

a.i.h. design services,

barley cottage, brewery street, longridge, lancs, pr3 3nb, tel : [REDACTED] mob [REDACTED]
consultants & designers: **a.t. lloyd-haydock.**

FTAO The Planning Department
Ribble Valley Borough Council,
Church Walk,
Clitheroe,
Lancs,
BB7 1BN

Our ref: 0783/93

Your ref :

Date : 16 January 2026

Job Title : Application For Outline Planning Permission, Proposed Provision of detached dwelling houses 2No, associated access, car parking and landscaping provision

Dear Sir/Madam,

Please find attached the following application documentation:-

1. Duly completed planning application form;
2. Drawing No., 0783/93-00 Location plan (1/1250), 0783/93-01 existing site plan (1/500), 0784/93-06 proposed site plan (1/500), 0783/93-11 proposed site plan (1/250) which the application relates at various scales at A3.

The applicants propose provision of up to 2 detached dwellings, together with associated access provision, car parking and landscaping, on land to the south of Ribchester Road, Clayton-le-Dale. The application site comprises of a vacant parcel of land bounded to the North West by dwellings and to the South East a commercial yard. The site is partially surrounded by existing residential development and the land has no public access.

Further to approval by the Planning Inspectorate ref APP/T2350/W/25/3372635 and your councils refusal to grant planning in principle at Land t South of Chatburn Old Road, Chaburn BB7 4QG, it is apparent that your authority cannot at present time demonstrate a 5 year supply of housing land. Given the sites constrained location surrounded by existing and approved proposed residential development, it is also clear that development of the site could not result in any significant harm to the open countryside.

Taking into account the above material planning considerations, it is considered that the principle of the erection of dwellings at the site is acceptable. At the present time, the Council cannot demonstrate a 5 year supply of housing land. Therefore, when engaging the titled balance set out in Paragraph 11 of the National Planning Policy Framework, the application of the Framework policies that protect areas or assets of particular importance do not indicate that the proposed development should be refused (11di) and there are no adverse impacts of granting planning permission that would significantly and demonstrably outweigh the benefits of providing the new houses.

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Furthermore, the economic, social and environmental benefits of the proposals meet the key policies of the Framework (11dii). Given such circumstances, and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the Framework, it is considered that permission ought to be granted.

Should you wish for any further information please do not hesitate to ask

Yours faithfully,

A handwritten signature in cursive script that reads "Allan Lloyd-Haydock".

Mr. A.T. Lloyd-Haydock,
on behalf of,
A.L.H. Design Services.

Cc Mr D. Warbrick, client