



Planning Statement

**Former Salt Store
Skipton Rd
Gisburn**

**Permission in Principle for the
erection of up to 6 dwellings**



CONNOLLYS

Gisburne Park Estates Ltd

June 2026

Report Drafted By	Report Checked By	Report Approved By
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1. INTRODUCTION

BRIEF

- 1.1 Connollys is instructed by Gisburne Park Estates Ltd (hereafter referred to as “the applicant”) to prepare this Planning Statement in support of an application for Permission in Principle (hereafter referred to as “PiP”) to Ribble Valley Borough Council (hereafter referred to as “the Council”) relating to land at a former salt store on Skipton Road, Gisburn.
- 1.2 The description of development given in the planning application form is:

“Proposed residential development of up to 6 no. dwellings”

BACKGROUND

- 1.3 The plot comprises parcel of previously developed land, formerly used for external storage, located just off the A59 at the edge of Gisburn. It extends to 0.3 hectares in area and is currently bound by a combination of fencing, foliage and steel gates. Access is taken from Skipton Road to the southern boundary of the plot.

PURPOSE

- 1.4 The purpose of this Statement is to consider the primary issues associated with an application for PiP, which is limited in scope to matters of location; land use and the amount of development.
- 1.5 The ability to make an application for Permission in Principle is available under the Town and Country Planning Act 1990 via the Town and Country Planning (Permission in Principle) (Amendment) Order 2017.
- 1.6 The PiP route is a two stage process. The first is to establish whether a site is suitable in principle of the type and quantum of development proposed. The second, referred to as ‘Technical Details Consent’ considers detailed matters associated with the proposals.
- 1.7 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.

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- 1.8 In accordance with Part 2A of the Order, the PiP process does not extend to 'major' development. Therefore it is limited to:
- The provision of less than 10 dwellings;
 - The provision of a building(s) where the floor space to be created is less than 1,000 square metres; and
 - Development carried out on a site having an area of 1 hectares or less.
- 1.9 Applications for PiP 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.
- 1.10 As per the Order, this application is supported by the requisite level of information for the Council to consider the PiP:
- The relevant, completed application form; and
 - A site location plan identifying the land;

2. THE SITE & SURROUNDING AREA

SITE DESCRIPTION AND LOCATION

- 2.1 The site comprises a parcel of previously developed land, irregular in shape and measuring circa 0.3 hectares in area. It is located immediately to the east of the settlement of Gisburn as shown in the aerial image below.



Figure. 2.1– Site Location (denoted by red boundary)

SURROUNDING AREA AND SUSTAINABILITY CREDENTIALS

- 2.2 The site is located adjacent to the settlement of Gisburn and within walking distance of a number of local services and facilities within the village itself. It is defined as a Tier 1 settlement in the Ribble Valley

Core Strategy, being one of the “more sustainable of the 32 defined settlements” and where development will be focused.

- 2.3 Accordingly, there are a number of local facilities which can be reached on foot including restaurants, cafes, places of worship, a village hall, primary school, a petrol filling station with convenience store and a public house, albeit the latter is closed at present.
- 2.4 There are bus stops located approximately 400m from the site, to the west, on Main Street, providing daily services to Clitheroe, Skipton and a number of destinations between.
- 2.5 These larger settlements offer a wider range of accessible services owing to their scale and status and also offer travel further afield owing to the presence of railway stations.
- 2.6 Accordingly, the site represents an accessible location for new housing development and would utilise an area of otherwise redundant previously developed land .

SUMMARY

- 2.7 In summary the site comprises a highly sustainable, accessible site, which can make a much needed contribution to housing within the Borough, in the context of the significant shortfall currently experienced by the Council.

3. PLANNING HISTORY

- 3.1 The Council's online records indicate no recent submissions at this site.

4. STATUTORY AND OTHER DESIGNATIONS

HERITAGE DESIGNATIONS

- 4.1 There are no known Listed Buildings or Scheduled Ancient Monuments within or adjacent to the site which would be affected by the proposed development. Whilst it is acknowledged that there is a Conservation Area within Gisburn, it is some 300m from the nearest point of the site. This physical separation, combined with the presence of a range of buildings between the two, means that the setting of the asset would not be unduly affected.

FLOOD RISK AND DRAINAGE

- 4.2 The entirety of the site lies within Flood Zone 1 as shown in the Environment Agency mapping data. Accordingly there is no inherent risk associated with the proposals in this regard.

