



## **Supporting Planning Statement**

**At:** Land to the west of The Croft, Sawley Road, BB7 4RT

**Proposal:** Permission in Principle (stage 1) for 1 detached dwellings

**On behalf of:** Mrs Denise Ashworth

**April 2026**

## 1.0 The Application Site

- 1.1 The application site (0.1 ha) and forms part of the residential curtilage of The Croft which is a large detached property located just outside the settlement of Sawley.
- 1.2 The site (see photo 1 below and plan extract 1) is situated to the west of detached property. The site is close to flood zone 2 but the footprint of the proposed has been set outside the zone.
- 1.3 Surrounding context

The site is located outside the main settlement boundary of Sawley in Open Countryside and also falls within designated National Landscape. To the east is (approx 70m from the site) is a grade II listed building 'Friends Meeting House' and to the west is Causeway Farm and in-between a substantial conifer hedge.



**Photo 1:** [google.com](https://www.google.com) approximate location of the site



**Photo 1:** photo of the site



**Photo 2:** photo of the land to the east of the house which would remain and shows the extent of the garden area

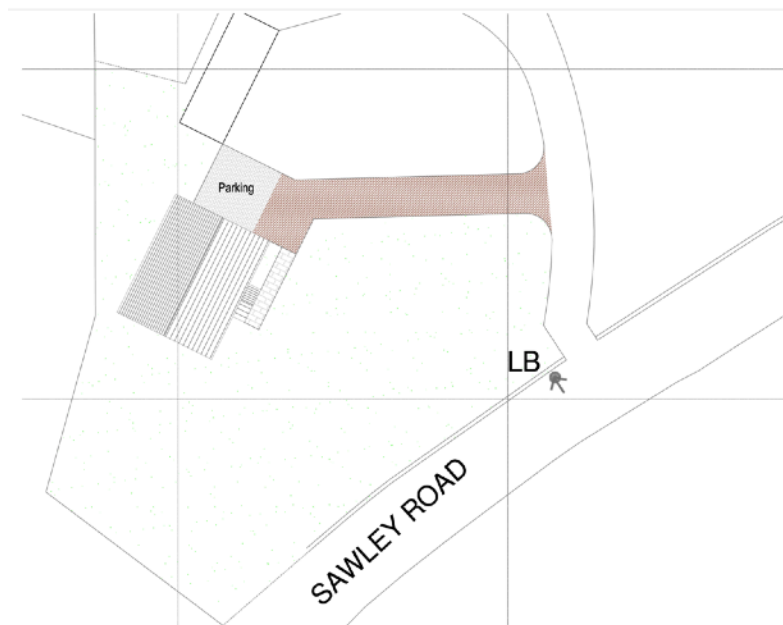
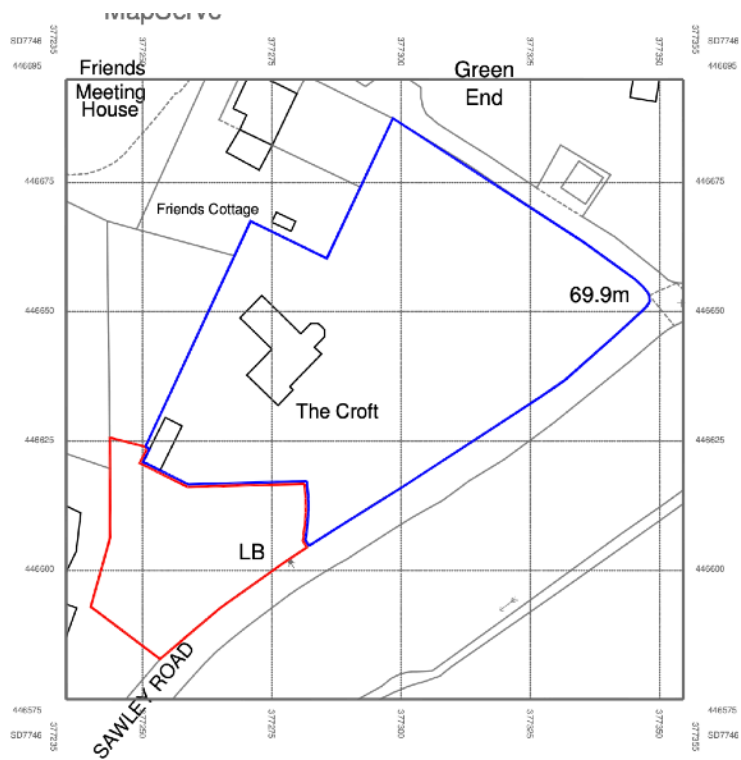
## 2.0 Planning History

3/2000/0437 – erection of conservatory Approved 10/7/00

## 3.0 The Proposal

- 3.1 Permission in Principle ('PiP') is sought for the erection of 1 dwelling at this site. 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.
- 3.2 The PiP route is a two stage process. The first is to establish whether a site is suitable in principle to accommodate the type and quantum of development proposed. The second, referred to as 'Technical Details Consent' considers detailed matters associated with the proposals.
- 3.3 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.
- 3.4 Applications must be determined within 5 weeks, beginning on the day immediately following that on which a valid application is received by the Local Planning Authority. As per the Order, this application is supported by the requisite level of information for the Council to consider the PiP: application form, site location plan and required fee.
- 3.5 The proposed single dwelling would be located to the west of the existing property, as per extract below. The footprint is based on a detached 3/4 bedroom property with access from the existing access off Sawley Road. Given the generous plot size of the property, there is still substantial garden remaining to save the Croft.

