



Planning Statement

(incorporating Affordable Housing Statement)

Land off York Lane, Langho, Ribble Valley

Prepared on behalf of Redwaters Langho

June 2026

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Document Tracker					
Rev	Comments	Produced by	Checked by	Approved by	Date
1	1 st Draft Principle of Development	JP			24/02/2026
2	Final	SP	SA	SA	25/06/2026

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1. Introduction

- 1.1 This Planning Statement has been prepared by Hive Land & Planning on behalf of Redwaters Langho (“the Applicant”) in support of a full planning application for the erection of 6 open-market residential dwellings, associated landscaping and access works on at The Nook, between Snodworth Road and York Lane Langho, Ribble Valley.
- 1.2 The development proposals are situated on a well-contained ‘garden’ plot that lies outside of the defined settlement boundary of ‘Langho’, and within the Green Belt. The development proposals comprise of 6no. open market residential dwellings with associated access, and landscaping, and are considered to constitute limited in-filling development in a village between York Lane and Snodworth Road within the curtilage of existing developed land (residential dwelling, ‘The Nook’).
- 1.3 This Planning Statement will demonstrate how the proposed development complies with relevant national and local planning policy, including the Ribble Valley Core Strategy where it continues to carry weight. It will also explain how the scheme responds positively to environmental, design and placemaking considerations, ensuring that development is appropriate to its setting and makes efficient use of land.

The Proposed Scheme

- 1.4 The description of the proposed development is:

“Erection of 6 dwellings with associated access and landscaping”

- 1.5 Further details of the Proposed Development are provided within Section 3 of this Planning Statement.

Planning Application Documents

- 1.6 This Statement has been submitted as part of a suite of documents that together comprise the Planning Application. The table below identifies the documents that have been submitted.

Document	Prepared by
Design & Access Statement (UG 3174 URB DOC DAS P02)	Urban Green

Preliminary Ecological Appraisal (UG3174 / PEA)& Daytime Bat Survey (DBS Issue 01; Rev 02)	Urban Green
Biodiversity Net Gain Design Stage Assessment (UG3174 / BNG Issue 01)	Urban Green
Landscape & Visual Impact Assessment (UG3174 / P02)	Urban Green
Transport Note (4489.01)	Eddisons
Phase 1 Geo-Environmental Investigation Report (4548 / Report Ref. 4548-01)	IGE Consulting Ltd
Flood Risk Assessment and Outline Drainage Strategy	PG Consulting Ltd

Structure of the Planning Statement

Section 2: Site and Surrounding Area

Section 3: Proposed Development

Section 4: Planning Appraisal

Section 5: Affordable Housing Statement

Section 6: Planning Balance and Conclusion

2. The Site and Surrounding Area

The Application Site

- 2.1 The Site comprises of residential curtilage to 'The Nook', including a residential garden positioned between York Lane and Snodworth Road. The Site boundary is well-defined by existing mature vegetation and forms part of a well-enclosed residential curtilage, contributing to its discrete presence within the local context. There is existing hardstanding within the Site including an access track to the Nook and existing buildings associated with the dwelling including a greenhouse, garage and kennels.
- 2.2 The Site is situated outside the defined settlement boundary of Langho and lies within the Green Belt but is functionally related to the settlement being only a 10 minute walk from the York Lane/Whalley Road junction. A pavement runs along the entire length of York Lane providing suitable pedestrian connectivity from the Site towards the main centre of Langho and Whalley Old Road. There is limited pedestrian connectivity along Snodworth Road.

Surrounding Area

Sustainable Transport Connections

- 2.3 The Site benefits from close proximity to public transport facilities, including rail and bus. Langho Railway Station is located approximately 663 metres from the Site, placing it within accepted walking distances typically used in transport planning and provides hourly services to stations including, Manchester Victoria, Salford Central, Bolton, Clitheroe, Whalley and Blackburn. A bus stop is located approximately 603 metres away, providing alternative transport options for future residents towards Blackburn, Whalley and Clitheroe with services every 30 mins.

