

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	23/2/26	Manager:	LH	Date:	25/2/26
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Application Ref:	3/2026/0052			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	23/2/26	Site Notice:	6/2/26					
Officer:	BT							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Application in principle for residential development of up to 9 dwellings.
Site Address/Location:	Land at Woone Lane, Clitheroe, BB7 1BJ.

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council:	Concerns raised with regards to flood risk, access and the prevalence of knotweed within the vicinity of the application site.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections.

United Utilities:	No objections subject to conditions being imposed at the technical details stage.
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Environment Agency:	Object to the proposal on the basis of insufficient information having been provided with regards to flood risk mitigation.
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Lead Local Flood Authority:	No comments to make.
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CONSULTATIONS:	Additional Representations.
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Objections have been received from seven households. The objections received are summarised as follows:

- Impact of the proposal upon residential amenity
- Impact of the proposal upon highway safety
- Impact of the proposal upon the ecology of the area
- Concerns raised with regards to waste management for the proposal site
- Concerns raised with regards to the impact of the proposal upon existing infrastructure

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN4: Biodiversity and Geodiversity

Key Statement H1: Housing Provision
Key Statement DMI2: Transport Considerations
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME1: Protecting Trees And Woodlands
Policy DME2: Landscape & Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DME6: Water Management
Policy DMB5: Footpaths and Bridleways

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2018/0535:

Material amendment to previous approval 3/2015/0649 for 9 dwellings, to accommodate footpath proposed by Ribble Valley Borough Council (Primrose Lodge landscape project). Adjustments to the positioning of the dwelling blocks 1-4 and 5-6 to respond to the intended footpath and amendments to the design of those six previously-approved houses (Approved)

3/2015/0649:

Erection of nine dwellings with creation of new access to Woone Lane (Approved)

3/2011/1064:

Proposed residential development schemes totalling 113 dwellings (81 market and 32 affordable units). Comprising 81 dwellings on land off Woone Lane adjacent to Primrose phase 1 site (Outline application including details of access, layout and scale) and 32 dwellings on land to rear of 59-97 Woone Lane (detailed application) plus related highway improvements at Whalley Rd/Primrose Rd junction (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to land sited to the South-east of Woone Lane in Clitheroe to the rear of No. 59 – 97 Woone Lane. Access to the application site is from Woone Lane and Whalley Road from the South-west and North-east respectively. The application site roughly comprises a rectangular shaped land parcel consisting of undeveloped scrubland, with the North-western and South-eastern extents of the site adjoining the rear of No. 59 – 97 Woone Lane and Mearley Brook respectively. The application site lies within the defined settlement area of Clitheroe with the surrounding area being predominantly residential in character.

Proposed Development for which consent is sought:

The application seeks 'Permission in Principle' (PiP) consent for the for residential development of up to nine dwellings.

Principle of Development:

Permission in Principle applications may only deal with the principle of development and are not applications for planning permission. Any other details relating to any other material planning

consideration are to be dealt with within any future Technical Details application. Planning practice guidance confirms the scope of permission in principle as being limited to matters of location, land use and amount of development. As such these matters have been assessed as follows:-

Location

Key statement DS1 of the Ribble Valley Borough Council Core Strategy sets out the spatial vision for the Borough as follows:

The majority of new housing development will be:

- *concentrated within an identified strategic site located to the South of Clitheroe towards the A59; and*
- *the principle settlements of:*
 - *Clitheroe;*
 - *Longridge; and*
 - *Whalley*

In addition Policy DMG2 states:

Development should be in accordance with the core strategy development strategy and Should support the spatial vision.

1. 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.

In this instance, the application site lies within the defined settlement boundary of Clitheroe which is identified as a principal settlement within the Core Strategy. In addition, the application site occupies a sustainable location within walking distance of numerous public transport links, amenities and services. Furthermore, the proposed development would consolidate the existing extent of residential development currently situated on the South-eastern side of Woone Lane. As such, the proposal would be compliant with the provisions of Key Statement DS1 and Policy DMG2 and is therefore considered to be acceptable with regards to its location.

Land use

Policy DMG1 of the Core Strategy stipulates that all development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature. In this instance, the proposal seeks to introduce new housing to the application site which is located within a predominantly residential setting and which also adjoins existing residential development on Woone Lane. In addition, planning consent has previously been granted for residential development within the confines of the application site under planning applications 3/2018/0535, 3/2015/0649 and 3/2018/0535. As such, the proposed use of the land within the application site for residential development would be sympathetic to the prevailing residential character of the area. Accordingly, the proposed development would be compliant with the provisions of Policy DMG1 and is therefore considered to be acceptable with regards to land use.

