

**PLANNING AND AFFORDABLE HOUSING  
STATEMENT**

Applethwaite Ltd

Land at Higher Standen within the Strategic Site

Proposed erection of 60 dwellings comprising houses, bungalows,  
flats, related infrastructure (including public open space) and  
landscaping

March 2026

Steven Abbott Limited  
606 Rossetti Place, 2 Lower Byrom Street, Manchester M3 4AN  
Company number: 04687072





**Written by:** Steven H Abbott BSc (Hons) MRTPI

**Date:** March 2026

**Reference:** 202511

## CONTENTS

1. INTRODUCTION	5
2. THE DEVELOPMENT PLAN	6
3. NATIONAL POLICIES	17
4. DRAFT NATIONAL PLANNING POLICY FRAMEWORK – PLAN-MAKING AND NATIONAL DECISION -MAKING POLICIES (DNPPF) (2025)	23
5. THE EMERGING LOCAL PLAN	27
6. BACKGROUND – THE CURRENT PLANNING STATUS OF THE SITE	29
7. OTHER CONSIDERATIONS	34
8. CONCLUSIONS	36

## 1. INTRODUCTION

- 1.1. I act for the Applethwaite Limited who wish to develop the application site.
- 1.2. This application is supported with a comprehensive array of information as follows:
- Layout and architecture - Woodcroft Design
  - Design and Access Statement – Woodcroft Design
  - Landscape plans - Laird Bailey
  - Transport Statement -Eddisons
  - Street Adoption Statement - Eddisons
  - Archaeology - Orion
  - Ecology/BNG - Bowland Ecology
  - Flood Risk and Drainage - Sutcliffes
  - Ground conditions and contamination - e3p
  - Topographical Survey - Survey Operations
  - Arboricultural Impact Assessment – Bowland Ecology
  - Planning Statement - me

## 2. THE DEVELOPMENT PLAN

- 2.1. Planning law requires the Council to determine planning applications in accordance with the development plan unless other material considerations prevail.
- 2.2. The current adopted development plan is the **Ribble Valley Core Strategy Local Plan (2014)**, hereinafter referred to as the LP.
- 2.3. Key Statement DS1 in the LP (Development Strategy) has ensured that the majority of new housing is being delivered to the Standen Strategic Site (SS), Clitheroe, Longridge and Whalley
- 2.4. Clitheroe, of which the SS now forms a part, is a Principal Settlement in the LP.
- 2.5. The application site is part of the SS.
- 2.6. Key Statement DS2 is entitled 'Presumption In Favour of Sustainable Development'.
- 2.7. When considering development proposals such as this, the Council must take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).
- 2.8. Under the policy, planning applications like this, which accord with the policies in the LP, should be approved without delay, unless material considerations indicate otherwise. There are no other reasons to justify a refusal.
- 2.9. Key Statement EN2 (Landscape) states that as a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials.
- 2.10. This principle has generally been followed on the SS to date,.
- 2.11. The proposed design is in accordance with this principle.

2.12. Key Statement EN3 is headed Sustainable Development and Climate Change. The proposals comply as follows:

- The Design and Access Statement produced by Woodcroft shows that the development will be of a sustainable design and construction standard.
- The ground conditions are not suitable for natural SUDS drainage due to the permeability characteristics of the soil. However, a sustainable drainage system has been designed and details are provided in the assessment by Sutcliffes submitted with this application:
- The application is supported by ecological assessments including BNG proposals.
- The proposed homes would have contemporary energy conservation elements.
- The site is not vulnerable to flooding but integral with its design are measures to avoid surface water flooding on site or beyond it. The application is supported by a flood risk assessment and drainage strategy<sup>1</sup>.
- Energy efficient solutions will be used where possible in construction. The DAS explains more fully.

2.13. Key Statement EN4 is entitled Biodiversity and Geodiversity. Under this policy the Council seeks wherever possible to conserve and enhance the area's biodiversity and geodiversity; avoid the fragmentation and isolation of natural habitats; and help develop green corridors. The application would not harm the area's biodiversity. There are no geodiversity issues. The layout respects the established pattern in the SS to facilitate a connection with the green corridor behind the primary school. Similarly, the other end facilitates a connection with open land and a public footpath.

2.14. The site is not one which has any designation as one of environmental or ecological importance listed in the policy.

- 2.15. Regarding Key Statement EN5 Heritage assets, the site is remote from any heritage assets. However, the Ordnance Survey mapping graphic of the line of the Roman road from Ribchester to Ilkley crosses the site. As a consequence, archaeologists have assessed the situation<sup>2</sup>. Although the landowners originally and other developers on all parts of the SS undertook invasive archaeological assessments nothing has constrained the development sought. The Applicants are following suit and taking a precautionary approach. An archaeological Assessment supports the application and digs have been commissioned.
- 2.16. Key Statement H2 (Housing Balance) is met as the development comprises a mix of housing which accords with the LP's other policies.
- 2.17. Key Statement H3 concerns affordable housing.
- 2.18. The policy requires that within the settlement boundaries of Clitheroe on housing developments of 10 units or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) an element of affordable, local needs housing is developed. It seeks affordable housing provision at 30% of units on the site. The development meets that requirement.
- 2.19. Providing housing for older people is a priority for the Council within the Housing Strategy. The application meets the quotas the key statement and Policy DMH1 seek i.e.
- 2.20. 15% of the units would be for older people.
- 2.21. Within this 15% figure 50% would be affordable and be included within the overall affordable housing threshold of 30%.
- 2.22. The remaining 50% (i.e. the remaining 50% of the 15% older people's element) would be for market housing for older people.
- 2.23. All the affordable dwellings proposed would be made available to those in housing need.