HIGHWAYS AND ACCESS

- 4.3 Access to the site is currently taken from the southern boundary, from the A59, with a full layby area allowing vehicles to pull clear of the highway. Detailed matters of ingress/egress will be set out at the Technical Details Consent stage.

GROUND CONDITIONS

- 4.4 There are no known ground conditions which would preclude future residential development at this site.

PUBLIC RIGHTS OF WAY

- 4.5 There are no public rights of way on or adjacent to the site which would be affected by the proposals.

TREES

- 4.6 The Council's online information does not indicate that any trees on or adjacent to the site are protected by preservation order, nor do they lie within a conservation area. Any future layout will consider potential arboricultural impacts as part of the Technical Details Consent application.

ECOLOGY

- 4.7 The site is not part of statutorily designated ecological site and any consideration of such issues would be reserved for a future Technical Details Consent application.

SUMMARY

- 4.8 The site is not constrained by any local, regional or national statutory or non-statutory designations such that would impact on the principle of future residential development.

5. THE PROPOSED SCHEME

DESCRIPTION OF DEVELOPMENT

- 5.1 The description of development given in the application forms is:

“Proposed residential development of up to 6 no. dwellings”

PROPOSALS

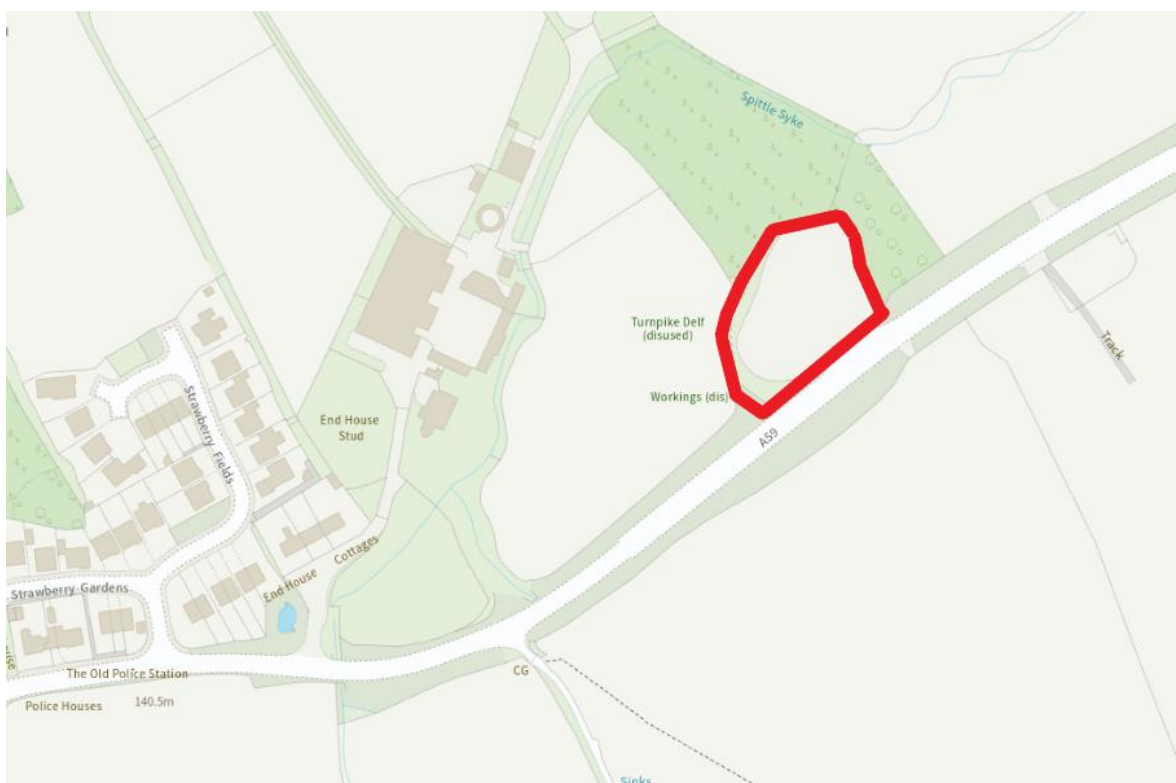


Figure 5.1 Site location plan

- 5.2 It is proposed to erect up to 6 dwellings within the parcel of land shown in Figure 5.1 above. In accordance with the PiP requirements, it is not necessary to provide any further information at this stage, as consideration is limited to matters of location, land use and the amount of development proposed.

