



Spout Farm Preston Road Longridge PR3 3BE

Stage 1: Permission in Principle for the erection of up to 9 no. dwellings, with the exact scope of demolition and retention of existing buildings to be determined at the Technical Details Consent stage.

Prepared for:
Denis Lambert

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Prepared by:
Matthew Wyatt MRTPI



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/1 INTRODUCTION

- 1.1.1. PWA Planning is commissioned by Mr. Denis Lambert ('the applicant') to prepare this Planning Statement in support of an application for Permission in Principle (PiP) at the site known as Spout Farm, Preston Road, Longridge ('the site').
- 1.1.2. The application seeks to establish the principle of residential development for a minimum of 1 and a maximum of 9 dwellings. This proposal is submitted under the Town and Country Planning (Permission in Principle) Order 2017 (as amended), which limits the scope of this initial stage of determination strictly to three core parameters: location, land use, and the amount of development. All other matters—including detailed design, layout, access, ecology (such as bat surveys), and building recording surveys (should any existing structures be deemed non-designated heritage assets)—are explicitly reserved for the subsequent Technical Details Consent (TDC) stage, in strict accordance with national planning legislation.
- 1.1.3. To ensure maximum flexibility for the delivery of this site, the application is intentionally designed to allow for either the retention of the existing farmhouse or its complete demolition alongside the redundant agricultural/commercial outbuildings. The exact configuration and extent of demolition will be finalised at the TDC stage. Regardless of the final configuration, the maximum number of dwellings on the site will not exceed 9.
- 1.1.4. The fundamental premise of this application is that the site constitutes a highly sustainable, well-contained parcel of predominantly Previously Developed Land (PDL) located immediately adjacent to the Principal Settlement of Longridge. The redevelopment of this site directly aligns with the National Planning Policy Framework's (NPPF) clear mandate to give "substantial weight" to the value of using suitable brownfield land for homes.
- 1.1.5. Crucially, this application is submitted in the context of Ribble Valley Borough Council's inability to demonstrate a 5-Year Housing Land Supply. As established by the recent appeal decision at Land to the South of Chatburn Old Road, Chatburn (APP/T2350/W/25/3372635), the Council's housing land supply currently stands at just 3.45 years. Furthermore, a recent Committee Report

for a site at Whalley (ref: 3/2025/0588) explicitly acknowledges this shortfall, confirming that the Council's strategic policies regarding housing supply are out-of-date.

1.1.6. Consequently, the restrictive policies governing development in the Open Countryside (namely Policies DMG2 and DMH3) are out-of-date, and the "tilted balance" under Paragraph 11(d) of the NPPF is firmly engaged. Planning permission must therefore be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. As this statement will comprehensively demonstrate, the redevelopment of this contained, brownfield site yields significant housing and regeneration benefits, with absolutely no adverse impacts that could conceivably outweigh them.

1.1.7. This statement justifies the proposal in relation to the Development Plan and other material considerations, including the NPPF. It should be read in conjunction with the submitted application documents, which include:

- Application Form
- Location Plan

1.1.8. Should the LPA require any further information to enable the swift and positive determination of this application, please contact PWA Planning in the first instance.

/2 SITE DESCRIPTION

2.1. Site Location and Current Uses

2.1.1. The application site comprises the Spout Farm complex, fronting Preston Road (B6243) on the southern edge of Longridge. The site accommodates a complex mix of historical and existing uses. This includes the existing residential farmhouse, a former cafe premises (The Potting Shed), a former commercial plant nursery, and an extensive operational yard to the east that was historically utilised for the running of the applicant's commercial forestry business, which included the storage of heavy vehicles. An aerial image of the site can be seen below in Figure 1.