---

<sup>2</sup> Archaeological Evaluation Written Scheme of Investigation, Orion Heritage Limited, October 2025

- 2.24. All the dwellings across the development would meet the Nationally Described Space Standards (NDSS).
- 2.25. Key Statement DMI 1 is entitled “planning Obligations’. I understand that the Council does not currently have a Community Infrastructure Levy (CIL) regime.
- 2.26. As a consequence, Key Statement DM 1 is still used. The Applicant awaits details of any planning obligations requests.
- 2.27. Key Statement DMI 2 concerns transport considerations.
- 2.28. The SS location was promoted in the LP as its main housing site as:
- 2.29. It minimised the need to travel
- 2.30. It would incorporate good access by foot and cycle
- 2.31. It would have convenient links to public transport;
- 2.32. It would reduce the need for travel by the private car.
- 2.33. All of those aspects have been delivered (as envisaged originally) or are being delivered as the later phases shape up. This proposal offers opportunities for the more sustainable means of transport. There are, or will be, metalled adopted footpaths, cycleways and bus stops with shelters for the envisaged services within or adjacent to the site. It is in a very accessible and sustainable location.
- 2.34. The policy states that all major applications must be accompanied by a comprehensive travel plan. The Transport Statement covers this subject<sup>3</sup>
- 2.35. The SS has its own stand-alone policy and chapter in the LP– ‘The Strategic Site’
- 2.36. It stated that a strategic site at Standen, to the south east of Clitheroe, would be developed (and is being) in a comprehensive and sustainable manner as a mixed site to meet a significant proportion of the Borough’s housing

---

<sup>3</sup> Transport Statement and Travel Plan by Eddisons, January 2026.

requirement in the plan period. It is significant that the policy saw the delivery of housing as the priority for the site.

- 2.37. Otherwise, the range of uses would include employment, community uses, local retail, service provision (to serve the site), open space and recreational uses. To date the site has provided hundreds of homes (including affordable consistent with the LP's policies), a new primary school and related facilities and a high-quality residential care home and gardens. It has also provided extensive areas of high quality public open space with recreational facilities for all. The application proposals would continue the good work.
- 2.38. Phasing for the SS would be considered through the development management process in conjunction with the landowners. The Taylor Wimpey (TW) planning permission under Section 73<sup>4</sup> in 2014 contains a phasing plan for the SS. The phasing plan did not include the application site (see below).
- 2.39. The policy referred to the preparation of associated detailed masterplans and legal agreements together with development and design briefs prepared as supplementary planning documents as appropriate. No such documents have been produced by the Council. TW secured approval for its Design Code. This followed the principles established by the 2014 outline planning permission (and the later Section 73 one) for the SS and as sought by the landowners throughout.
- 2.40. The application respects those principles in its entirety and will enhance the part of the SS involved even though the site is outside the area covered by TW's approvals and design code.
- 2.41. There are a number of criteria-based policies which are material considerations.
- 2.42. Policy DMG 1 is entitled General Considerations. The following comments demonstrate why the application is in accordance with the policy.

---

<sup>4</sup> Section 73 of the Town and Country Planning Act 1990 as amended.

### Design

- The design would be of a high standard which takes account of the local context.
- It would be sympathetic to the existing and proposed land uses in terms of its scale, density and
- It considers the density, layout and relationship between buildings which is acknowledged as being important. Visual appearance has been a priority as is the relationship with the surroundings including landscape character to the north.
- There are no impacts on the amenities of local people or the new school next door.
- Sustainable construction techniques would be used.
- Integral energy matters are covered by the DAS and sustainability documents provided by Woodcroft/Applethwaite
- Contemporary qualities for sustainable homes are being met and also dealt with in the DAS and sustainability documents being produced by Woodcroft/Applethwaite

### Access

- The application is supported by a transport statement which is a proportionate medium in the context. The planning status of the site is described below.

### Amenity

- There are no public rights of way on the site. There is a public footpath to the west and an internal pathway being provided as part of the scheme would run up to the boundary to facilitate a connection.
- There is no impact on local residents or the school next door. There is woodland behind open land to the west.

- The design has considered public safety and security issues. The DAS covers that aspect.

#### Environment

- Although the site is not affected by any designation, ecological assessments have been carried out and BNG calculations submitted with the application.
- No designated heritage assets or non-designated heritage assets are affected. However, as explained elsewhere an archaeological assessment and field work support this application because of the OS 'Roman Road' graphic.

#### Infrastructure

- A generous amount of publicly accessible green space is part of the proposals. This was hitherto private land which was inaccessible.
- There are no infrastructure capacity constraints as the site is part of the SS area, including social infrastructure.

