings
- Erection of two-storey detached house
- Additional tree planting and landscaping across the site

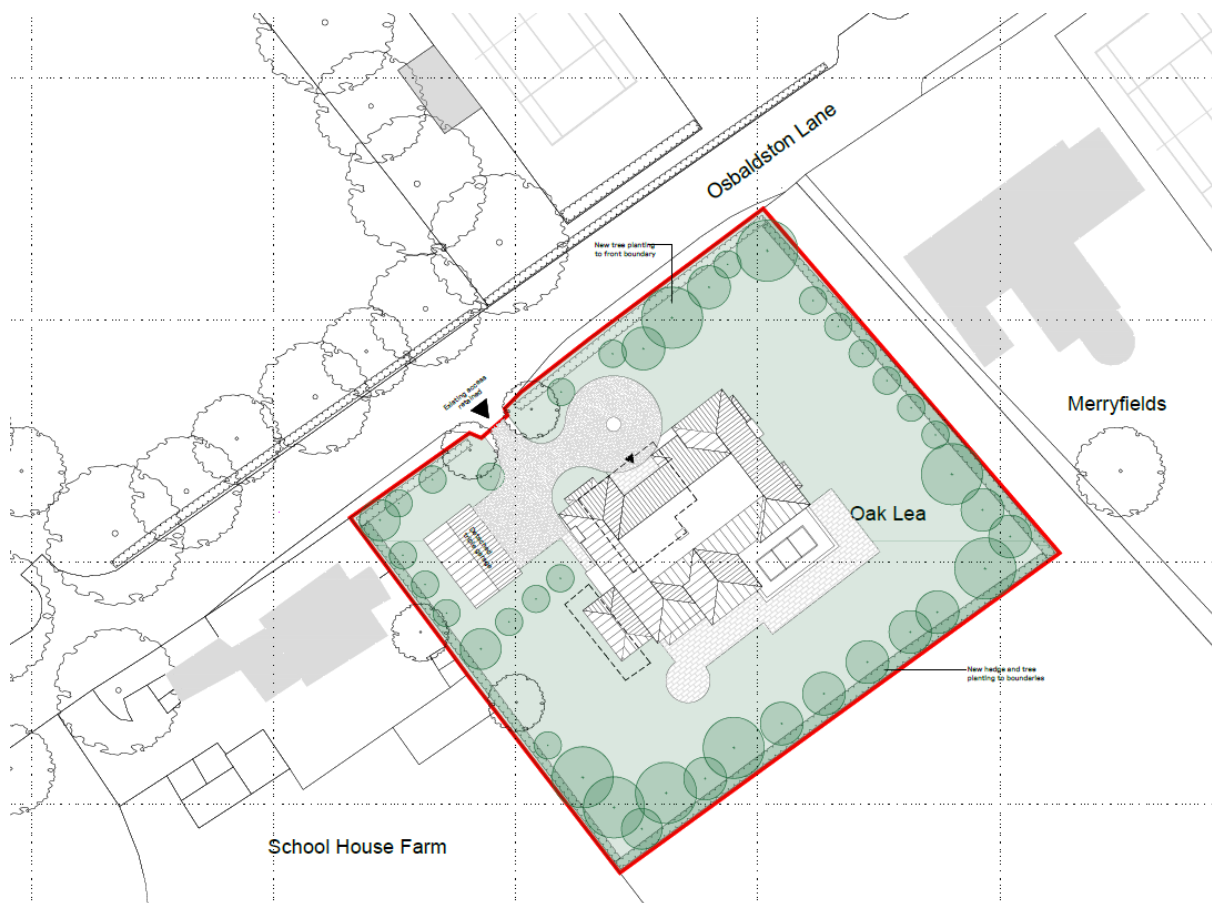


Figure 3: Proposed site layout plan



Figure 4: Proposed front (northwest) elevation

Planning Policy Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act states that planning decisions should be undertaken in accordance with the development plan unless material considerations indicate otherwise.

Below is a summary of the Development Plan documents and more detailed commentary on the relevant planning policies likely to be applicable for development proposals at the subject site.

