



Suite 9  
Grindleton Business Centre  
The Spinney  
Grindleton  
Clitheroe  
Lancashire  
BB7 4DH

Tel: 01200 449700  
www.ghaonline.co.uk  
email: info@ghaonline.co.uk

**PLANNING STATEMENT**

**IN RESPECT OF A PERMISSION IN PRINCIPLE  
PLANNING APPLICATION FOR THE ERECTION  
OF UP TO NINE DWELLINGS ON LAND**

**AT**

**PETRE GARAGE, WHALLEY ROAD, LANGHO,  
BLACKBURN**

Prepared by: Gary Hoerty BSc MRICS FAAV  
Our Client: Messrs W and S Turner  
Our Ref: Tur/1089/3777/GH  
Date: March 2026



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents  
Valuers ■■■ Property Agency ■■■ Property Management



## **CONTENTS**

<b>1.</b>	<b>INTRODUCTION AND BACKGROUND INFORMATION</b>	<b>Page 3</b>
<b>2.</b>	<b>THE APPLICATION SITE</b>	<b>Page 3</b>
<b>3.</b>	<b>THE PROPOSED DEVELOPMENT</b>	<b>Page 4</b>
<b>4.</b>	<b>PLANNING HISTORY</b>	<b>Page 4</b>
<b>5.</b>	<b>PERMISSION IN PRINCIPLE – PROCEDURAL REQUIREMENTS</b>	<b>Page 4</b>
<b>6.</b>	<b>PLANNING POLICY CONTEXT</b>	<b>Page 5</b>
<b>7.</b>	<b>PLANNING POLICY ASSESSMENT</b>	<b>Page 7</b>
<b>8.</b>	<b>SUMMARY AND CONCLUSION</b>	<b>Page 10</b>

## **1. INTRODUCTION AND BACKGROUND INFORMATION**

- 1.1 Gary Hoerty Associates has been instructed by Bill and Steve Turner to submit a permission in principle planning application on their behalf for the development of up to nine dwellings on land at Petre Garage, Whalley Road, Langho.
- 1.2 The application site which will be described in more detail below comprises a former petrol filling station and car repair workshop with an adjoining yard area. The application site is a brownfield site which has modern housing development in close proximity to it. The applicants have operated a car repair business from the property for many years but having reached retirement age they now wish to establish permission for the residential redevelopment of the property.
- 1.3 We set out in this Planning Statement the recent planning history of the property, a description of the application site, a description of the proposed development, details of the relevant planning policies against which the development will be assessed and provide the planning case for the approval of the proposed development.

## **2. THE APPLICATION SITE**

- 2.1 The application site extends to approximately 1.4acres (0.58Ha) or thereabouts and it is located immediately adjacent to Whalley Road just off a large roundabout on the A59/Longsight Road. To the rear of the garage is a length of Longsight Road that became a cul-de-sac when it was cut off when the A59 was altered and the roundabout was constructed and this leads to a former council recycling depot which is currently used for parking coaches, a modern housing estate at Petre Wood Crescent and two other older private dwellings.
- 2.2 The application site is brownfield/previously developed land and comprises a former petrol filling station forecourt and shop, a hand car wash facility, a group of four adjoining buildings three of which were used as a vehicle repair business and the remaining building and adjoining yard are currently used for light industrial purposes.
- 2.3 Although the application site is technically in an area of land designated as Open Countryside being outside of the settlement boundary for Langho, it is nonetheless set within quite an urban environment with a relatively new housing estate to the north and east together with two older dwellings to the north beside which is the Petre Arms Public House another dwelling and further east and adjoining St Leonard's Church and St Leonard's Primary School. To the north of the Petre Arms there is a touring caravan site and associated development.
- 2.4 Slightly separated from the development site but in close proximity there is Mytton Fold Hotel, Restaurant and Golf Course, which has recently developed a number of padel courts, Northcote Hotel and Restaurant with further residential development south west of the site on a section of Whalley Road that is now a cul-de-sac. There is a small housing development currently taking place on a parcel of land that was allocated in the local plan for development which is approximately 300m from the site as the crow flies.
- 2.5 Being located on the edge of Langho means that the development site has easy access to a range of local services and amenities, in addition to those listed above there is a pharmacy, a number of hairdressers and beauty salons, a Spar Shop and a children's day nursery in Langho. In terms of transport the site has a bus stop

immediately opposite for services heading west and approximately 55m to the east a bus stop for services heading east and the site is within 750m from Langho Railway Station. The bus and train services provide regular public transport to Blackburn, Preston, Manchester, Clitheroe and Skipton making the site a very sustainable location for the proposed housing development.

- 2.6 There are some trees around part of the perimeter of the site but they will not prevent the proposed development of the land taking place and the rest of the site is hard surfaced which limits the potential for wildlife habitats and therefore there will be no ecology constraints that will prevent the redevelopment of the site. The site is located within Flood Zone 1 which has the lowest risk of flooding.

### **3. THE PROPOSED DEVELOPMENT**

- 3.1 The proposed development comprises the demolition of all of the existing buildings on the site and the erection of up to nine detached dwellings on the site together with associated garages and infrastructure.
- 3.2 The scale, design and siting of the proposed dwellings are not for consideration at this stage.