#### Landscape and townscape

- The layout takes account of the local landscape and emerging urban townscape (albeit with extensive public open spaces) which comprises the SS

2.43. It is clear from the above that the application complies with the policy.

2.44. Policy DMG2 deals with strategic considerations. The application is in accordance with the criteria under that policy as follows:

- The site is in Clitheroe, a Principal Settlement
- The site is part of the SS
- It is between the phases of the SS built or under construction and those at the west (Littlemoor) end. As such, it will sensitively consolidate the existing and approved built-up area

- Its scale is proportionate to the location
- Its design is in keeping with the context

2.45. The proposals also comply with Policy DMG3 which concerns transport and mobility. It meets the relevant criteria as follows:

- The SS has been planned from the outset to ensure that its residents have readily available and adequate public transport. More particularly, a bus route through the axis of the site (Higher Standen Drive) is facilitated by the provision of bus stops under shelters. These have been rolled out as the site has been developed. There are bus stops close to the site as a consequence.
- The site is well related to the primary and strategic road network via Pendle Road and the A59.
- As with buses the SS has been planned from the outset to ensure that its residents have readily available and adequate access for pedestrians, cyclists and those with reduced mobility.
- The site would be within an existing and approved developed area which is highly accessible for means other than petrol or diesel cars
- The additional homes will all generate economic and social benefits for the local economy including Clitheroe Town Centre.
- The location enables choice to be made between walking, cycling and using buses when residents travel to local facilities regularly

2.46. The residents of the houses will contribute towards the resilience of existing and future bus services; and rail services to and from Clitheroe

2.47. The layout meets current car parking standards

2.48. The site is not constrained by protected trees or woodlands either by planning condition or a TPO. However, I address Policy DME1 for clarity.

- 2.49. The SS as a whole has seen the introduction of thousands of new trees including new woodland on the south side following an initiative from the original landowner. This belt is known as Jubilee Wood.
- 2.50. The backdrop of the application site on its west side is woodland but is away from where the subject dwellings are proposed. However, landscaping including new planting would enhance the site and particularly in the proposed public open space.
- 2.51. An Arboricultural Impact Statement by the Bowland Tree Consultancy supports this application.
- 2.52. Regarding Policy DME2 the proposals do not adversely affect the landscape or the townscape. In terms of the criteria I can comment as follows:
- There are no traditional walls on the site
  - There are no ponds on the site
  - Regarding woodland, copses, individual trees and hedges the application is supported by an Arboricultural Impact Statement by the Bowland Tree Consultancy. A single tree of ‘moderate value’<sup>5</sup> would be felled but replaced by many more trees relevant to the place within the SS which would be created and significantly enhance the characteristics of the site.
  - The design of the proposed dwellings is in keeping with the townscape elements which characterise the residential parts of the SS. The primary school to the north is of a different character but not a style appropriate for the subject development. The proposed designs would enhance this part of the SS by introducing different house types to those built by TW elsewhere on the SS.
- 2.53. Site species and conservation matters are dealt with by Policy DME3.
- 2.54. The position on the subject is as follows::

---

<sup>5</sup> Bowland Tree Consultancy Arboricultural Impact Assessment, January 2026

- Wildlife species and nature conservation have been assessed
- The site is unaffected by any SSSIs
- It has no Priority Habitats or Species identified in the Lancashire Biodiversity Action Plan
- No local nature reserves affect the site
- No County Biological Heritage sites affect the site
- No Special Areas of Conservation (SACs) affect the site
- No Special Protected Areas (SPAs) affect the site
- There are no acknowledged nature conservation value or species attributed to the site

2.55. However, this application is supported by an ecological assessment and BNG calculations.

2.56. Policy DME4 is about the protection of heritage assets. The site is not affected by conservation areas, listed buildings, listed archaeological remains or non-designated heritage assets.

2.57. The site is crossed by a graphic on Ordnance Survey mapping. This consists of a dotted line which denotes the line of the Roman road between Ribchester and Skipton. Although survey work throughout the SS, including invasive, has never found any solid remains, the application is supported by further desk based and dig assessments specifically about the application site.

2.58. For clarity, the line of the Roman Road is not being built over by the proposed dwellings but will align with internal footways between the houses and open space in the site.

2.59. Water management is addressed by Policy DME6. The application is in accordance with that policy.

- 2.60. The dwellings would not be at an unacceptable risk of flooding nor would they exacerbate flooding elsewhere.
- 2.61. The application is nevertheless accompanied by a flood risk assessment and detailed drainage strategy.
- 2.62. Policy DMB4 Open Space Provision is met by the proposals.
- 2.63. A generous area of land west of the site is being reserved, that is shown on the layout and referred to in the Design and Access Statement. It would also provide a location for necessary surface water drainage works. In addition, it would enhance biodiversity.
- 2.64. To conclude on the LP, the proposals are in accordance with all of its relevant policies.
- 2.65. The second part of the current (adopted Local Plan is the **Housing and Economic Development – Development Plan Document** (2019) (HED).
- 2.66. The site is not allocated in the document.