Figure 1: Site's location and its wider surroundings (Source: Google Maps)

2.1.2. The plant nursery use has completely ceased, and the land is no longer in active agricultural production or commercial operation. The site currently consists of a mixture of existing buildings, sheds, glasshouse remnants, and extensive areas of hardstanding, alongside the existing dwelling which forms part of the original Spout Farm farmhouse group. The presence of an established commercial building (the former café approved under Application 3/1990/0671) heavily reinforces the longstanding functional, commercial, and built-up character of the land

2.2. PDL Justification and Brownfield Character

2.2.1. While acknowledging that agricultural and plant nursery uses are typically excluded from the strict definition of Previously Developed Land (PDL) under Annex 2 of the NPPF, it is a material fact that a substantial proportion of this site is indisputably PDL. The existing dwelling, the former cafe premises, and the extensive eastern commercial yard (comprising substantial hardstanding and heavy vehicle storage areas) fall squarely within the definition of PDL.

2.2.2. Furthermore, while the former plant nursery component may technically sit outside the strict statutory definition of PDL, its physical reality on the ground is entirely distinct from open, verdant countryside. It is a degraded parcel, heavily characterised by existing and former built form, the remnants of glasshouses, and extensive areas of hardstanding. Functionally and visually, this land shares all the characteristics of a brownfield site. The wider landholding forms a visually contained parcel, exceptionally well suited to sensitive residential redevelopment alongside the regeneration of the strict PDL component.

2.3. Settlement Containment and Built Context

2.3.1. The site benefits from an existing, established vehicular access onto Preston Road via the private drive serving Spout Farm.

2.3.2. The site is unequivocally defined by its urbanised surroundings, not by the open countryside. To the north of the complex lies land that already benefits from planning permission for 34 dwellings (ref. 3/2020/0309) which has been developed in full by Create Homes. To the west, directly across Preston Road, another substantial residential development has been

constructed. Furthermore, former reservoirs provide a strong, permanent physical and visual boundary to development to the north, west and east.



Figure 2: Street View image of the access to the site (Google Earth)

2.4. Planning Constraints and Technical Suitability

- 2.4.1. The site is free from significant constraints. It is not within a conservation area, is not affected by any statutorily listed buildings or scheduled monuments, and is not covered by any national landscape or ecological designations. While some existing buildings have a degree of local interest, they are of modest architectural quality and in declining condition; there is clear scope to secure a sensitive transition through complete replacement with a well-designed residential scheme following a proportionate building recording survey at the Technical Details stage.
- 2.4.2. A public right of way (PRoW) passes through the site, linking it to Pinfold Lane. This is not an impediment to development; rather, it represents an opportunity. Any future development (detailed at the TDC stage) will be purposefully designed to retain, enhance, or sensitively divert this route to ensure a safe, high-quality public amenity for existing and future residents.

2.4.3. Importantly, the site is located in Flood Zone 1, where the risk of fluvial flooding is at its absolute lowest. While mapping indicates minor pockets of potential for surface water flooding, this is a highly localised and commonplace technical matter that can be easily and entirely engineered out through an appropriate Sustainable Drainage System (SuDS) design at the Technical Details stage.

2.5. Site Sustainability

2.5.1. The site represents a highly sustainable location for growth, perfectly positioned to minimise car reliance and actively promote sustainable travel patterns. Crucially, the site sits on the immediate edge of Longridge, which is specifically identified as a Principal Settlement under Ribble Valley Core Strategy Key Statement DS1 (Development Strategy). Local and national planning policy dictates that new housing development should be fundamentally directed toward these main service centres to ensure growth is supported by appropriate infrastructure and services.

2.5.2. The Spout Farm complex is exceptionally well-placed to contribute to this strategic requirement. The site is located just 1.7 km from Longridge town centre, providing direct and convenient access to a comprehensive range of amenities. These include supermarkets, health services (pharmacies and dentists), restaurants, cafés, employment opportunities, and both primary and secondary schools. Future residents would not be isolated; they would be integrated into a thriving settlement with immediate access to essential day-to-day services.

2.5.3. Furthermore, the site benefits from exceptional public transport connectivity. A bus stop is located immediately adjacent to the site, offering regular services to Longridge via the 1, 1S, and 822 routes. A second stop is located merely 120 metres away, providing direct services to Preston via the 1 route. This provides future residents with ready, direct access to higher-order services and major employment opportunities in Preston and across the wider Ribble Valley.