### **4. PLANNING HISTORY**

- 4.1 A search of planning applications on the Council's website has revealed a number of planning applications in respect of the applicant's property the most recent of which are listed below.
- 4.2 Planning application 3/2010/0246 was a retrospective application for the erection of a single storey valeting bay with a single storey W.C. extension to the rear. The application was submitted on 24 March 2010 and was approved with conditions on 13 April 2012.
- 4.3 Planning application 3/2009/0097 was an application for the erection of a single storey service shop, attached to the existing service shop and alterations to the existing roof. The application was submitted on 2 February 2009 and was withdrawn on 25 March 2009.
- 4.4 Planning application 3/2002/0809 was an application for a workshop extension which was submitted on 26 September 2002 and approved with conditions on 21 November 2011.

### **5. PERMISSION IN PRINCIPLE – PROCEDURAL REQUIREMENTS**

- 5.1 A permission in principle application (PiP) is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The ability to make an application for PiP is available under the Town and Country Planning Act 1990 via the Town and Country Planning (Permission in Principle) (Amendment) Order 2017.

- 5.2 The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle to accommodate the type and quantum of development proposed and the second stage is the 'technical details consent' which is when the detailed development proposals are assessed.
- 5.3 The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters are considered at the permission in principle stage. Other matters are then considered at the technical details consent stage.
- 5.4 A decision whether to grant PIP in the first instance must be made in accordance with the relevant policies within the development plan, unless there are material considerations, such as those in the National Planning Policy Framework, which would indicate otherwise.
- 5.5 A PiP application is limited to:
- The provision of less than 10 dwellings; and
  - Development carried out on a site of 1 hectare or less
- 5.6 As per the legislation, the application is submitted with the requisite information for the Council to consider the PiP:
- The relevant application form;
  - A location plan identifying the land; and
  - The required fee
- 5.7 The development falls within the thresholds of the legislation and the level of information provided is as required by the Order.

## **6. PLANNING POLICY CONTEXT**

### **6.1 Development Plan**

- 6.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where in making any determination under the Planning Acts, regard is to be had to the Development Plan. The determination shall be made in accordance with the plan unless material considerations indicate otherwise.
- 6.1.2 The statutory development plan for the Ribble Valley comprises the Ribble Valley Core Strategy 2008-2028 (adopted 2014), the Housing and Economic Development DPD (adopted 2019) and the Proposals Map and associated Supplementary Planning Documents (SPDs).
- 6.1.3 The application site is located within the open countryside area and is situated within close proximity to but outside of the settlement boundary of Langho. The following policies of the core strategy will be relevant for the determination of this application:

Key Statement DS1: Development Strategy

Key Statement DS2: Presumption in favour of Sustainable Development.

Key Statement H1: Housing Provision

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DMG3: Transport Considerations

Policy DMH3: Dwellings in the Open Countryside & the AONB

## **6.2 National Planning Policy Framework (NPPF 2024)**

6.2.1 The NPPF 2024 is the main national planning policy guidance influencing planning decision making in England. It states that the main purpose of the planning system in the country is the achievement of sustainable development; and that, for decision taking this means that proposals that accord with an up-to-date development plan should be approved without delay.

6.2.2 Paragraph 10 of the NPPF states that at the heart of the Framework is a presumption in favour of sustainable development which is set out in paragraph 11 which states that plans and decisions should apply a presumption in favour of sustainable development and that 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 strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

6.2.3 Paragraph 39 states:

*Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.*

6.2.4 Section 5 of the NPPF sets out the Government's policies for delivering a sufficient supply of homes and paragraph 61 states:

*To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.*

6.2.5 It continues by setting out the importance of determining the minimum number of homes needed and the size, type and tenure of housing needed for different groups in the community.

6.2.6 Within Section 5 paragraphs 72 to 77 deal with the matter of identifying land for homes, they place a requirement on strategic policy making authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

a) specific, deliverable sites for five years following the intended date of adoption; and

b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.

6.2.7 Paragraph 73 sets out the important contribution that small and medium-sized sites can make to meeting the housing requirement of an area and how essential it is for small and medium sized enterprise house builders to deliver new homes which are often built out quickly. It states:

To promote the development of a good mix of sites local planning authorities should:

*a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*

*b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing;*

*c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;*

*d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and*

*e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.*

6.2.8 Within Section 5 paragraphs 78 to 81 deal with the matter of maintaining supply and delivery, paragraph 78 requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of deliverable sites should also include a buffer of either 5% or 20% depending on the record of delivery in the Borough.

6.2.9 Section 11 of the NPPF deals with making effective use of land and paragraph 124 states:

*Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.*

6.2.10 Paragraph 125 d) promotes the development of under-utilised land and buildings.

### **6.3 Other Material Considerations**

#### **Housing Land Supply**

6.3.1 As a consequence of the outcome of a planning appeal in respect of the refusal of application 3/2025/0414, land to the south of Chatburn Old Road (appeal reference APP/T2350/W/25/3372635) it has recently been held that the Council cannot demonstrate a 5-year housing land supply, at the time of the appeal hearing it was determined by the Inspector that the Council had a 3.45 year supply.