- 5.3 The proposals are compliant with the parameters of the 2017 Order by virtue of being for a maximum of 9 dwellings, on an area of land less than 1 hectare in area. The principle of development therefore stands to be considered against the provisions of the adopted development plan and, where relevant, the National Planning Policy Framework.

6. THE DEVELOPMENT PLAN

INTRODUCTION

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

“where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.

6.2 In this instance, the Development Plan comprises:

- The Ribble Valley Core Strategy

THE CORE STRATEGY

6.3 The Core Strategy was adopted in December 2014 and despite any form of review since that time, is currently still used in decision making. Preparation of the Council’s emerging Local Plan remains in its infancy and is not anticipated to be adopted until the end of 2028.

6.4 A relevant and significant material consideration in the application of policies within the Core Strategy, is the Council’s current 5 year housing land supply (‘5YHLS’). 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, Chatburn, in which the Council’s 5 year housing land supply was considered in detail by the Inspector.

6.5 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 will be considered in greater detail later in this Statement.

6.6 The site subject to this application is located within the open countryside. With regard to the principle of new residential development, the following policies would therefore normally be engaged:

KEY STATEMENT DS1

6.7 This policy outlines the Council’s development strategy with regard to housing, employment, retail and leisure. It confirms that Gisburn is deemed to be a Teir 1 settlement and therefore one of the more

sustainable villages in the Borough. Development will be directed towards these areas, in addition to the principal towns of Whalley, Clitheroe and Longridge.

KEY STATEMENT DS2

- 6.8 This policy confirms that when considering development proposals, the Council will take a positive approach which reflects the presumption in favour of sustainable development. Wherever possible, it will aim to secure development that improves the economic, social and environmental conditions in the area.

POLICY DMG1

- 6.9 The policy sets out various criteria to be considered in assessing planning applications, requiring new development to be sympathetic to existing land uses, highway safety and not adversely affect the amenities of the area.

POLICY DMG2

- 6.10 The policy states that development within Tier 2 settlements and outside of all other settlements will be required to meet one of five listed criteria in order to be justified.

POLICY DMG3

- 6.11 This policy supports the provision of sustainable and accessible development.

Policy DMH3

- 6.12 This policy limits new residential development within the open countryside to a number of listed criteria, including housing for essential rural workers, the conversion of existing buildings and the erection of replacement dwellings.

ASSESSMENT

- 6.13 In the context of the aforementioned policies and guidance, this Statement will now consider the proposed development and demonstrate that the principle of development is acceptable in this location, particularly when considering the provisions of the National Planning Policy Framework.

PRINCIPLE OF DEVELOPMENT (LOCATION)

6.14 The primary consideration in establishing the principle of development is to what degree the various policies of the Core Strategy are engaged or considered to be out of date.

6.15 The appeal allowed in Chatburn earlier this year 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"

6.16 Turning to the issue of the actual supply position, 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**"

6.17 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**"

6.18 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*
- ii. any adverse impacts of doing so would significantly and*

demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

- 6.19 With regard to the first matter above, none of the areas or assets of particular importance, as set out in Footnote 7 of the Framework, are present at this site. As such there are no strong reasons for refusing development. With regard to the second limb, there are no adverse impacts arising from the principle of residential development at this site. It represents the sustainable re-use of previously developed land and subject to any final design proposals, would not cause notable landscape or visual impacts, owing to the level of visual containment the site benefits from due to the presence of mature woodland to the north and east.
- 6.20 In terms of sustainability and accessibility, the site lies in close proximity to the settlement boundary of a Tier 1 settlement and benefits from direct access to the local services available, all of which are listed in paragraph 2.3 above.
- 6.21 Furthermore, public transport is also readily available with bus stops located along Main Street circa 400m from the proposed site entrance. Regular services operate from these stops and offer daily travel to Clitheroe and Skipton, allowing residents to sustainably access those larger settlements which contain a wider range of services.
- 6.22 All of the above means that future residents of the development would not be wholly reliant on travel by private vehicle and would be able to meet their daily needs in a sustainable manner. The patronage from new residents would also help to sustain these largely independent local business through local expenditure.
- 6.23 A recent appeal decision in the Borough (PINS ref – 6006097) issued on the 26th June 2026, confirms that sites outside of defined settlements, but within a reasonable distance of the services and facilities within, are sustainable and can make a meaningful contribution to supply in the context of the Council's current shortfall. Indeed the Inspector advised that "against this backdrop, the provision of additional housing, even at a modest level, attracts significant weight". These same findings apply clearly to the site subject to this application.
- 6.24 The location is therefore wholly acceptable for a proportionate amount of residential development, on brownfield land, particularly when the tilted balance is applied.