Ribble Valley Borough Council adopted their Core Strategy in December 2014 and it forms part of the borough's Development Plan. The previous 1998 Local Plan has now been fully superseded by the Core Strategy and no saved policies remain. The Council also adopted the Housing and Economic Development (Development Plan Document) in 2019, which forms part of the Development Plan. The Council's Local Development Scheme states that a new Local Plan will be adopted in 2023, however, no progress on the Local Plan is evident from the Council's website. Therefore, the following documents comprise the area's development plan:

- Core Strategy 2008 – 2028 A Local Plan for Ribble Valley 2014
- Housing and Economic Development (Development Plan Document) 2019

Core Strategy 2008 – 2028 A Local Plan for Ribble Valley

Key policies pertaining to the proposed development include (no policies are relevant from the Housing and Economic Development (Development Plan Document) 2019):

- DS1: DEVELOPMENT STRATEGY
- DS2: SUSTAINABLE DEVELOPMENT
- EN2: LANDSCAPE
- EN3: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE
- EN4: BIODIVERSITY AND GEODIVERSITY
- DM12: TRANSPORT CONSIDERATIONS
- H1: HOUSING PROVISION
- DMG1: GENERAL CONSIDERATIONS

- DMG3: TRANSPORT AND MOBILITY
- DME1: PROTECTING TREES AND WOODLANDS
- DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE & THE AONB

National Planning Policy

The National Planning Policy Framework (2024) sets out national planning policy for England. National Planning Practice Guidance provides further information on how policies should be interpreted.

National policy and guidance are material considerations in any planning decision.

The following key areas of national policy and guidance are of key relevance to this case:

- Section 2 – Achieving sustainable development.
- Section 4 – Decision-making.
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places.

Key Planning Issues

Principle of development

Policy DS2 of the Ribble Valley Core Strategy sets out the council's positive approach to sustainable development. The policy accords with paragraph 11 of the NPPF 2023 which states the following:

“Plans and decisions should apply a presumption in favour of sustainable development.

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 for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.”

The application site is located within the open countryside, with an existing single-storey bungalow contained within a defined residential curtilage. Policy DMH3 of the Ribble Valley Core Strategy states that:

“Within areas defined as open countryside or AONB on the proposals map, residential development will be limited to:

3 – The rebuilding or replacement of existing dwellings 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 dwelling
- The need to extend an existing curtilage”.

The existing use of the property and land remains residential and has not been abandoned. Furthermore, details will be provided in the design and landscaping section below, however it is considered that the proposed replacement dwelling will not have an adverse impact on the landscape. It is considered that the plot is of a size capable of accommodating a larger dwelling without harm to the setting. There are a number of large detached properties set within large plots in the immediate vicinity of the site and the redevelopment of Oak Lea is considered to be appropriate to its location.

The property will sit within the existing curtilage of the site and does not seek to extend the existing curtilage.

Therefore, as the application proposes the replacement of an existing dwelling, that does not have an adverse impact on the landscape and does not extend the residential curtilage, the proposal accords with Policy DS2 and DMH3 of Ribble Valley’s Core Strategy 2014, and the NPPF 2024 (as amended).

Design and landscaping

The existing site comprises a modest bungalow, detached garage and outbuilding, all of which are located within the existing residential curtilage. It is proposed to demolish all buildings, due to their state of repair and poor design quality. The proposed development would include a two-storey house, comprising five bedrooms and a detached garage. Whilst larger than the existing bungalow, the proposed replacement dwelling sits comfortably within the large plot in which it is set, similar to other properties in the immediate vicinity,

The proposed house would be placed in a similar location to the existing bungalow, being set back from the highway at Osbaldeston Lane so as not to dominate the street scene. Furthermore, the proposed development would enhance the existing landscape by planting additional trees and hedging around the site, including to the north facing onto the highway. This will more greatly screen the house from the street scene and allow only glimpsed views of the house when directly passing it.

The proposed garage would be detached and positioned to the west of the site. Due to being set back from and side on to the highway, it will not be readily visible from the street scene. Furthermore, trees are proposed to the rear of the property, therefore screening the development from the wider countryside to the south and neighbouring properties to the east and west. The existing access will be utilised and enhanced.