Local Facilities and Services

- 2.4 It is generally accepted that 2km is a distance that people are prepared to walk to access an amenity/facility. Reference to the 2km walk distance was made in the now superseded Planning Policy Guidance (PPG) Note 13 which advised that “walking is the most important mode of travel at the local level and offers the greatest potential to replace short car trips, particularly those under 2km”.
- 2.5 Langho is an established with a range of services and facilities, within an accessible walking distance of the Site. Indeed, the Site is within 750m of SPAR convenience shop (approximately 10 minutes’ walk), St Mary’s Catholic Primary School, St Mary’s Church and The Lord Nelson public house. Whilst Langho Pharmacy and Little Croft deli/sandwich store is approximately 850 metres away from the Site.
- 2.6 Further facilities including St Leonard’s Primary School and Billington & Langho community hall are within 1.5 km of the Site.
- 2.7 There are numerous other convenience stores and supermarkets located a short drive from the Site in Whalley, Great Harwood, Wilpshire and Blackburn.

3. Proposed Development

3.1 The description of the proposed development is:

“Erection of 6 dwellings with associated access and landscaping”

3.2 The Design and Assess Statement (DAS) and submitted plans provide further details in respect of the approach to design and certain technical matters. The application site area extends to 0.54 hectares and the proposed development comprises of the following elements:

Housing

3.3 The proposals seek full planning permission for the erection of 6 market dwellings on 0.54 hectares. The proposed dwellings would comprise six detached houses. In three houstypes, all of which are 4=bedroom units. The mix of properties is summarised below:

Housetype	No.	Number of Beds	Total sq ft	M4(2) Compliance
Housetype A	1	4	2,492.6	Y
Housetype B	4	4	2,458.2	Y
Housetype C	1	4	2,422.2	Y
TOTAL	6	24	14,747.6	

3.4 These bespoke homes have been designed by PRP Architects as a cohesive family of dwellings that respond sensitively to the suburban and sylvan character of Langho. Varying in scale from modest to more substantial forms, each housetype adopts a simple, well-articulated massing that reduces visual bulk and reflects the established residential context. Referencing the recurring pitched roofs and gables witnessed throughout the local village, the proposals utilise this strong form as the basis of a simple and contemporary

aesthetic. Collectively, this approach ensures a balanced hierarchy of development that integrates comfortably within the landscape and reinforces local character.

- 3.5 The housetypes have been sited and orientated to benefit from the site's topography and the scheme is designed to respect the privacy of the adjacent existing properties. The existing accesses from both Snodworth Road and York Road will be retained and enhanced to create a new street from, within which the proposed houses will positively address the new streets. Plots 1 and 2 will share the existing access road to the Nook (off Snodworth Road) and have been orientated to provide a frontage to the street. Plots 3, 4, 5, and 6 will gain access via the existing access point at York Lane

Amenity and Landscaping

- 3.6 The orientation of dwellings respond to any amenity impacts both within the Site and in relation to the existing adjacent uses. Properties are orientated to provide active frontages and natural surveillance to all streetscapes.
- 3.7 The landscape proposals for the Site create a welcoming approach to the neighbourhood whilst responding positively to the local landscape character.
- The retention of green infrastructure assets is a key aspect of this planning application, providing an overarching framework for the development. The proposals actively respect and enhance the sylvan character of the area by:
 - Establishing a coherent, multifunctional landscape network comprised of retained, enhanced, and new landscape features that are set out in the robust landscape proposals;
 - The retention of the Site's boundary features, particularly the vegetation along the northern boundary and the trees along the eastern boundary;
 - The upgrade of the PRow to a new bark mulch surfacing as well as the trimming of the boundary vegetation to the south to enhance accessibility and perceived sense of safety;
 - The introduction of soft landscaping measures including ornamental hedges and shrub planting to differentiate between private plots and communal areas;

- The planting of new trees across the Site;
- A comprehensive SuDs strategy involving the rearranging of the open watercourse to the west with the addition of a marginal plant mix buffer.