Plan extract 1: red edge of the proposed PIP site



## 4.0 Relevant Planning Policies

4.1 For the purposes of this application, the development plan currently comprises the Ribble Valley Core Strategy

4.2 Ribble Valley Core Strategy

Key Statement DS1: Development Strategy

Key Statement DS2: Sustainable Development

Key Statement EN2: Landscape

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement EN5 – Heritage Assets

Key Statement DMH3 – Dwellings in the open countryside and AONB

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DME2: Landscape & Townscape Protection

4.3 It should be noted that on the 7th January 2026, an appeal decision was issued, following a hearing in December 2025, with regard to Land to the south of Chatburn Old Road, in which the Council's 5 year housing land supply was considered in detail by the Inspector.

The appeal was allowed and it was found that the Council's 5YHLS was some 3.45 years. This is a significant material consideration in the determination of this application and subsequent housing developments in the borough.

4.4 **National Planning Policy Framework NPPF**

In addition to the Core Strategy, the National Planning Policy Framework sets out the Government's planning policies for England and details how they should be applied. It requires local planning authorities to adopt a presumption in favour of sustainable development.

Paragraph 11 confirms that the presumption in favour of sustainable development lies at the heart of the Framework. For decision making this means approving development where it accords with an up-to-date development plan, or where the policies which are most important for determining the application are out of date, granting permission unless the adverse impacts would significantly and demonstrably outweigh the benefits, or policies within the Framework indicate that development should be restricted.

Paragraph 39 states that LPA's 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.

Paragraph 61 confirms the Government's objective to significantly boost the supply of new homes and paragraph 73 advises that small and medium sized sites can make an important contribution to meeting the housing needs of an area.

Paragraph 124 states that 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. Paragraph 125 d) also confirms that planning decisions should promote and support the development of under-utilised land.

## 5.0 Planning Assessment of the Proposed Stage 1 PiP

5.1 In accordance with Section 38(6) of the Act and the requirements of the Framework, this application must be considered in accordance with the adopted development plan, unless material considerations indicate otherwise. The primary considerations relating to this proposal, in accordance with the Town and Country Planning (Permission in Principle) (Amendment) Order 2017, are limited to:

- Location
- Land use
- Amount of development

### Location

5.2 The site lies outside the defined settlement boundary (Sawley is Tier 2 settlement) but is still within close proximity to local transport networks and amenities. There are other properties along Sawley Road, a restaurant (Spread Eagle) a school only 20 minute walk away and a bus stop at the Spread Edge.

### 5 Year Housing Land Supply (5YHLS)

The Chatburn appeal considered the Council's stated 5YHLS and when assessing the specific matter of past oversupply influencing current housing requirements, advised that it would (emphasis added):

*"...impede the achievement of the Government's objective to significantly **boost the supply of homes**. I therefore find that the forward-facing approach adopted in the appeal decisions and local plan examination letters that have been referred to by the appellant to be the most appropriate"*

In terms of supply, when considering the status of various sites which make up the stated supply, it was found that:

*'...at this point in time, the deliverable supply of housing amounts to 1,130 dwellings, which, in combination with the consequences of not deducting past over-supply from the local housing need requirements, reduces the housing land supply position to 3.45 years'*

Subsequently, with regard to the status of the Core Strategy, insofar as it relates to housing related applications it was stated 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"*

The Inspector concluded that any impacts arising from conflict with the spatial strategy would not significantly outweigh the benefits of sustainable housing delivery.

In light of this decision, and in the context of the significant shortfall facing the Council, applications should be determined in line with the tilted balance set out in paragraph 11d), 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*

*li. 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.*

With regard to the first matter above, the site is located within the National Landscape (NL) which is the only relevant asset set out in footnote 7. Sites within NL are given great weight as per para 189 of the NPPF, but this does not preclude any form of development in the NL.

As per para 189 of the NPPF, ;

*'The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'*

The scale of the proposed development is a single dwelling which does not constitute major development. It is considered that through a sensitive design (PIP stage 2) that there will not be any detrimental impact to the NL area.

With regard to the second point, there are no adverse impacts arising from the principle of residential development at this site. The site forms part of a generous size curtilage of the Croft. There would be residential development either side of the proposed site. It is considered that subject to any final design proposals would not cause notable landscape or visual impacts.

In terms of sustainability and accessibility, the site lies close to the settlement boundary for Sawley. Future occupants would be able to reach Sawley by crossing the bridge accessing the public houses serving food, village hall and outdoor playground.

