



ROSE HILL FARM

Planning Statement

January 2026

Rev B

Rose Hill Farm
Whalley Old Road
Billington
BB7 9JF

Scheme Details

Site Location

Rose Hill Farm
Whalley Old Road
Billington
BB7 9JF

Development

The proposal is the demolition of an existing dwelling with attached garage and detached outbuilding; and the replacement with 1 no. self-build eco-home with detached outbuilding and detached garage.

Date Prepared

January 2026

Applicant

Damian and Romy Hanson
C/O Agent

Agent

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1.0 Introduction

- 1.1 This Planning Statement has been prepared by ZMA on behalf of the applicants, Damian and Romy Hanson, in support of the full planning application to demolish an existing dwelling and outbuilding and construct 1 no. self-build, eco-home with detached outbuilding and garage.
- 1.2 The applicants have recently purchased Rose Hill Farm (previously known as Smalleys Farm House), and they wish to replace the property to meet their specific living requirements.
- 1.3 The existing property has not benefited from any renovation work, modern heating systems, or upgraded windows. Therefore, the internal layout is now dated, dark, and highly inefficient in terms of energy usage and space.
- 1.4 The current layout does not accommodate open plan contemporary living and does not connect to the surrounding views or their garden.
- 1.5 The site currently contains a 4-bedroom 2-storey house with attached double garage, and detached outbuilding. The existing dwelling would require a significant amount of work to meet their needs, which would be costly and inefficient in terms of creating a sustainable home.
- 1.6 By re-designing the site as a replacement dwelling scheme allows the full site to be improved with a new high-quality property, improving the materials used, whilst benefiting from creating a sustainable, futureproofed eco-home.
- 1.7 The proposal includes the demolition of the existing property and outbuilding. The site has been re-designed to include a new 5-bedroom home for the applicant's family, and 2 detached outbuildings.
- 1.8 A garage outbuilding contains a double garage, with plant room and storage. A leisure outbuilding contains a guest annexe and gym.
- 1.9 We have worked closely with the applicants to design a scheme which satisfies their specific accommodation requirements for their family home; creating a bespoke individual property which reflects the context; whilst designing a dwelling with a low carbon footprint.
- 1.10 The site has been re-designed to accommodate a new eco-home for the applicants; the existing landscaping has been improved and enhanced, whilst creating an overall improvement to the site.

2.0 Application site and surroundings

Location

- 2.1 The site address is Rose Hill Farm, Whalley Old Road, Billington, BB7 9JF and is situated to the South-West of Whalley, and East of Langho. Site access is from a shared access lane which connects across to Whalley Old Road to the North-East.
- 2.2 The property was previously named Smalleys Farm House, with the applicants owning the surrounding grazing land to the North, South and West.
- 2.3 The property is located to the East of Mytton Fold Golf Club and to the West are 3 further dwellings along the shared access lane. Each property is set within a large plot, surrounded by large gardens and agricultural grazing land.

General Profile

- 2.4 The application site extends to 4463m² / 0.44hectares, contains an existing residential dwelling, attached garage, detached outbuilding and surrounding gardens.
- 2.5 The site is located outside the settlement boundary and is designated as Green Belt. As the site is in domestic use and contains an existing dwelling with associated hardstanding, the site is classed as previously developed land.
- 2.6 The site is a visually and physically contained plot, with defined fencing and mature landscaping along each boundary.
- 2.7 Whilst the surrounding land has been used for grazing, the property has not been used as a farm for a number of years.
- 2.8 The dwelling is positioned at a significantly lower level than Whalley Old Road, on a relatively flat section of land. The natural gradient continues to fall more gradually to the North towards the railway line.
- 2.9 The site contains front, rear and side gardens. The outbuilding is positioned to East.

Site Context

- 2.10 The style, age and materiality of the properties within the locality, vary significantly. However, along this section of Whalley Old Road, properties are generally set within their own grounds; include large gardens; long gated driveways; and are positioned a significant distance from their neighbours.
- 2.11 Mytton Fold Golf Club is located to the West, separated by grazing land owned by the applicants.

- 2.12 The existing building and site has no historic value, there are also no Listed Buildings within close proximity to the site which would be impacted by the development proposal.