The design of the site and the house has been influenced by the local character and vernacular of the area. Residential properties are scattered across the area and do not share a specific design; however, similarities exist. Typically, properties are large detached two-storey houses, with a moderate to large private amenity space. Material palettes of properties in the area differ, however, houses are typically constructed with traditional materials such as stone and their design is relatively traditional in nature.

The proposed house is detached, two storeys, with a relatively traditional design and would be constructed with coarse stonework. The proposed development responds to the existing character of the area and reflects this character within its design, which accords

with Policy EN2 that states; “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.”. Moreover, the proposed development would be a significant improvement compared to the existing poor quality building and reflects paragraphs 131 and 133 of the NPPF 2024, which strongly encouraged the development of high-quality buildings.

The proposed landscaping for the development results in a contained site, that is well screened within the countryside and provides a good area of private amenity space. This both provides a more aesthetically pleasing environment but also responds to the wider character of the open countryside.

Therefore, it is considered that the proposed development accords with policies EN2 and DMG1 of the Core Strategy 2014, and the NPPF 2024 (as amended).

Highways

The existing access will be utilised and enhanced. The existing access provides good visibility splay down Osbaldeston Road east and west, as the road is straight in this section. Furthermore, the proposed garage provides two parking spaces, and the proposed driveway can accommodate several additional vehicles. Therefore, the proposal ensures highway safety is maintained and accords with policy DMG3 of the Core Strategy 2014 and the NPPF 2024 (as amended).

Amenity

The proposed dwelling will be located around the footprint of the existing dwelling. The site lies between two existing residential properties, albeit well-spaced, with the subject site having a width of over 60m. as noted it is anticipate that the proposed development will implement a landscaping scheme which shall reinforce existing site boundaries, and will be well screened by trees, therefore the proposal does not result in any harm regarding overlooking or loss of light, due to the distance of neighbours and the screening proposed. Therefore, the proposed development would accord with policy DMG1 of the Core Strategy 2014 and the NPPF 2024 (as amended).

Ecology

As has been described, the proposed development will result in the demolition of all existing buildings on site. Due to the rural nature of the area the application is supported by:

- Preliminary Ecological Appraisal
- Biodiversity Net Gain Assessment
- Bat Activity Survey Results Report

A Preliminary Ecological Appraisal (March 2025) identified no statutory or non-statutory ecological designations within 500m of the site. On-site hedgerows are recognised as habitats of principal importance, but are unaffected by the proposed development.

The bungalow and garage exhibited moderate bat roost potential; as such two dusk emergence surveys were undertaken in May and June 2025 following a preliminary assessment that identified the bungalow and garage at Oak Lea as having moderate bat roost potential. The surveys recorded low bat activity with no confirmed bat emergence or evidence of roosting. Activity was limited to occasional foraging by common pipistrelles

and commuting noctules. No mitigation licence is required, and development may proceed as planned.

The Biodiversity Net Gain (BNG) Assessment for Oak Lea confirms that the proposed replacement of the existing bungalow will result in a 24.22% net loss in habitat units and no gain in hedgerow units. While all trees and hedgerows will be retained, there is limited opportunity to enhance biodiversity on-site due to the residential nature of the development and private curtilage restrictions. To meet the required 10% net gain, the applicant proposes to purchase off-site habitat units from a habitat bank within the same National Character Area.

Therefore, the proposed development would not impact any protected species and would comply with policy EN4 of the Core Strategy 2014 and the NPPF 2024 (as amended).

Conclusion

Section 38(6) of the Planning & Compulsory Purchase Act states that planning decisions should be undertaken in accordance with the development plan unless material considerations indicate otherwise.

The application is made in accordance with the development plan. The proposed development has been designed sensitively. This has resulted in a high-quality design being developed and would have a positive impact on the wider landscape and character of the area. Furthermore, all technical matters have been carefully considered and the development would not result in harm to highways or ecology in the area.

Therefore, the proposed development accords with national and local policies, and should be positively determined without delay.