Access and Parking

- 3.8 The dwellings are to be served by upgraded existing private vehicular access points taken from York Lane/Snodworth Road to form private residential streets. The road layout is designed to avoid creating a through vehicle link from Snodworth Road to York Road.
- 3.9 Vehicular access will be via the existing vehicular access points off Snodworth Road and York Lane, however, these will be improved as part of the proposals. The width of Snodworth Road access will be widened from 3.2 metres to 4.3 metres and the York Lane access will be widened from 3.7 metres to 4.8 metres.
- 3.10 It is proposed that 2 units plus the Nook will be located on the southern side of the site and accessed off Snodworth Road. Whilst the remaining 4 units will be accessed off York Lane. As part of the development of the Site, the vehicular link between the access points will be removed.
- 3.11 The driveway entering the site from Snodworth Road will remain in private ownership of the Nook. The dwellings along this driveway will have permission to use the route to access and service their homes. Conversely, the driveway entering the Site off York Lane will be in shared ownership of the four dwellings it serves.
- 3.12 Parking has been designed in accordance with current policy and guidance. All parking will be provided in-curtilage. The units on plots 2 & 6 will include internal garages and plots 1,3, 4 & 5 will all have attached garages. All of these garages will comfortably accommodate 2 cars.

4. Planning Appraisal

Planning Policy Framework

- 4.1 This section of the Statement summarises the national and local planning policy context, along with any other material considerations relevant to the consideration of the proposed development.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004, as amended by section 93(2) of the Levelling-up and Regeneration Act, requires that determination must be made in accordance with the development plan and any national development management policies, taken together, unless material considerations strongly indicate otherwise.
- 4.3 The local planning authority (LPA) for this location is Ribbles Valley Borough Council (RVBC). The statutory development plan for the purposes of determining this planning application comprises:
- Ribbles Valley Core Strategy (adopted 2014);
 - Housing and Economic Development - Development Plan Document (DPD) (adopted 2019).
- 4.4 For the purpose of decision making, relevant policies contained within the above development plan documents carry full weight in the determination of this planning application. The Minerals and Waste Plans are not considered to be of relevance to the scheme proposals.

Ribbles Valley Core Strategy

- 4.5 The Core Strategy, which was adopted in December 2014, is the central document of the Local Development Framework and establishes the vision, underlying objectives and key principles that will guide the development of the area over the period 2008 to 2028. It sets the strategic level of planning policy for Ribbles Valley.
- 4.6 The following Local Plan policies (referred to as 'Key Statements') are considered to be of most relevance to the proposed development:
- DS1: Development Strategy

- DS2: Sustainable Development
- EN1: Green Belt
- EN2: Landscape
- H1: Housing Provision
- H2 Housing Balance
- H3: Affordable Housing
- DMI1: Planning Obligations

Housing and Economic Development (HED) - Development Plan Document (DPD)

- 4.7 The role and purpose of the HED DPD is to provide more detailed policy coverage on key issues related to the economy and housing, including allocations and policies for the town centres of Clitheroe, Longridge and Whalley, as well as existing open spaces and settlement boundaries, which are necessary for the implementation of the Core Strategy.
- 4.8 Of key consideration is the adopted Policy Map which supports the HED DPD.

National Planning Policy Framework (February 2025)

- 4.9 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied in policies and decision-making. The NPPF is a material consideration in the determination of this planning application and was subject to significant revisions in December 2024, alongside minor amendments for clarification purposes in February 2025. It confirms in Paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 4.10 The aim of the Framework is to proactively deliver sustainable development to support the Government's housing and economic growth objectives and meet the needs of the country. Paragraph 8 sets out the three overarching objectives of sustainable development:

- **An economic role** – contributing to building a strong, responsive and competitive economy;
- **A social role** – supporting strong, vibrant and healthy communities; and
- **An environmental role** – contributing to protecting and enhancing our natural and built historic environment.