Planning History

- 2.13 There is no relevant planning history on the application site.
- 2.14 A pre-application was submitted in September 2025 for a replacement dwelling scheme, which included demolishing the existing house, garage and outbuilding; and constructing a new dwelling with detached garage and outbuilding. The submission included a fully considered design proposal (ref RV/2025/ENQ/00099).
- 2.15 After receiving the pre-application response, we have worked alongside the applicants to revise and refine the design accordingly, addressing all points raised. Please refer to the accompanying Design and Access Statement for further information.

3.0 Application Proposals

- 3.1 The applicants have recently purchased Rose Hill Farm (previously known as Smalleys Farm House), and they wish to replace the property to meet their specific living requirements.
- 3.2 The existing property has not benefited from any renovation work, modern heating systems, or upgraded windows. Therefore, the internal layout is now dated, dark, and highly inefficient in terms of energy usage and space.
- 3.3 The site currently contains a 4-bedroom 2-storey house with attached double garage, and detached outbuilding. The existing dwelling would require a significant amount of work to meet their needs, which would be costly and inefficient in terms of creating a sustainable home.
- 3.4 By re-designing the site as a replacement dwelling scheme allows the full site to be improved with a new high-quality property, improving the materials used, whilst benefiting from creating a sustainable, future-proofed eco-home.
- 3.5 The proposal includes the demolition of the existing property and outbuilding. The site has been re-designed to include a new 5-bedroom home for the applicant's family, and 2 detached outbuildings. For details of the proposed design including the site analysis, design and sustainability strategies please refer to the Design and Access Statement.
- 3.6 The property is currently accessed via a lane to the East, which is shared by several dwellings, accessed from Whalley Old Road.
- 3.7 We have worked closely with the applicant to design a scheme which satisfies their specific accommodation requirements for their family home; creating a bespoke, individual property which reflects the context; whilst creating a dwelling with a low carbon footprint.
- 3.8 In terms of scale, the ground floor footprint will be reduced by **13%**, and the volume will increase by **23%** compared to the existing. Both are within the acceptable Green Belt policy limit. Redeveloping the site will also result in the following benefits:
 - Creating a sustainable eco-home.
 - Site-specific architectural design.
 - Improved high-quality, local, natural materials.
 - Removing 2 poor-quality buildings.
 - Providing a self-build opportunity for a local family.
 - Improved landscaping with additional planting and biodiversity enhancements.

4.0 Relevant Planning Policy

4.1 The following National and Local policies are relevant to the application site and the development proposal:

National Planning Policy Framework (2024)

Section 2	Achieving sustainable development
Section 5	Delivering a sufficient supply of homes
Section 9	Promoting sustainable transport
Section 11	Making effective use of land
Section 12	Achieving well-designed places
Section 13	Protecting Green Belt land
Section 14	Meeting the challenge of climate change etc
Section 15	Conserving and enhancing the natural environment

RVBC Core Strategy

Key Statement DS1	Development Strategy
Key Statement DS2	Sustainable Development
Key Statement EN1	Green Belt
Key Statement EN3	Sustainable Development and Climate Change
Key Statement EN4	Biodiversity and Geodiversity
Key Statement H1	Housing Provision
Key Statement H2	Housing Balance
Policy DMG1	General Considerations
Policy DMG2	Strategic Considerations
Policy DMG3	Transport & Mobility
Policy DME3	Site and Species Protection and Conservation
Policy DME1	Protecting Trees & Woodland
Policy DME3	Site and Species Protection and Conservation
Policy DME5	Renewable Energy

5.0 Case for Development

Principle of the Development – Previously Developed Land

- 5.1 Both the National Planning Policy Framework (NPPF) and the RVBC Core Strategy has a presumption in favour of sustainable development. For decision-making the council should approve development proposals that accord with the Local Plan without delay.
- 5.2 The site is not within an isolated location, contains an existing residential dwelling, with a defined domestic curtilage. The site is therefore previously developed land.
- 5.3 In accordance with the NPPF Paragraph 63, individuals who wish to commission or build their own dwelling creates a mix of housing to be supplied to the local area which can meet the individual needs of local families wanting to remain living within the Borough.
- 5.4 NPPF Paragraph 124 promotes an effective use of land in meeting the need for homes and other uses, in a way that makes as much use as possible of previously developed or ‘brownfield’ land.
- 5.5 During the recent revisions to the NPPF under the new Labour Government in 2024, the definition of ‘previously developed land’ was revised as follows:
- ‘Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.’*
- 5.6 The existing site includes the following:
- Land which has been lawfully developed.
 - Is occupied by a permanent structure and any fixed surface infrastructure associated with it.
 - Curtilage of the developed land.
- 5.7 It can therefore be concluded that the site is categorised as previously developed land, and the principle of development is acceptable.