Amount of development

Policy DMG1 states:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings...'

In this instance Permission in principle is sought for the development of up to nine dwellings within the application site. An indicative site layout plan has been provided in support of the application which shows that the application site comprises sufficient space to comfortably accommodate up to nine dwellings with associated garden and parking areas and buffer landscaping between the proposed development and the neighbouring properties on Woone Lane and Mearley Brook. As such, the proposed development would be compliant with the provisions of Policy DMG1 and is therefore considered to be acceptable with regards to the amount of development being proposed.

Impact Upon Residential Amenity:

This application relates solely to principle of development and whether the proposal would align with the spatial and locational strategy of the borough. As such, the impact upon the amenity of the occupiers of surrounding residential properties does not fall to be assessed within the scope of this application and would be reserved for consideration/assessment following the submission of 'Technical Matters'.

Visual Amenity/External Appearance:

This application relates solely to principle of development and whether the proposal would align with the spatial and locational strategy of the borough. As such, matters relating to the potential for any potential adverse impacts upon the character or visual amenities of the area resultant from the development do not fall to be assessed within the scope of this application and would be reserved for consideration/assessment following the submission of 'Technical Matters'.

Highways and Parking:

Lancashire Country Council Highways have been consulted on the application and have raised no concerns on highway safety matters pertaining to access and sustainability and in any case such matters would be subsequently addressed as part of the submission of 'Technical Matters'.

Landscape/Ecology:

A large majority of the application site forms the basis of a Biological Heritage Site (known as Primrose Lodge) with the proposal site also being sited adjacent to Primrose Lodge Nature Reserve. Informal consultation has been undertaken with Lancashire County Council's Biological Heritage Sites team who have acknowledged the potential for impacts upon the site's features of interest from the proposed development however the response from LCC's BHS team clarifies that additional information or advice in relation to the site and proposed development cannot be provided at the present time on account of Primrose Lodge BHS having not been surveyed by the BHS team in recent years. Notwithstanding this, residential development has previously been consented within the confines of the identified Biological Heritage Site under previous planning applications 3/2011/1064, 3/2015/0649 and 3/2018/0535 with no significant concerns having been raised with regards to the impact of these proposals upon the biological or ecological features of interest within the site as part of the assessment of these applications. In addition, whilst the case officer's report from application 3/2011/1064 makes reference to a significant quantity of tree removal being required the application site currently comprises scrubland which at present is predominantly void of any trees therefore the proposed development would not require tree removal on any significant scale. Furthermore, correspondence from Primrose Community Nature Trust confirms that the proposed development would not encroach into the confines of the existing nature reserve or prejudice any future plans for the development of the nature reserve. Consequently, the proposed development raises no measurable concerns at this stage with

regards to its impact upon the ecology or biology of the application site however appropriate surveys (Arboricultural Impact Assessment / Preliminary Ecological Appraisal / Biodiversity net gain report & matrix) would need to be undertaken and submitted in support of any subsequent 'Technical Matters' submission in order to fully assess the impact of the proposed development upon the ecology and biology of the site.

Other Matters:

Flood Risk

The application site partially lies within Flood Zones 2 and 3 (pertaining to Mearley Brook) with a small portion of the land subject to the proposed development also being at risk from surface water flooding. The proposal constitutes non-major development with the proposed dwellings and access routes being at risk of flooding from the aforementioned sources and in this instance the proposed development does not fall within any of the sequential test exemption categories. The above constraints have also been acknowledged in the response from the Environment Agency who have made a request for further information to be provided in support of the application in the form of a Flood Risk Assessment inclusive of the sequential test.

Notwithstanding this, the Council is aware of recent planning appeal decisions (APP/H1840/W/23/3329778, APP/H1705/W/21/3281406 & APP/F0114/W/22/3313796) which confirm the issue of flood risk (including the application of the Sequential Test and any necessary mitigation) as a matter to be dealt with at the Technical details stage. As such, a Flood Risk Assessment (inclusive of the sequential test) would need to be submitted in support of any subsequent 'Technical Matters' submission in order to fully assess the proposed development against implications of flood risk. For the avoidance of doubt, this is not a matter that can be taken into account at this stage and does not justify refusal of this PIP application.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development is in accordance with the development strategy for the Borough and would satisfy the requirements of Key Statement DS1 and Policies DMG1 and DMG2 of the Core Strategy and as such is considered to be acceptable in principle.

RECOMMENDATION:	That Permission in Principle be granted subject to appropriate conditions.
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