### 3. NATIONAL POLICIES

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

- 3.1. The above must be considered by the Council in its decision making on planning applications<sup>6</sup>.
- 3.2. The NPPF has a presumption in favour sustainable development such as that proposed<sup>7</sup>.
- 3.3. This means granting permission for applications such as the subject one without delay<sup>8</sup>.
- 3.4. In this case, foot note 8 to paragraph 11 appears to apply as an Inspector adjudging a very recent appeal<sup>9</sup> concluded that the Council cannot currently identify a five-year supply of deliverable housing sites.
- 3.5. This adds a further presumption in favour of granted planning permission now.
- 3.6. Under section 4 of the NPPF on decision-making, a sub-section addresses pre-application engagement and front loading. As reported above the Applicants and before them the landowners, submitted comprehensive pre-application submissions.
- 3.7. Section 5 of the NPPF – delivering a sufficient supply of homes – is key to this application.
- 3.8. It meets paragraph 61 as it enables land deemed suitable for housing to come forward and secure implementation quickly. It would also meet an area's identified housing need, including an appropriate mix of housing types for the local community.

---

<sup>6</sup> Paragraph 2 of the NPPF December 2024 (as amended in February 2025)

<sup>7</sup> Paragraph 10, NPPF

<sup>8</sup> Paragraph 11, NPPF

<sup>9</sup> Appeal Ref: APP/T2350/W/25/3372635 Land to South of Chatburn Old Road, Chatburn, BB7 4QG, 9<sup>th</sup> December 2025.

- 3.9. The proposals represent a windfall and accord with the scenario described in the NPPF<sup>10</sup>. It is a suitable site within Clitheroe. Furthermore, it is a development by a different developer to the SS story so far which should help to accelerate the delivery of homes locally<sup>11</sup> and enhance choice.
- 3.10. As the site is part of the SS it constitutes being within a planned extension to Clitheroe<sup>12</sup>.
- 3.11. Section 6 in the NPPF relates to building a strong, competitive economy and Section 7 – ensuring the vitality of the town centre. The proposals would help to stimulate the local economy both directly and indirectly including spending in the town centre and with local services. Both are material considerations which local planning authorities, appeal inspectors and the Secretary of State recognise as material considerations.
- 3.12. Section 8 in the NPPF refers to the promotion of healthy and safe communities. The mixture of the homes proposed enables a healthy and safe lifestyle for the new residents within an attractive, pleasant and sustainable neighbourhood.
- 3.13. The site is next to a new primary school and very close to a high quality public open space (some to be provided on the site), footways, rural footpaths and cycleways and Castlewood residential care Home.
- 3.14. Regarding Section 9 on the promotion of sustainable transport, the SS is a model for the creation of a new neighbourhood with excellent accessibility to public transport and modes other than petrol and diesel cars.
- 3.15. There would be no unacceptable impact on highway safety or a severe (or any) cumulative impact on the road network. The TS submitted is in keeping with the proportionate approach taken by the NPPF<sup>13</sup>. As such, permission should be granted on the basis of no highways refusal issues.

---

<sup>10</sup> Paragraph 73 d), NPPF

<sup>11</sup> Paragraph 73 e), NPPF

<sup>12</sup> Paragraph 77, NPPF

<sup>13</sup> Paragraph 116

3.16. The proposals meet the following NPPF criteria<sup>14</sup>:

- Pedestrian and cycle movements are given priority in line with the rest of the SS
- There is planned access to buses with bus stops in an easy walk of the all the proposed houses on a safe street system within the SS.
- The additional homes would assist the viability of the proposed bus service to run through the SS.
- Less mobile people and those pushing wheelchairs or push chairs are relatively well placed within the SS in terms of ease of movement via its footways and crossing options.
- The SS, and this site included, is safe, secure and attractive – with minimal conflict between pedestrians, cyclists and vehicles.
- The design responds beautifully with local character and the style of the SS; it would enhance it given the quality of the homes and designs proposed.
- There are no constraints over the delivery of goods; access or service and emergency vehicles.
- An EV charging point plan forms part of Woodcroft Designs package with this application.

3.17. The development would not generate significant amounts of movement when considered in the context of the whole of the SS. Nevertheless, a proportionate travel plan has been submitted<sup>15</sup>.

3.18. Section 11 in the NPPF is also relevant concerning the effective use of land. More particularly this represents an opportunity for making multiple benefits

---

<sup>14</sup> Paragraph 117, NPPF

<sup>15</sup> Paragraph 118, NPPF.

from bringing a parcel of land in an urban area which is surplus to other requirements<sup>16</sup>.

3.19. As explained elsewhere in this Statement the Council launched a Call for Sites exercise in October 2025. This relates to land availability in the Borough at the present time and the constraints which affect much of it because of its very high landscape quality, topography and relatively remote areas<sup>17</sup>.

3.20. Similarly, the proposals meet an appropriate density as envisaged by the NPPF under the sub section of that name<sup>18</sup>.

3.21. Specifically, the application meets the criteria as follows:

- The identified need for different types of housing (as described elsewhere in this document)
- Local market conditions
- A viable development
- The absence of infrastructure or services constraints
- The maintenance of the now established character of the SS and the setting of the application site (including the juxtaposition of the proposed houses on the slope down towards the woods and the proposed high quality public open space between the houses and the woods
- The creation of a well-designed, attractive and healthy place

3.22. On that subject, Section 12 in the NPPF is entitled 'Achieving well-designed places'. The proposals comply with its paragraphs as follows:

---

<sup>16</sup> Paragraph 124 and 126, NPPF

<sup>17</sup> Paragraph 127, NPPF

<sup>18</sup> Paragraphs 129, NPPF

- The development would function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- It would be visually attractive as a result of the careful consideration of the context, good architecture, layout and landscaping
- It would be sympathetic to local character, particularly the SS context
- The SS has achieved a strong sense of place, this new segment would have its own identity within the whole
- It would optimise the potential of this parcel to accommodate and sustain an appropriate mix of development (including public open space/green infrastructure)
- It would support emerging and existing local facilities,
- It would be safe, inclusive and accessible with a standard of amenity for future generations, the local bus network and Clitheroe railway station in practical distances respectively to enable the use of public transport
- It would be safe, inclusive and accessible for early occupants and their successors including the minimisation of criminal opportunities by a design which considers security
- The public open space would include new planting

3.23. Regarding what the NPPF states about early engagement with the local community on design quality<sup>19</sup>, the context of the site and what is being proposed did not need consultation with neighbours about design quality. The neighbours comprise a primary school, a residential care home (owned and operated by The Applicant's sister company) partially completed houses and as yet undeveloped parts of the SS. The Applicant has engaged with the Council's Principal Planning & Urban Design Officer and taken his feedback on.

---

<sup>19</sup> Paragraph 137, NPPF.

- 3.24. This is a scheme which should be given significant, positive weight for approval<sup>20</sup> under that policy.
- 3.25. Regarding climate change<sup>21</sup>, the proposals achieve the most efficient and least impactful energy consumption, drainage and emissions approach possible. Details of this are provided in the technical submissions made and the DAS.
- 3.26. The site is not susceptible to flooding. However, a detailed drainage strategy and flood risk assessment has been submitted with this application in accordance with the NPPF<sup>22</sup> and the Validation List. It demonstrates that the proposed development would not result in any off-site flooding.
- 3.27. Section 15 in the NPPF deals with the conservation and enhancement of the natural environment. The application site is former farmed land and part of a strategic development site. It does not contain any woodlands, trees or hedges. There are no tree preservation orders or planning conditions concerning trees affecting it. The application is supported by an Arboricultural Impact Statement and, the Applicants would enhance biodiversity via BNG (the base line of which is mandatory) and mitigate for any protected creatures. Pennine Ecological address these matters in their submissions.
- 3.28. I reiterate too that the site is not affected by any ecological or conservation designation.
- 3.29. Similarly, as one would expect given its planning history and context, it is unaffected by any landscape designation.
- 3.30. My conclusion is that the application complies with the NPPF. In all respects. It would be a sustainable development and the presumption in favour of granting permission (and quickly) must apply.

---

<sup>20</sup> Paragraph 139 a), NPPF

<sup>21</sup> The Planning and Climate Change section in the NPPF

<sup>22</sup> The Planning and Flooding section of the NPPF.

#### 4. DRAFT NATIONAL PLANNING POLICY FRAMEWORK – PLAN-MAKING AND NATIONAL DECISION –MAKING POLICIES (DNPPF) (2025)

- 4.1. The Draft of a revised NPPF (DNPPF) was issued for consultation in December 2025 until March 2026.
- 4.2. It has limited if any weight as a material consideration at this time. However, it demonstrates the direction of travel of Government policy and should be noted accordingly.
- 4.3. My references are limited to those passages of relevance to the proposals.
- 4.4. Policy DM3c states that planning matters raised during any pre-application engagement including any positive response to this engagement should be considered when determining applications. Extensive pre-application engagement took place and the outcome was positive.
- 4.5. The application would be approved in accordance with Policy DM3f as it is in accordance with the development plan and NPPF. No other material considerations justify overriding them.
- 4.6. The application would be approved as it is in accordance with Policy S4. This is because the site is within the settlement of Clitheroe and no adverse effects arise.
- 4.7. The substantial weight of Policy H07 bite as the proposed homes would meet the evidenced need as there is currently not an identified five-year supply of deliverable homes<sup>23</sup>.
- 4.8. The proposals would meet Policy H08 concerning the Council’s policies for affordable homes. The requirement would be met on site.

---

<sup>23</sup> Appeal Ref: APP/T2350/W/25/3372635Land to South of Chatburn Old Road, Chatburn, BB7 4QG, 9<sup>th</sup> December 2025.

- 4.9. The development would accord with Policy H09a as it meets the Council's policies for housing for older people. In site-specific terms, the site meets criterion 'a1'.
- 4.10. The current shortfall of the five-year housing land supply means that draft Policy H013 would come into play. The delivery of a permission on the application site would boost the numbers being delivered by Taylor Wimpey on the rest of the Strategic Site.
- 4.11. Policy L3 would be met as the proposals make efficient use of the land which is appropriate for the context.
- 4.12. The proposals would comply with the criteria under draft Policy DP3 about well-designed places in terms of context, liveability, climate, nature, movement, built-form, public space and identity.
- 4.13. Policy TR2 would be met as the development complies with local parking standards.
- 4.14. The proposals would accord with Policy TR3 as the site is in a highly sustainable location with bespoke transport infrastructure within the Strategic Site.
- 4.15. Similarly, the proposals would accord with Policy TR4 – street design, access and parking.
- 4.16. The application is supported by a proportionate transport statement and a travel plan is proposed. As such, Policy TR6 would be met.
- 4.17. Policy P2 would be met as the application is supported by suitable information about ground conditions.
- 4.18. The site is in a very good location for homes where living conditions would be pleasant and healthy. The proposals would be in accordance with Policy P3 accordingly.
- 4.19. Policy P4 would not raise any issues as the development would have no impact on existing activities.