Principle of the Development – Green Belt

- 5.8 Policy DMH3 refers to dwellings in the open countryside and AONB, with specific criteria for replacement dwellings. NPPF Paragraph 154 specifically refers to development within the Green Belt, which is not regarded as inappropriate, covering instances of redevelopment on previously developed land.
- 5.9 Firstly, Paragraph 154 of the NPPF states that *‘development in the Green Belt is inappropriate unless one of the following exceptions applies:*
- a) buildings for agriculture and forestry;*
 - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
 - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
 - e) limited infilling in villages;*
 - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
 - g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.’*
- 5.10 As the site is previously developed land (as demonstrated in sections 5.5-5.7), the application proposal would fall within the following exceptions:
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; and,*
 - g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.*
- 5.11 During the 2025 Pre-Application process (ref RV/2025/ENQ/00099), the planning officer stated that the pre-application proposal would potentially be materially larger and should be reduced in scale closer to a 40% increase in volume.
- 5.12 However, a key revision to the wording of Paragraph 154 when compared to the equivalent Paragraph 149 of the NPPF 2023, is the removal of the wording

‘which would not have a greater impact on the openness of the Green Belt than the existing development’. This sentence compared the proposal to the existing site, involving a comparison of the existing and proposed scale (volumes, ground floor footprint, massing and height).

- 5.13 Now, instead of the proposal having to demonstrate there is no impact compared to the existing site, the proposal only needs to demonstrate it would not cause substantial harm to the openness of the Green Belt.
- 5.14 Following the pre-application process, and during the course of the application period, the design proposal has been reduced in scale to a **23% increase**. As the volume increase now falls within the acceptable policy limits, the scale is no longer ‘materially larger’ and meets both exception d) and g) of the NPPF paragraph 154.
- 5.15 As stated within sections 5.12-5.13, the comparison between the existing and proposed development has been omitted from the NPPF 2024, and instead the proposal needs to demonstrate it would not cause substantial harm to the openness of the Green Belt. The following points will therefore demonstrate the proposal would not cause substantial harm to the openness of the Green Belt.
- 5.16 The current site contains an existing house and large outbuilding, both of which are now unattractive, poor quality and inefficient.
- 5.17 The Pre-Application response confirmed the proposed materials, and design would be acceptable for the site, and the replacement dwelling would not cause any impact to neighbouring properties or public viewpoints. Therefore, carefully considered, site-specific, design can effectively maintain the openness of the Green Belt through the siting, materials, scale, form and landscaping.
- 5.18 The proposal would result in environmental improvements by removing 2 poor quality buildings from the site and replacing with a highly sustainable home, features of which are included within sections 5.59-5.63 below. A new landscaping scheme and proposed planting throughout, will also represent an overall improvement to the environment through redeveloping the site.
- 5.19 To conclude, the design relates to the scale of neighbouring dwellings and surrounding context through a high-quality contemporary design response. The design reduces the visible impact through high-quality materials, architectural design, landscaping, and siting, representing an overall improvement to the site which maintains the openness of the Green Belt.
- 5.20 The site is not located within an isolated location and reflects the character of properties sited along Whalley Old Road. As the design proposes the redevelopment of previously developed land by replacing existing buildings of the same use, with an increase in scale of 40%, the application proposal is in accordance with policy DMH3 and NPPF Paragraph 154.

Principle of the Development – Grey Belt

- 5.21 Section 13 of the NPPF 2024 introduced a new land designation ‘Grey Belt’, of which the definition is as follows:

‘For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.’

- 5.22 For clarity, the Green Belt serves 5 purposes, of which a, b, or d in paragraph 143 are as follows:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- d) to preserve the setting and special character of historic towns;*

- 5.23 For clarity, footnote 7 (other than Green Belt) includes the following:

‘The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.’