LAND USE

- 6.25 Permission in Principle is sought solely for residential development. Whilst the PiP legislation allows for “housing led development”, no alternative land uses are sought on this occasion.

AMOUNT OF DEVELOPMENT

- 6.26 Permission is sought for the erection of up to 6 dwellings, within the range of the relevant PiP legislation. Whilst the final layout will be subject to detailed design proposals at the second stage of the process, it is considered that development could be comfortably accommodated without causing any undue landscape, visual or amenity impacts.

7. OTHER MATERIAL CONSIDERATIONS

INTRODUCTION

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

“In principle...any consideration which relates to the use and development of land is capable of being a planning consideration. Whether a particular consideration falling within that broad class is material in any given case will depend on the circumstances” (Stringer v MHLG 1971).

- 7.2 Material considerations must be genuine planning considerations, i.e. they must be related to the development and use of land in the public interest. The considerations must also fairly and reasonably relate to the application concerned (*R v Westminster CC ex-parte Monahan 1989 refers*).
- 7.3 The Courts are the arbiters of what constitutes a material consideration. All of the fundamental factors involved in land-use planning are included, such as the number, size, layout, siting, design and external appearance of buildings and the proposed means of access, together with landscaping, impact on the neighbourhood and the availability of infrastructure.
- 7.4 The Courts have also held that the Government’s statements of planning policy are material considerations which must be taken into account, where relevant, in decisions on planning applications. These statements cannot make irrelevant any matter which is a material consideration in a particular case. But where such statements indicate the weight that should be given to relevant considerations, decision-makers must have proper regard to them. If they elect not to follow relevant statements of the Government’s planning policy, they must give clear and convincing reasons (*E C Grandsen and Co Ltd v SSE and Gillingham BC 1985 refers*).
- 7.5 Emerging policies, in the form of draft policy statements and guidance, can be regarded as material considerations, depending on the context. Their existence may indicate that a relevant policy is under review; and the circumstances which have led to that review may need to be taken into account.
- 7.6 In those cases where the Development Plan is not relevant, for example because there are no relevant policies, or policies in the DPDs pull in opposite directions so that there is no clear guide for a particular

proposal, the planning application should be determined on its merits in the light of all the material considerations.

7.7 In this case the following material considerations are relevant.

NATIONAL PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK

7.8 A revised version of the National Planning Policy Framework (hereafter referred to as the Framework) was published in December 2024. The following extracts are relevant to the scheme in question and are reproduced below for ease of reference together with commentary where necessary:

ACHIEVING SUSTAINABLE DEVELOPMENT

7.9 Section 2 sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. To achieve this, the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) **social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

7.10 The application proposals would deliver sustainable development in the following ways:

Economic The new dwellings would make a meaningful contribution to housing supply and help to vary the housing stock in the area. This would encourage new residents into the Borough who would generate expenditure within the local economy, supporting local shops, services and businesses across a number of sectors.

The development will result in job creation throughout the construction process, with associated expenditure within the local supply chain during the build.

The proposals are fully commensurate with the economic dimension of sustainable development and would represent a welcomed contribution to the economy of the area.

Social The proposals would help to broaden home ownership opportunities and create new, healthy communities within Gisburn. The proposals would also facilitate the creation of jobs within the local labour pool during construction.

Environmental The proposals provide opportunities for biodiversity gain through future new landscaping and the inclusion of EV charging points and other renewable energies.

7.11 Paragraph 11 confirms that plans and decisions should apply a presumption in favour of sustainable development. Accounting for the Council's current 5YHLS position paragraph 11(d) is engaged. It has been confirmed that no conflict arises with paragraph 11(d)(i) or (ii).

DELIVERING A SUFFICIENT SUPPLY OF HOMES

7.12 Paragraph 61 sets out that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.

7.13 This site represents a sustainable location for new housing, with access to public transport and local services. The scheme would result in the delivery of up to 6 homes, making a valuable contribution to housing in Gisburn.