2.5.4. The site benefits from established pedestrian links along Preston Road, and it is understood that the adjacent Create Homes development is mandated to provide a new footway to the nearest bus stop as part of an agreed package of off-site highway works. Ultimately, the

development of this site offers future residents genuine, high-quality alternatives to private car travel, fully satisfying the sustainability objectives of the NPPF.

/3 PLANNING HISTORY

3.1.1. The application site and its immediate surroundings have been subject to several planning applications. These records are highly material; they do not merely provide background but actively establish a pattern of approved development that structurally alters the site's context. The history confirms the site's longstanding commercial reality and the Council's own precedent for accepting residential development in this exact location.

3.2. On-Site Planning History (Confirming Commercial/PDL Status)

3.2.1. The application site benefits from a long, well-documented planning history that definitively establishes its lawful use as commercial, Previously Developed Land (PDL). The site has continually evolved away from any agricultural use, as demonstrated by the following relevant approvals:

- **Ref: 3/84/0675/P** – Change of use of barn and outbuildings for a tree surgery business. Approved 12th March 1985.
- **Ref: 3/85/0495/P** – Change of use to form a nursery garden and to retail products grown/cultivated alongside the existing use of the barn and outbuildings. (Approved 14th November 1985).
- **Application 3/1990/0671:** Extension to Use of Cafe and Erection of Covered Access. Approved, 23rd October 1990.
- **Application 3/2006/0974:** Change of use of first floor to Photographic Gallery and Office. Approved, 12th January 2007.

3.2.2. These approvals firmly establish that Spout Farm has operated as a commercial destination for decades. The presence of a café and a photographic gallery explicitly distances the site from any strict agricultural classification, heavily reinforcing the previously developed, built-up character of the land.

3.3. Immediate Adjacent Precedent (Establishing the Urban Edge)

3.3.1. The following applications relate to the parcel of land immediately adjoining the northern boundary of the main Spout Farm site. They establish an active, undeniable precedent for the principle of residential development in this immediate vicinity:

- **Application 3/2013/0782:** Development of 32 dwellings including affordable housing and alterations to existing access following site clearance. Approved, 16th January 2014.
- **Application 3/2016/0580:** Proposed residential development to provide 34no new dwellings and associated works. Approved, 2nd May 2017.
- **Application 3/2020/0309:** Erection of 34 dwellings and associated works. Approved, 21st December 2020.

3.4. Wider Contextual Precedent (The Shifting Settlement Boundary)

3.4.1. Beyond the immediate adjoining land, just opposite Preston Road, are several massive residential developments that have fundamentally shifted the visual and functional boundary of Longridge southward:

- **Application 3/2011/0316:** Outline application for residential development of up to 60no. dwellings at Land at Preston Road. Approved, April 2013.
- **Application 3/2016/0974:** Outline planning consent for the erection of 275 residential dwellings and a local neighbourhood centre at land west of Preston Road. Approved, 18th September 2017.

3.5. Summary of Planning History

3.5.1. The land immediately adjacent to Spout Farm has been subject to multiple iterations of housing applications, culminating in substantial residential developments that are now complete and occupied.

3.5.2. It is a matter of factual record that the Council has repeatedly deemed the land immediately adjacent to, and opposite, Spout Farm to be highly sustainable and suitable for major residential growth. Retaining Spout Farm—a site with a proven commercial, brownfield history—as an isolated pocket of "Open Countryside" amidst hundreds of newly approved dwellings is a glaring policy anomaly. The planning history overwhelmingly dictates that the principle of residential development here is both logical and firmly established.

/4 PERMISSION IN PRINCIPLE

4.1.1. Permission in Principle (PiP) is an alternative way of obtaining planning permission for housing-led development which expressly and legally separates the consideration of matters of principle for proposed development from the technical detail of the development.

4.1.2. The relevant legislation and guidance for this route is strictly governed by the following:

- Town and Country Planning (Permission in Principle) (Amendment) Order 2017; and
- National Planning Practice Guidance (NPPG) – Permission in Principle.