- 5.24 Firstly, the ‘grey belt’ definition states that it is land within the Green Belt comprising previously developed land, of which it has already been demonstrated within sections 5.5-5.7 the application site is previously developed land.
- 5.25 Next, the site should not strongly contribute to any of the 3 purposes highlighted in section 5.22 above. In terms of the site location, and the scale of the application site being 1 single dwelling, the current site does not contribute to preventing the sprawl of large built-up areas.
- 5.26 Neither can the site, due to its size, and significant distance away from large urban developments, prevent neighbouring towns merging into one another.
- 5.27 Lastly, the site is not located within the setting of any historic towns, nor is it located within any sites within footnote 7.
- 5.28 It can therefore be concluded the site does not contribute strongly to the above 3 purposes of the Green Belt, and approving the development proposal would not impact the purposes of the Green Belt to any degree.
- 5.29 The site can therefore be categorised as Grey Belt.

- 5.30 NPPF Paragraph 153 states that *‘when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Footnote 55 continues...other than in the case of development on previously developed land or grey belt land, where development is not inappropriate.’*
- 5.31 The above is reiterated in the Green Belt Guidance updated on 27th February 2025, which provides additional guidance related to the NPPF 2024 revisions. Under the heading **‘How should harm to the Green Belt including harm to its openness be considered if a development is not inappropriate development?’** Which sets out that if development is considered to be not inappropriate on previously developed land or grey belt, then this is excluded from the policy requirement to give substantial weight to any harm to the Green Belt, including its openness.
- 5.32 NPPF paragraph 154 states that inappropriate development in the Green Belt, is by definition harmful to the Green Belt and will not be approved except in Very Special Circumstances (VSC). However, based on the recently published guidance, as the application site is previously developed land, grey belt land, and the proposal is not inappropriate development, substantial weight cannot be given to any harm to the openness of the Green Belt, and the proposal does not have to be justified by ‘very special circumstances’.
- 5.33 Furthermore, whilst it has been demonstrated the application proposal would not cause substantial harm to the openness of the Green Belt; and as the application site is previously developed land, grey belt land, and the proposal is not inappropriate development; substantial weight cannot be given to any harm to the openness of the Green Belt, nor does the proposal have to be justified by ‘very special circumstances’. It can therefore be concluded that the application proposal is in accordance with Paragraph 153 and 154 of the NPPF 2024.

Design & Visual Amenity

- 5.34 Policy DMG1 and NPPF Paragraph 135 both promote high quality design and place-making, stating that good design should be informed by and reflect the history and development of place. Therefore, developments should be practical and legible, attractive to look at, and seek to inspire and excite. All new developments will be required to meet high standards of design, being innovative to obtain the best design solution and using materials appropriate to the setting. Good quality contemporary design will be supported where this enhances the character and quality of the environment.
- 5.35 NPPF Paragraph 135 states that developments should add to the overall quality of the area; and are visually attractive as a result of good architecture, layout and appropriate design and effective landscaping. Developments should be sympathetic to the local character and history, while not preventing or discouraging innovation or change.

- 5.36 NPPF Paragraph 139 includes that significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 5.37 The ZMA design process involves a detailed site analysis which assesses every site constraint and opportunity in order to produce the optimum design solution for each particular site and client. Each design is bespoke, innovative and sustainable whilst responding to the existing site conditions and context. Please refer to the Design and Access Statement for further detail.
- 5.38 All new residential developments should provide adequate private outdoor amenity space. The proposal includes a private rear garden, driveway, turning area, and a screened parking area. The external spaces along with the proposed landscaping scheme have been designed to maintain privacy, enhance all year screening, and minimise any visual impact.
- 5.39 The style, age and materiality of the properties locally vary significantly with no consistent architectural style within the immediate context. The overall design concept has been influenced by rural properties and materials used across the borough.
- 5.40 As the site is surrounded by natural greenery and trees, the natural stonework, and timber cladding will blend seamlessly with the natural landscaping whilst responding to the context of neutral tones and materials used on local buildings.
- 5.41 The property will not be prominent from any public viewpoints with the building partly screened from different aspects.
- 5.42 Therefore, combining the characteristics and materials of the adjacent properties and local context through contemporary application, creates a high-quality, innovative, architectural response to the site, providing contemporary living accommodation whilst being mindful of the surrounding context.
- 5.43 It is therefore considered that based on the points raised above in relation to design, visual amenity, and architectural response, the proposal is in accordance with Policy DMG1 and NPPF Paragraph 135 in terms of achieving quality, site-specific design.

Neighbour Amenity

- 5.44 Permission will be granted for residential development provided there is no unacceptable adverse effect on the amenity of the neighbouring properties.
- 5.45 The neighbouring dwellings are separated by a significant distance, and mature landscaping. Therefore, the proposed scheme would comply with the required overlooking distances, and the 45-degree rule.