- 4.20. Regarding Policy F4 2 (Flood Zone 1) this application is supported by a drainage and flood risk assessment.
- 4.21. With regard to Policy F8, the proposals have an integral surface water drainage scheme which controls discharge rates. They do have 'multifunctional benefits' which enhance biodiversity and the appearance of the open part of the site.
- 4.22. The proposed development would accord with Policy N2 as follows:
- N2a – The environmental qualities of the land were considered before the Standen Strategic Site policy in the Local Plan was adopted and before planning permission was granted for the whole Strategic Site.
  - N2b – Similarly, the class of the agricultural land was considered at those stages too (it is not of high quality)
  - N2c – This is also true of ecological networks which extend beyond the site
  - N2d – The same with natural features
  - N2e – Green infrastructure has been a significant facet of the Standen Strategic Site project site its inception. The results are self-evident on the ground. In this case, significant green infrastructure is proposed on the west side of the site (as public open space) but which also incorporates the mapping graphic line of the Roman Road and drainage attenuation features.
  - N2f – Whilst biodiversity was dealt with when the whole Strategic Site was proposed in the Local Plan and granted planning permission, site specific assessments support this planning application. This is not complex as it was open agricultural land historically.
  - N2g – The open land would be managed by a residents' group and thus the risk of failure is minimised.

- Trees related to the proposed streets are proposed in the landscaping scheme produced by Laird Bailey. In addition, the scheme shows the landscaping for the proposed public open space on the west of the site. This would accord with Policy N3.1 a-c
- Although very extensive archaeological investigations have taken place over the whole Standen Strategic Site since its inception, a site-specific assessment and trial digs have taken place. The results support this application although they were understood at the pre-application stage. As such, the proposals would accord with Policy HE10 (archaeological assets).

4.23. Annex A 1 in the Draft NPPF makes it clear that from the day of the publication of the resultant NPPF the policies are material considerations for decision-making. I understand that publication may be as soon as late spring or early summer 2026. In any event, the draft may have limited weight for decision making now.

## 5. THE EMERGING LOCAL PLAN

- 5.1. The Government’s policies and particularly regarding housing will have a significant impact on the Plan. A larger requirement for housing land over a longer period will be a feature of the plan and measures will be taken to accelerate housing delivery well before then. This is a material consideration of the utmost weight for the Council to consider in its decision on this application.
- 5.2. The latest Local Development Scheme (LDS) referred to a consultation on the new Local Plan taking place in autumn 2025 and a draft under Regulation 18 in January 2026. We have checked with the Planning Policy team for an update. They have stated that the Council has no timetable for progress on the Plan<sup>24</sup>. However, it launched a new call for sites (an update to the 2023 exercise) in October 2025.
- 5.3. This reason for the recent Call for Sites update exercise is explained on the Council’s web site<sup>25</sup>. It states that:

*‘It’s important that the Council has a comprehensive and up-to-date understanding of where land is potentially available for a range of types of development. In 2021 the Council asked for sites to be submitted to be assessed for suitability for potential development as part of the evidence base for the new Local Plan. Over 100 sites were submitted to the Council by interested parties for assessment and potential inclusion as an allocation in the Local Plan. These can be viewed on the Call for Sites Interactive Map.*

***Since that time national planning policy has changed the method for calculating local housing need. This has significantly increased the number of homes the borough must plan for, so more potential sites now need to be assessed. In addition, sites submitted in 2021 may have changed over time due to development, ownership changes, new constraints, or shifting market conditions. The end date of the new Local Plan has also been slightly extended, to 2042, to take account of the***

---

<sup>24</sup> RVBC Planning Policy Team 30 October 2025

<sup>25</sup> RVBC Call For Sites web page 2, 30 October 2025

***anticipated timescales for production and adoption. This may capture additional sites that would not have been available for development within the previous timescales.***

*Updating the process increases the range of choice. It ensures all site information is current, allows previous submissions to be amended or withdrawn, and invites new sites for consideration ensuring the Council has an up-to-date, comprehensive ‘pool’ of potential development sites to assess.’ (My emphasis).*

- 5.4. This demonstrates that the Council is being proactive about ensuring that it has a robust supply of housing land in the short, medium and long term. This is a challenge in such a beautiful rural area with so much protected landscape of national significance. Opportunities are scarce and a site such as the subject one within Clitheroe<sup>26</sup> is an obvious win given that it is available, is within the original SS, has a developer (our client) with a track record for high quality and well-designed developments. A good example is Castlewood, nearby, which was opened last month<sup>27</sup>.

---

<sup>26</sup> The land to which the application relates is located within the defined settlement limits of Clitheroe

<sup>27</sup> Developed by Eric Wright Construction and operated by Wrightcare. Both are sister companies to Applethwaite within The Eric Wright Group.