4.1.3. The PiP consent route has two distinct stages:

- **Stage 1:** establishes whether a site is suitable in-principle; and
- **Stage 2:** ('technical details consent') is when the detailed development proposals are assessed. This is much like a reserved matters application.

4.1.4. Applications for PiP for minor housing development may be submitted directly to the Local Planning Authority. In this context, "minor development" is defined as residential proposals comprising between one and nine dwellings on a site not exceeding one hectare in area. The current application falls squarely within these statutory parameters.

4.2. The Statutory Scope of Assessment

4.2.1. The current application therefore exclusively seeks Stage 1 PiP for residential development of up to nine dwellings on land at Spout Farm, Preston Road. The application establishes the principle of residential use on the site, with detailed matters to be considered at a later stage through a Technical Details Consent application.

4.2.2. In determining a PiP application, the Local Planning Authority must consider the proposal in accordance with the Development Plan and other material considerations, including the National Planning Policy Framework. However, the legislation dictates that the assessment at

this stage is strictly and legally limited to three core parameters: location, land use, and the amount of development.

4.3. Exclusion of Technical Matters

- 4.3.1. It is a fundamental principle of this consenting route that a PiP application cannot be refused, nor its validation delayed, based on an alleged lack of technical information. The NPPG is unequivocal that the scope of PiP is strictly limited so as to reduce upfront costs for applicants bringing forward suitable minor sites.
- 4.3.2. Therefore, the Local Planning Authority must not conflate Stage 1 with Stage 2. It is formally noted that technical considerations—specifically including matters of highways safety, the design of vehicular access, traffic generation, and the assessment or potential loss of any existing buildings that the LPA may attempt to classify as non-designated heritage assets—are explicitly excluded from consideration at this stage.
- 4.3.3. These matters are entirely reserved for the Technical Details Consent stage. Any attempt by the Local Planning Authority to introduce these technical barriers as reasons for refusal at Stage 1 would be ultra vires and a fundamental misapplication of the Permission in Principle legislation.
- 4.3.4. Once a valid application for PIP has been received, the local planning authority should make a decision on the proposal as quickly as possible, and in any event within the statutory time limit of 5 weeks unless a longer period has been agreed in writing with the Applicant.

/5 PROPOSED DEVELOPMENT

5.1.1. The Principle and Quantum of Development

5.1.2. This application seeks Stage 1 PiP for the erection of a minimum of 1 and a maximum of 9 residential dwellings on land at Spout Farm, Preston Road, Longridge.

5.1.3. The application is supported by a formally submitted Location Plan, which identifies the application site as measuring approximately 0.69 hectares. This site area, combined with the maximum quantum of 9 dwellings, ensures the proposal falls comfortably and irrefutably within the statutory definition of "minor development" eligible for the PiP consenting route.

5.2. Scope of Demolition and Site Preparation

5.2.1. To facilitate the effective regeneration of this site, the proposed development inherently encompasses the principle of demolition and site clearance.

5.2.2. As established in Chapter 4, the exact scope of this demolition—specifically whether the existing Spout Farm residential dwelling is retained and integrated into the scheme or entirely demolished to make way for a comprehensive new-build layout—is intentionally deferred to the Technical Details Consent (TDC) stage to allow for maximum design flexibility and viability testing. Regardless of the final configuration, the total net number of dwellings will not exceed 9.

5.3. Access and Infrastructure

5.3.1. The site already benefits from a highly established, existing vehicular access onto Preston Road which currently serves the Spout Farm complex.

5.3.2. The principle of utilising this established access arrangement forms part of this proposal, confirming that the site is readily accessible. However, it is explicitly noted that all detailed design considerations—including precise junction geometry, visibility splay enhancements, and

internal turning/parking arrangements—are strictly reserved for the Technical Details Consent stage.