- 5.46 The primary amenity space for the proposed dwelling will be within the existing garden area of the plot. The patio areas face away from the any neighbouring properties, and is screened by the proposed dwelling, along with existing and proposed planting, and boundary treatments.
- 5.47 It can therefore be concluded that the proposal complies with Policy DMG1 regarding the required overlooking distances, the 45-degree rule, and would have no unacceptable adverse effect on the amenity of the neighbouring properties.

Access, Parking & Highways

- 5.48 Access to the site will be improved by incorporating a gated driveway.
- 5.49 In-line with policy, space for 2 cycles and an EV charging point will be located within the garage.
- 5.50 4 parking spaces and an area to turn and exit in forward gear have been provided within the site. Parking is accommodated within the double garage, and arrival courtyard, screened by the house and outbuildings.
- 5.51 Bin storage will be located adjacent to the garage and will be unimpacted by the development.

Biodiversity

- 5.52 Policy states that development should be designed to have a positive, or at least neutral impact on climate change by including areas of soft landscaping and tree planting, using locally sourced materials, maximising the use of permeable surfaces, and incorporating water recycling measures.
- 5.53 The site currently has a low ecological value; however, the immediate context contains a number of existing trees which contribute to the character of the site. All existing trees will be retained, with proposed planting throughout the site, designed to provide year-round screening and enhance the existing boundaries.
- 5.54 A detailed landscaping proposal will be provided prior to work commencing designed to enhance the existing biodiversity and maintain all year screening. The landscaping proposal specifies the hard and soft landscaping details including plant species, designed to create a natural wildlife haven throughout the site.
- 5.55 Additional planting has been proposed throughout along with bat and bird boxes integrated throughout the existing trees. Please refer to accompanying ecology report.

Sustainability

- 5.56 Policy states that the council should encourage developments with fabric first energy efficiency; designs which meet the highest possible levels of sustainability; and on-site low-carbon heat and power generation.
- 5.57 Local and National Policy also promotes the re-use of previously developed land in preference to the loss of green field sites.
- 5.58 One of the key design drivers for the project was the applicant's brief to create a highly sustainable eco-home. The property has therefore been designed to minimise energy usage with a reduced carbon footprint.
- 5.59 We will achieve this firstly by sustainable design, (siting, thermal mass, sustainable heating, and ventilation systems), and secondly by a fabric first approach (high levels of insulation, prevention of thermal bridging, achieving high levels of airtightness).
- 5.60 The property will incorporate on-site power generation through an integrated solar roof system, an air source heat recovery system, rainwater collection, battery storage, internal thermal mass, and locally sourced materials.

Contamination

- 5.61 As the existing use of the site is domestic, the site is not high risk in terms of contamination, however a site investigation can be provided prior to work commencing if required.

Drainage

- 5.62 The site is not located within Flood Zone 2 or 3, and is not impacted by surface water flooding.
- 5.63 A detailed drainage strategy can be provided prior to work commencing.

6.0 Conclusion

- 6.0 This Planning Statement has been prepared by ZMA on behalf of the applicants, Damian and Romy Hanson, in support of the full planning application to demolish an existing dwelling and outbuilding and construct 1 no. self-build eco-home, with detached outbuilding, and garage.
- 6.1 The existing site is large enough to accommodate the dwelling; has an established domestic use; and is categorised as previously developed land.
- 6.2 The development is contained within an existing garden plot, with a defined curtilage boundary. It has also been demonstrated the site is categorised as Grey Belt, and the development is not inappropriate in the Green Belt.
- 6.3 The principle of the development is therefore acceptable in terms of both National and Local Planning Policy, and the design proposal accords with all relevant planning policies.
- 6.4 The design process involved a detailed analysis of the site context, constraints, opportunities, and planning policy in order to achieve the applicant's requirements. The result is a future-proofed, sustainable, family home, which will ensure the applicant, and their family can live and own their custom-designed eco-home suited to their needs.
- 6.5 The proposal creates a high-quality contemporary family home, which references key characteristics from the local area, whilst pairing traditional materials and form to create a contemporary response to the site. The proposal represents an overall improvement to the site whilst providing a local family with their own self-build home.
- 6.6 The proposed scheme aims to set a benchmark for the architectural quality requirements of schemes within the locality by creating an exceptional addition to the area. To conclude, as the proposed scheme accords with all relevant planning policies, the application should therefore be granted planning approval.