## 6. BACKGROUND – THE CURRENT PLANNING STATUS OF THE SITE

- 6.1. As explained above, the subject land is part of the SS.
- 6.2. I have been involved in the SS project from the outset about 15 years ago. A key part of that was in liaising with the Council on the LP (I gave evidence to support it at the hearings on behalf of the landowners).
- 6.3. The primary purpose of the development strategy in the LP from the very start was to identify a large, deliverable and sustainable location for housing in a district which is very constrained by high quality national landscapes. The landowners', The Council's and my faith in the project has been realised such that the SS development is of a high quality and has made very good progress. It is a great success and an exemplar.
- 6.4. The driver has been the delivery of high quality and sustainable housing i.e. the main purpose of the SS, the primary school and very recently Castlewood residential care home.
- 6.5. The application site was identified for employment in the original (amended) parameters plan for the wider SS.
- 6.6. The planning permission for the employment site (part of the broader permission for the whole SS) was granted originally in 2014<sup>28</sup> and via a Section 73 permission in 2016<sup>29</sup>. Both those permissions have expired as no reserved matters applications were made on this application site..
- 6.7. The Parameters Plan (SP [90] 14D) approved under Condition 2 of the 2014 permission identified the area within the SS containing the subject site for residential development. This demonstrates that, like the surrounding areas, the Council considered the land to be suitable for residential development in principle. This was within a global total for the whole strategic site of 1,040 dwellings.

---

<sup>28</sup> LPA ref: 3/2012/0942, granted 17/04/2014

<sup>29</sup> LPA ref: 3/2015/0895, granted 12/04/2016

- 6.8. The 2016 Section 73 planning permission secured by Taylor Wimpey (TW) had an amended Parameters Plan. One of the changes was to identify the subject site for employment rather than the 2024 position at the east end of the SS.
- 6.9. The 2014 and 2016 permissions identified 'employment' as what was formerly defined in Class B1 in the previous schedule to the Use Classes Order as:
- Office use other than Class A2 –Financial and professional services i.e.:
    - Banks, building societies, estate and employment agencies, professional services (not health or medical services)
  - Research and development of products or processes
  - For any industrial process (which could be carried out in any residential area without causing detriment to the amenity of the area)
- 6.10. In the approved Phasing Plan<sup>30</sup>, under Condition 3 of the 2016 permission, the subject site was not shown as being in any particular phase.
- 6.11. The 2016 permission (as had the 2014 one) had a total of 5,575m<sup>2</sup> gross floorspace<sup>31</sup>.
- 6.12. Since those planning permissions were granted, secondary planning law has changed. What was Class B1 in the Use Classes Order became Class 'E'<sup>32</sup>. Class E is a deliberately broad use class which allows changes between those Class B1 uses listed above, to: -

*'Shops, restaurants, financial and professional services, indoor sport, recreation or fitness, not involving motorised vehicles or firearms, health or medical services, a creche, nursery or a day centre principally for visiting members of the public'*

---

<sup>30</sup> Taylor Wimpey Phasing Plan: TW/PRC/CP/01

<sup>31</sup> Condition 18, LPA ref: 3/2015/0895, granted 12/04/2016

<sup>32</sup> The Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020 and the Town and Country Planning Use Classes Order 1987 (as amended)

6.13. The traffic generated by a development of Class E uses (even in the unlikely event that it could be restricted to a *de facto* B1 site) would likely be unwelcome to the existing and future residents, school children, elderly people and their visitors. This is not just a road safety concern, but an environmental one. A development of approximately 5,575m<sup>2</sup> will require significant servicing and will attract HGVs and vans. The noise from such vehicles travelling through a tightly knit residential neighbourhood would be significant and intimidating. Vibration and fumes would also be impactful. Some delivery or collection vehicles are likely to ‘park up’ in residential streets from time to time and kerb edges/public realm spaces would suffer. The problem is doubled up by the fact that the spine road is a long one-way street as only emergency vehicles, buses, bicycles and pedestrians will be able to use the Littlemoor access. It is also a deliberately winding and slow spine road for urban design and road safety reasons. It was designed for residences and not commercial traffic.

6.14. I also draw attention to the following points:

- The approved TW phasing plan did not show any timescale for the delivery of any employment development;
- No site-specific development brief has been produced by the Council alone or in conjunction with another party for the application site;
- No masterplan has been produced by anyone for the application site;
- The landowners were not requested to undertake any of the above actions;
- The identity of the SS is a high-quality residential neighbourhood, a new primary school and a new residential care home<sup>33</sup> (all meeting needs locally);

---

<sup>33</sup> This was developed by a sister company to the Applicant (Eric Wright Construction) now and is being operated by another of their companies (Wrightcare).

- The site is not allocated in the Housing and Economic Development DPD<sup>34</sup>. It does note on page 6 that ‘the majority of the new **housing** development’ will be directed ‘to the SS ‘known as Standen’ (our emphasis). The passage involved is the justification for the housing allocations under Policy HAL.
- In contrast, and significant, is that Policy EAL – the employment land allocations policy is not justified by any reference to the subject site.
- The absence of any reference to the economic development benefit of the employment site here illustrates that the Council was not giving the same weight as the housing element.
- The most recent Local Development Scheme<sup>35</sup> (LDS) makes no reference to any proposal to deliver employment on the subject site.
- The landowners sought to find a developer for the site. This ultimately involved a marketing exercise by a national agent as no interest was forthcoming on the back of the outline planning permission. No interest arose as a result of that exercise. A second national agent confirmed that there is no prospect of the commercial development coming forward.
- The landowners needed to move forward with this land. It was detached from the rest of their wider land ownership and sat idle with no prospect of being developed. This contrasts with most of the SS which has already delivered hundreds of homes (including affordable) a new primary school, a residential care home and extensive (high quality) public open space.
- The pre-application advice issued by the Council’s senior officers to the landowners and the Applicant reflects that they recognise the site as a residential development opportunity.