5.4. Deferral of Technical Details

- 5.4.1. Because this application seeks only to establish the *principle* of the location, land use, and amount of development, detailed elevation and floorplan drawings are neither required nor provided at this stage.
- 5.4.2. The Local Planning Authority is respectfully reminded that detailed design, layout, scale, appearance, access arrangements, landscaping, ecology, and drainage strategies cannot lawfully be demanded prior to the determination of this PiP application and will be comprehensively addressed at the subsequent TDC stage.

/6 PLANNING POLICY CONTEXT

6.1. Introduction to the Planning Balance

6.1.1. Planning law (Section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.1.2. In this specific instance, the NPPF and the Council's undisputed failure to demonstrate a 5-Year Housing Land Supply (5YHLS) constitute material considerations of such overwhelming weight that they fundamentally alter how the local Development Plan must be applied.

6.2. The Development Plan (Ribble Valley Core Strategy 2014)

6.2.1. The statutory Development Plan comprises the Ribble Valley Core Strategy (Adopted 2014). The following key policies are relevant to the *principle* of development:

- **Key Statement DS1 (Development Strategy):** Directs development towards the Borough's principal settlements to ensure growth is located in sustainable locations. As established in Chapter 2, Longridge is a Principal Settlement, and this site is located immediately adjacent to its urbanised edge, fully satisfying the spatial intent of this policy.
- **Policy DMG2 (Strategic Considerations) & Policy DMH3 (Dwellings in the Open Countryside):** These policies generally seek to restrict development outside defined settlement boundaries. However, as definitively proven below, these restrictive policies are currently out-of-date and must be afforded substantially reduced weight.

6.2.2. The Core Strategy contains several operational policies that the Council may attempt to assess. It is formally noted that compliance with the following policies will be demonstrated at the TDC stage, and they cannot form the basis of a refusal for PiP:

- **Policy DMG1 (General Considerations):** Relating to design, local character, and safe access.
- **Key Statement DMI2 (Transport Considerations):** Relating to detailed pedestrian and cycle access enhancements.
- **Policy DMB5 (Footpaths and Bridleways):** Relating to the retention and enhancement of the Public Right of Way crossing the site.
- **Key Statement H2 (Housing Balance):** Relating to the specific mix of housing types.

6.3. Material Considerations: The NPPF

The Housing Supply Crisis and The Tilted Balance

- 6.3.1. The most significant material consideration is the NPPF (December 2024). Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development, which is automatically engaged where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 6.3.2. It is a matter of undisputed fact that Ribble Valley Borough Council is currently operating under a severe housing supply deficit. A recent appeal decision within Ribble Valley (APP/T2350/W/25/3372635, January 2026) confirmed that the Council can only demonstrate a supply of approximately 3.45 years.
- 6.3.3. Furthermore, the Council's own Planning Officers have explicitly formally accepted this position. In the recent Committee Report for Land East of Clitheroe Road, Whalley (ref: 3/2025/0588), Officers conceded that the Council cannot demonstrate a five-year supply and that "*the relevant strategic policies are not considered to be up-to-date*".
- 6.3.4. Consequently, the "tilted balance" (NPPF Paragraph 11d) is firmly engaged. This dictates that permission must be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Heritage Policy and Non-Designated Heritage Assets

- 6.3.5. It is acknowledged that some of the older outbuildings on the Spout Farm complex may be considered by the Council to represent Non-Designated Heritage Assets (NDHAs).
- 6.3.6. Paragraph 216 of the NPPF requires that the effect of an application on the significance of a non-designated heritage asset should be taken into account, requiring a "balanced judgement" having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.3.7. The buildings on site are of modest architectural quality and are in declining condition. Their significance as NDHAs is undeniably low. Therefore, even in a scenario where the Technical Details Consent dictates the complete demolition and total loss of these structures, this minor harm is unquestionably and demonstrably outweighed by the massive public benefits of delivering up to 9 homes and regenerating a brownfield site in the context of a 3.45-year housing land supply.