The Inspector in the Chatburn appeal also noted, it is reasonable to find that a considerable proportion of future expenditure would be spent in local shops, services and amenities given that they would be accessible and convenient. The development here accrues the same economic benefits in this regard.

Furthermore public transport is also readily available with the C3 (Clitheroe-Sawley circular) and the 659. This gives future occupants the opportunity to access wider retail and leisure opportunities in Clitheroe and connections to larger towns and cities via the train and other connecting bus services.

The frequency of these services is reflective of those available to future residents of the Chatburn appeal site. The Inspector determined that occupants would not be wholly reliant on private car use as a result.

The site clearly benefits from an accessible location and whilst the development would only make a small contribution to supply, it would do so in a proportionate and sustainable manner.

### **5.3 Land use**

Permission in Principle is sought solely for residential development. Whilst the PiP legislation allows for "housing led development", no alternative land uses are sought at this site.

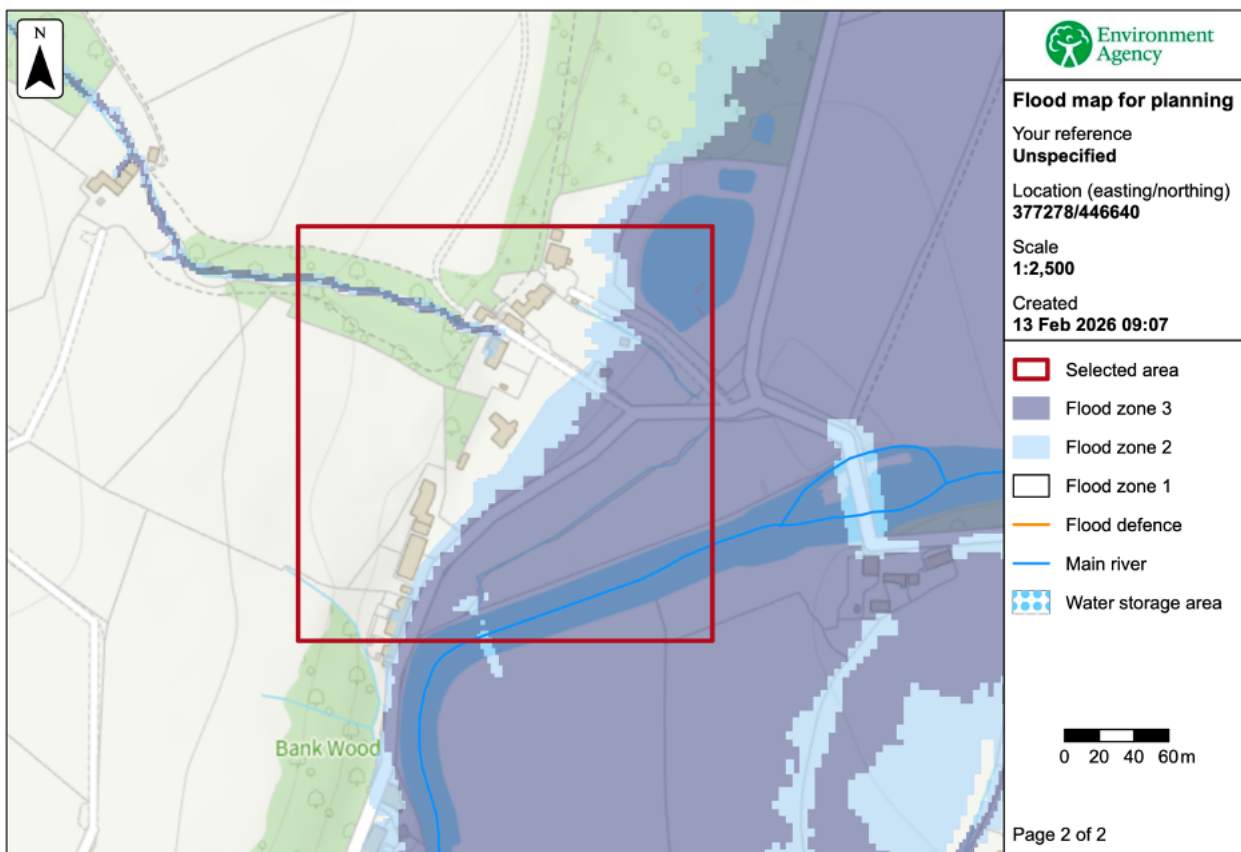
### **5.5 Amount**

Permission is sought for 1 detached dwellings in accordance with the relevant legislation. The take of land is only marginally more than the previous approved application.

## **6.0 Conclusion**

- 6.1 The Council are not able to demonstrate they have a 5 year housing land supply, and until such a time that the new Local Plan is formally adopted, the current policies are out of date.
- 6.3 Accordingly the tilted balance in favour of sustainable development should be applied and permission should be granted without delay, in accordance with paragraph 11 of the Framework.

Appendix - flood zone map



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