---

<sup>34</sup> A Local Plan for Ribble Valley 2008-2028 Housing and Economic Development – Development Plan Document – adopted 15<sup>th</sup> October 2019

<sup>35</sup> Ribble Valley Borough Council – Local Development Scheme (2025)

- 6.15. The planning permission originally granted for the whole strategic site was for 1,040 dwellings etc. We understand that TW may only secure approvals for 960 dwellings. The subject scheme is for 60 dwellings. At the average of 30 dwellings per hectare based on the site area, it would (coincidentally) accommodate 67. However, the need for surface drainage measures and public open space means that its capacity is less. However, the 60 homes proposed comprises 75% of the 80. Given the housing crisis and the pressure, the Council is under to find more residential sites again, this would be a significant short-term windfall.

## 7. OTHER CONSIDERATIONS

### Delivery of housing

- 7.1. When housing land availability issues are assessed deliverability is given a great deal of weight. The credentials of the subject site are exceptional as it is a single owned site with vehicular, pedestrian and cycle access direct from the spine road within the new neighbourhood. The site is available for development and can be developed immediately.
- 7.2. There are no policy or environmental or technical constraints at any level to delay or prevent a residential development going ahead.
- 7.3. The site is located on the proposed bus route through the SS with bespoke bus stops and shelters already in place by the site in readiness for the local bus service.
- 7.4. There are no physical constraints to prevent its development. We know that the ground does not enable permeable drainage solutions but a system has been designed as an integral feature just as it has throughout the SS.
- 7.5. The development of the site for new dwellings enables an even greater choice in Clitheroe for prospective residents.

### Urban design observations

- 7.6. Residential design codes have formed a part of TW's reserved matters approvals on other parts of the SS. They have excluded detailed layout considerations for the application site, primary school and residential care home. However, they have shown an aspiration for the frontages onto the spine road as having the appearance of a 'village street.' (Figure 4.1 in The Code). The proposed design and layout are consistent with those ideas albeit tailor made for the Applicant's requirements and the housing mix proposed.
- 7.7. The proposed development would be a different vocabulary of high-quality townscape at a domestic scale.

- 7.8. The domestic scale proposed would be permeable for pedestrians and cyclists; and would link with the existing public footpath to the west. New internal footpaths would also enable a connection to the area of open land behind the primary school to the north which I understand is owned by TW.
- 7.9. The employment site, as originally imagined in the revised illustrative master plan produced by TW, interrupted the flow of residential buildings and the streetscape on the west side of the spine road. By developing it for residential buildings and use, it would ensure a better physical relationship between the other residential areas, school, residential care home and public open space.
- 7.10. To be specific, to the west of the subject site is a large area of public open space between Higher Standen and the Littlemoor ends of the whole SS. It is a significant landscape feature. A residential development is proposed on the other side, as the latter phases of the SS. A better relationship is possible between the three elements if the subject site is developed for housing too. An employment site would have spoiled the visual juxtaposition of residential buildings either side of park land.
- 7.11. A great deal of effort has been expended throughout the life of the SS project on urban design and landscaping. This was the owner's brief from the outset. Developers and the Council have collaborated in the delivery of a high-quality neighbourhood to enhance Clitheroe.
- 7.12. The Design and Access and drawings show full details of the layout, density, house types, tenure and elderly persons home types.

## 8. CONCLUSIONS

- 8.1. The site is within the defined settlement of Clitheroe, the main town in Ribble Valley, a focus for services and facilities; and a Principal Settlement in the LP.
- 8.2. The site is within the Strategic Site.
- 8.3. It is in a highly sustainable and readily accessible location.
- 8.4. The proposals are in accordance with the adopted LP.
- 8.5. They are consistent with the NPPF.
- 8.6. The application follows an extensive pre-application dialogue. The outcome was positive towards the principle of the development and its layout.
- 8.7. The Council appears to have a shortage of identified land to meet its five-year deliverable housing supply requirement. This adds an additional presumption in favour of granting planning permission now.
- 8.8. In any event, the Council needs more residential sites going forward and this one represents a windfall opportunity within the SS.
- 8.9. The site is deliverable in the short term. It is single owned. There are no technical or environmental constraints. The Applicants can make a start next year
- 8.10. It will deliver affordable homes in accordance with the Council's policies.
- 8.11. It will deliver elderly persons homes in accordance with the Council's policies.
- 8.12. It will deliver public open space and connectivity to adjacent land..
- 8.13. It makes efficient use of land which has sat idle for many years.
- 8.14. The original aspiration for employment on the site was not realised nor is there a prospect of that happening. Employment uses on the site, noting its size, would be adverse to local residents (including Castlewood residential care home) and the school.

- 8.15. It would ensure biodiversity net gain, in accordance with national and local policies.
- 8.16. The development would be a high-quality design and would enhance the neighbourhood being created.
- 8.17. The development would be in accordance with the development management policies in the Draft NPPF.
- 8.18. We respectfully request the Council to grant planning permission at the earliest opportunity in accordance with the favourable presumption in Government policy for housing sites in identified settlements which can be delivered quickly.