The NPPF Imperative for Brownfield Land

- 6.3.8. In applying the tilted balance, the Council must apply the NPPF as a whole. The Framework places a clear, legally binding emphasis on:
- Significantly boosting the supply of homes.
 - Chapter 11 of the NPPF dictates that planning decisions should give "substantial weight" to the value of using suitable previously developed land (PDL) / brownfield land for homes. As Spout Farm comprises existing dwellings, former commercial premises, and extensive commercial hardstanding, its regeneration draws massive support from the NPPF, heavily weighting the planning balance in favour of approval.

/7 PLANNING POLICY ASSESSMENT

7.1. Statutory Assessment Parameters in the Context of the Housing Shortfall

7.1.1. As established in Chapter 4, the assessment of this PIP application is legally restricted to three matters: Location, Land Use, and the Amount of development.

7.1.2. Because the Council's spatial policies regarding housing supply are out-of-date due to the critical 3.45-year housing supply deficit, these three parameters cannot be used as a blunt instrument to refuse development. They must be assessed strictly through the lens of the NPPF's presumption in favour of sustainable development, specifically the "tilted balance" mechanism.

7.2. Assessment of Location (Policy DS1 and Sustainable Development)

7.2.1. The application site is located immediately adjacent to the built-up boundary of Longridge, a designated Principal Settlement under Core Strategy Key Statement DS1. Policy DS1 explicitly directs development to these principal settlements to ensure growth is supported by appropriate infrastructure and services.

7.2.2. The location is undeniably sustainable, fully satisfying the requirements of Key Statement DS2. It sits within 1.7 km of Longridge town centre and is directly serviced by adjacent public transport links providing regular, viable alternatives to the private car for journeys to Longridge, Preston, and the wider Ribble Valley.

7.2.3. Furthermore, the Council has repeatedly and unequivocally validated the sustainability of this specific location by approving major residential developments immediately to the north and west of the site. To argue that Spout Farm is an isolated, unsuitable, or unsustainable location for housing would be to directly contradict the Council's own established pattern of approvals and the factual reality of the urbanised edge.

7.3. Assessment of Land Use (C3 Residential and Brownfield Prioritisation)

- 7.3.1. The proposed land use is residential (Use Class C3). This is entirely compatible with the prevailing character of the immediate area, which is now heavily dominated by recently constructed, modern housing.
- 7.3.2. Importantly, as detailed in Chapter 2, the site comprises an existing dwelling, former commercial premises, and extensive commercial hardstanding, giving it the definitive functional and visual character of Previously Developed Land (PDL).
- 7.3.3. The NPPF (Chapter 11) explicitly directs that "substantial weight" be given to the value of using suitable brownfield land within settlements for homes. The proposed residential use represents a highly effective, policy-compliant regeneration of a degraded, underutilised parcel. Refusing residential use here would result in the land remaining an anomalous, redundant commercial remnant surrounded by housing.

7.4. Assessment of Amount

- 7.4.1. The proposal seeks permission for a maximum of 9 dwellings on a site measuring 0.69 hectares. This quantum of development comfortably complies with the statutory limits for "minor development" under the PiP regulations.
- 7.4.2. This amount of development is highly proportionate to the size of the site. It ensures that a spacious, high-quality, and contextually appropriate layout can be brought forward at the Technical Details Consent (TDC) stage.
- 7.4.3. It deliberately avoids the "significant urbanisation," overdevelopment, and dense sprawl issues cited by the Council in recent greenfield refusals, such as the 77-dwelling scheme at Clitheroe Road, Whalley. Up to 9 dwellings is a modest, sensible quantum that allows for sensitive integration with the existing urban edge.

7.5. The Planning Balance (NPPF Paragraph 11d)

7.5.1. The proposal must be granted PiP unless any adverse impacts would significantly and demonstrably outweigh the benefits. These benefits must be categorised under the three overarching objectives of sustainable development set out in the NPPF:

7.5.2. The Substantial Benefits:

- **Social Benefits (Addressing the Housing Crisis):** The delivery of up to 9 homes carries critical weight given the Council's severe 3.45-year housing land supply deficit. It provides immediate, deliverable housing adjacent to a Principal Settlement.
- **Environmental Benefits (Brownfield Regeneration):** The removal of declining commercial structures, glasshouse remnants, and hardstanding to make effective use of land is a primary objective of national planning policy. It visually repairs a fragmented site.
- **Economic Benefits:** The development will support local construction jobs, contribute to the construction supply chain, and generate increased, long-term footfall and expenditure for Longridge's local services and businesses.