DESIGN

7.14 The creation of high-quality buildings and places is outlined by the Government to be fundamental to what the planning and development process should achieve. A key element of sustainable development is good design, which should contribute positively to making places better for people. Paragraph 135 of the Framework sets out that planning policies and decisions should ensure that developments:

- a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment and landscaping setting;
- d) Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- e) Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses, and support local facilities and transport; and
- f) Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

7.15 Any future development at the site would be controlled through the Technical Details Consent process and a high quality scheme can be achieved, which is appropriate in terms of scale, layout, density and appearance.

ENVIRONMENT

7.16 The Framework also requires that development proposals should also prevent new and existing development from contributing to or being put at an unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

7.17 No unacceptable impacts or risks are known to present on site which would preclude residential development. Any associated assessments would be carried out at the Technical Details Consent stage.

PLANNING PRACTICE GUIDANCE

- 7.18 Planning Practice Guidance (PPG) was launched on 6 March 2014 in its final form and has subsequently been updated on numerous occasions. The PPG replaces some 230 planning guidance documents but results in no amendments to the Framework.
- 7.19 Regarding design, Paragraph ID: 26-001-20140306 reiterates the guidance set out in the Framework; that good quality design is an integral part of sustainable development. Furthermore, the PPG notes that:
- “Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations.”*
- 7.20 The PPG makes it clear that planning policies and decisions should seek to ensure the physical environment supports the three strands of sustainable development (i.e. economic, social and environmental) and in doing so issues including the promotion of local character; designing safe connected and efficient streets; incorporating a network of greenspaces; promoting cohesive and vibrant neighbourhoods, should all be given careful consideration.
- 7.21 The PPG also reiterates the guidance set out in the Framework, that both Local Plans and planning decisions should be based upon and reflect the presumption in favour of sustainable development.
- 7.22 This site is located adjacent to existing built form and would offer future residents direct access to a range of services and facilities in the vicinity, contributing to the creation of sustainable, accessible neighbourhoods. As such, the principle of development is acceptable.

SUMMARY

- 7.23 As outlined above, there are a number of compelling material considerations which support the principle of development, enabling it to deliver much needed housing growth in Gisburn and the Ribble Valley as a whole.
- 7.24 Accounting for the Council's current position with regard to housing supply and delivery, the provision of up to 6 dwellings must be afforded significant weight in the decision making process.

8. SUMMARY OF BENEFITS AND CONCLUSIONS

- 8.1 Connollys is instructed by Gisburne Park Estates Ltd to prepare this Planning Statement in support of an application for Permission in Principle to Ribble Valley Borough Council, relating to land at the former salt store off Skipton Road, Gisburn.
- 8.2 The description of development given in the planning application forms is:
- “Proposed residential development of up to 6 no. dwellings”*
- 8.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:
- “where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise”*
- 8.4 It has been established that the Council’s 5YHLS current sits at 3.45 years, which is a significant shortfall and a notable material consideration in determining this submission, rendering various Core Strategy policies out of date. Furthermore, the Inspector, in allowing the Chatburn appeal, found that it was necessary for the Council to positively address this position, with it being “part of the solution to the acute housing crisis that exists nationally”.
- 8.5 In light of the factors above, residential development at this site is acceptable, sustainable, accessible and as such Permission in Principle should be granted in accordance with paragraph 11d) of the Framework.
- 8.6 The proposals can make a modest but meaningful contribution to the Council’s housing land supply and deliver new homes in an accessible and sustainable location, promoting sustainable, proportionate growth in areas such as Gisburn, leading to economic benefits arising from expenditure during the construction and occupation phases of the development.
- 8.7 The tilted balance in favour of sustainable development therefore weighs heavily in supporting the scheme and any conflict with the spatial requirements set out within the Core Strategy is outweighed by the matters described in this statement.

THE BENEFITS OF THE PROPOSALS

- The development of a sustainably located, under utilised site;
- Positive contribution to general housing supply within the Borough;
- Creating mixed, inclusive and varied communities, which in turn will support the economic, environmental and social wellbeing of the area;
- Improvement and potential diversification of housing stock within Gisburn;
- New employment opportunities during construction;
- Expenditure in the local supply chain during construction;
- Expenditure from future residents, supporting local businesses;
- No significant or demonstrable harm caused by the proposals.

8.8 For the reasons set out above we respectfully request on behalf of the applicant that Permission in Principle be granted without delay.