

## **PLANNING STATEMENT**

This statement supports an application for Permission In Principle at:  
Land at Shire Lane, Hurst Green BB7 9QR

- The site will be cleared and tidied up with enhancement to the landscape and biodiversity.
- The proposal is justified primarily on the basis that Ribble Valley Borough Council (RVBC) cannot demonstrate a five-year housing land supply, with an estimated supply of only 3.45 years. As a result, the tilted balance set out in Paragraph 11(d) of the National Planning Policy Framework (NPPF) is engaged. This means that planning permission should be granted unless any adverse impacts of the development significantly and demonstrably outweigh the benefit.
- See appeal APP/T2350/W/25/3372635 which covers issues in play here.
- Housing needs report suggests a need for one-bedroom dwellings for first time buyers, starter homes and retirement homes as well as average dwellings. If only one is allowed it will be similar to the dwelling attached and any housing will certainly enhance the view from public roads and neighbouring properties while enhancing their enjoyment of their properties without the odour and mess from animals.
- Backstop would be a conversion of shed to dwelling under Class Q or business premises under Class R. We believe the proposed use would be in keeping with the locality.