6.3.2 The Council have since the determination of the appeal been making reference to the fact that they do not have a five-year supply of housing land in respect of officer reports for housing development in the Borough.

### **7. PLANNING POLICY ASSESSMENT**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the starting point for the assessment of a planning application is the development plan. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2 The scope for consideration of Stage 1 Permission in Principle applications is limited to location, land use and amount of development. A future Stage 2 application will enable the consideration of other, technical, matters. Therefore, the assessment in this section of the Statement will address the principle of the development only.

7.3 It is of particular relevance to the determination of this application that a number of the most important policies of the local plan, including DMG 2 and DMH3, are out of date as a result of the shortfall of deliverable housing land in the Borough.

7.4 At paragraph 30 of the appeal decision APP/T2350/W/3372635 for the site in Chatburn the inspector said:

*I have found that the Council cannot demonstrate a 5YHLS. Accordingly, as set out in footnote 8 of the Framework, the most important policies of the development plan are considered to be out-of-date. Consequently, paragraph 11 d) of the Framework applies.*

7.5 Paragraph 11 d) of the Framework

*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 strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

- 7.6 The Council's Key Statement DS1: Development Strategy seeks to direct the bulk of new housing development towards the three key service centres of Clitheroe, Longridge and Whalley, with a reduced amount of development being directed towards the Tier 1 Villages which includes Langho.
- 7.7 The application is not within the settlement of Langho, it is situated in an area designated as Open Countryside, however it does form part of a built-up area which is located in close proximity to the settlement of Langho and it is in a sustainable location.
- 7.8 Ordinarily Policy DMG2 and DMH3 would not support the development proposed on the site.
- 7.9 DMG2 requires that development should be in accordance with the core strategy development strategy and should support the spatial vision. In terms of the Tier 1 Villages development proposals 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. However, the site is located close to but not within a Tier 1 Village, it is within the Open Countryside and within the Open Countryside and the Tier 2 Villages the policy only allows development that meets one of five criteria which are that the development is essential to the local economy, is for the purpose of agriculture or forestry, is for local needs housing, small scale tourism development, small scale uses appropriate to a rural area or the development is compatible with the enterprise zone designation.
- 7.10 DMH3: Dwellings in the Open Countryside and AONB sets out the limited circumstances in which this form of development will be allowed which is where development is essential for the purposes of agriculture or residential development which meets an identified local need, the conversion of buildings to dwellings or the rebuilding or replacement of existing dwellings.
- 7.11 However because the Council does not have a five-year housing land supply these policies of the local plan are out of date and the tilted balance is engaged and consequently paragraph 11 d) of the Framework applies.
- 7.12 Paragraph 11 d) states that 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 two specific circumstances indicate otherwise. The first is whether or not the site is or contains any protected areas or assets of particular importance which provides a strong reason for refusing the development proposed, this includes habitat sites, SSSI's, Green Belt, Local Green Space, National Landscape and designated heritage assets. In this case there are no areas or assets of particular importance that require protection. Secondly, if the adverse impacts of allowing the development would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.

- 7.13 Of relevance when assessing the adverse impacts is consideration of the sustainability of the proposed development and this is primarily down to the location of the proposed development and its accessibility to facilities and services without having to make use of private cars. In respect of this site there is a wide range of services and facilities available which are within walking distance and access to a greater range of services and facilities using public transport with bus and rail services within walking distance.
- 7.14 There are no adverse impacts that would significantly and demonstrably outweigh the benefits that would arise from the proposed development and therefore permission in principle should be granted.

## **8. SUMMARY AND CONCLUSIONS**

- 8.1 This application seeks to obtain Stage 1 permission in principle approval for the development of up to nine dwellings on the site of Petre Garage, Whalley Road, Langho.
- 8.2 As a stage 1 application the proposal should only be assessed on the basis of the acceptability of the site's location, land use and amount of development. Any technical matters beyond this are to be considered under a future Stage 2 application.
- 8.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the starting point for the assessment of a planning application is the development plan. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.4 The Council's housing land supply is a material consideration and as was established in the appeal in respect of land on Chatburn Old Road (APP/ T2350/W/3372635) the Council does not have a five-year supply of housing land. Accordingly in line with the NPPF the tilted balance is engaged and the conflict with Policies DMG2 and DMH3 are reduced such that unless the proposed development is an asset of particular importance or the adverse impacts of allowing the development to proceed would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole and in particular the need to direct development to sustainable locations.
- 8.5 The application site is not an asset of particular importance it is situated in a sustainable location with access to a wide range of services and facilities in the immediate locality and with bus and train services within walking distance. There are no adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole.
- 8.6 The NPPF recognises the important role that small and medium sized sites such as the one in this application can play in meeting the housing requirement of an area. In addition, the approval of this application will assist the Council in their requirement to deliver 10% of their housing requirement on brownfield land no larger than 1Ha.
- 8.7 Therefore, in order to comply with paragraph 11 of NPPF permission should be granted without delay.

*G Hoerty*

**Gary Hoerty BSc (Hons) MRICS FAAV**