7.5.3. The Complete Absence of Demonstrable Harm:

- **Landscape/Spatial:** The site is heavily visually contained by existing development and reservoir infrastructure, meaning there is zero harm to the wider open countryside or strategic green gaps.
- **Technical/Heritage:** Technical matters (highways access, drainage solutions, ecological mitigation, and the formal assessment of any low-significance non-designated heritage assets prior to demolition) are entirely capable of resolution at the TDC stage. There is no evidence of any insurmountable technical harm that would prevent the principle of 9 dwellings on this site. Even assuming the total loss of the existing outbuildings, this

minor harm is comprehensively outweighed by the massive public benefits of housing delivery.

7.6. Overall Conclusion

7.6.1. The principle of residential development on this site is unequivocally sound. The proposal delivers vital, highly sustainable housing on a brownfield-character parcel in a district suffering from a critical, legally acknowledged housing shortfall. There are no adverse impacts that come close to significantly and demonstrably outweighing these overwhelming benefits. We therefore respectfully state that Ribble Valley Borough Council is compelled by national policy to grant Stage 1 PiP without delay.

/8 CONCLUSION

- 8.1.1. This application seeks Stage 1 PiP for the erection of a minimum of 1 and a maximum of 9 residential dwellings at Spout Farm, Preston Road, Longridge.
- 8.1.2. The proposal falls entirely within the statutory definition of minor development. The application deliberately and lawfully defers all technical matters—including detailed design, access configurations, drainage, ecological mitigation, and the formal assessment of any existing outbuildings prior to demolition—to the subsequent TDC stage.
- 8.1.3. The Spout Farm complex represents a highly sustainable, logical, and structurally contained location for residential growth. It sits immediately adjacent to the urbanised edge of Longridge, a designated Principal Settlement, and benefits from excellent, established public transport and pedestrian links.
- 8.1.4. The site is fundamentally characterised by its previously developed and commercial history, comprising an existing dwelling, former commercial premises, and extensive hardstanding. Its redevelopment directly answers the National Planning Policy Framework's mandate to give substantial weight to the regeneration of brownfield land within settlements.
- 8.1.5. The determination of this application is inextricably bound to the factual reality that Ribble Valley Borough Council is suffering from a critical housing supply deficit. It is an established, undisputed fact that the Council can only demonstrate a 3.45-year housing land supply.
- 8.1.6. Consequently, the restrictive countryside policies within the Core Strategy are out-of-date. The "tilted balance" under Paragraph 11(d) of the NPPF is unequivocally engaged. PiP must be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 8.1.7. The benefits of this proposal are significant and immediate. It will deliver up to 9 highly sustainable homes in a district failing to meet its housing targets, while simultaneously regenerating a visually fragmented, brownfield-character parcel.

- 8.1.8. Conversely, there is a total absence of demonstrable harm. Unlike recent major greenfield proposals rejected by the Council, this minor development is physically contained by existing housing and reservoir infrastructure, resulting in zero encroachment into the open countryside. Furthermore, any minor harms associated with the loss of low-significance outbuildings are heavily outweighed by the provision of housing.
- 8.1.9. The statutory parameters of location, land use, and amount of development are fundamentally acceptable in principle. The proposal constitutes sustainable development under the NPPF. We therefore respectfully urge Ribble Valley Borough Council to determine this application strictly within the legislative parameters of the PiP framework, and to grant Stage 1 PiP within the statutory 5-week timeframe.



pwa
planning

Lockside Office Park
Lockside Road
Preston
PR2 2YS

01772 369669
info@pwaplanning.co.uk
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PWA Planning Ltd (trading as PWA Planning)
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