4.11 Paragraph 11 of the NPPF outlines that decisions should apply a presumption in favour of sustainable development, which would mean approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or where the policies which are most important for determining the application are out-of-date unless adverse impacts would significantly and demonstrably outweigh the benefits.

4.12 Chapter 4 sets out the guidance for local authorities making decisions on proposed development. Paragraph 39 sets out that local planning authorities should approach decisions for a proposed development in a positive and creative way, utilising all the tools available to work proactively with the applicants to secure developments that will improve the economic, social and environmental conditions of the area. Paragraph 48 states that planning law requires applications to be determined in accordance with an up-to-date development plan, unless material considerations indicate otherwise.

4.13 Paragraph 57 states that planning conditions should be kept to a minimum and only imposed where they are necessary, and Paragraph 58 stipulates that planning obligations must only be sought where they are: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in kind to the development.

4.14 Specific guidance within the NPPF is discussed in greater detail in relation to the principle of development and other material considerations which arise from the proposed development.

Draft National Planning Policy Framework (December 2025)

4.15 In December 2025, Government launched a consultation on a new NPPF which considers significant changes to the Framework with an emphasis on supporting small to medium site delivery in sustainable

locations. The consultation document introduces a host of 'plan-making' and 'decision-making' policies which, if formally adopted, will be relevant for the determination of the planning application.

- 4.16 Specific amendments and proposed policies are considered further in relation to the development proposals below.
- 4.17 RVBC resolved in 2019 to start preparing a new Local Plan. This will be a single document that sets the overall planning strategy for the borough up to 2042 alongside detailed development management policies. Work to date has included developing the technical evidence base and undertaking stakeholder engagement to identify key issues to address.
- 4.18 In recent years the Government has legislated a new system for preparing Local Plans. The Council is unable to meet the deadline for transitional arrangements and so the new Local Plan will be prepared under the new system. This has affected the timetable. The next stage will be the Scoping Consultation stage, which is scheduled to run from 3 July 2026 to 14 August 2026. Ultimately the new Local Plan is targeted for adoption in 2028.
- 4.19 As work on the new Local Plan is at a very early stage then no planning weight can be attached to it for this planning application.

Principle of Development

Delivery of new homes and presumption in favour of sustainable development

- 4.20 The first significant point to establish is that the current local plan is more than five years old. In accordance with paragraph 11(d) of the NPPF, the presumption of sustainable development (or 'tilted balance') applies when "the policies which are most important for determining the application are out-of-date". The NPPF makes clear that plans need to be reviewed every 5 years and after this date, any housing policies that do not align with the NPPF are generally treated as being 'out-of-date'.
- 4.21 The next point to consider is whether the local authority can demonstrate a five-year housing land supply. On this matter, and the association application of the tilted balance, clarity is provided by the recent appeal decision for Land South of Longsight Road, Langho (appeal ref. 6002485), 11 June 2026. This appeal, for

an outline application of up to 300 residential units, was allowed, with the Inspector concluding the following on RVBC's housing land supply position:

“As the Council cannot currently demonstrate a Framework compliant supply of housing land, the so-called tilted balance applies, as set out in para 11 of the Framework. It provides that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. In this case, they do not, such that planning permission should be granted.... Even when applying the Council's roughly 3.5 years supply figure, there is a serious and significant shortfall in housing delivery. It is unclear how and when this shortfall will be fully addressed. (appeal ref. 6002485, para 45-46).

4.22 This then gives a clear framework for assessing the principle of development on the Site.

4.23 The NPPF is clear on the Government's priorities for providing homes, and it is evident that the Site proposals can positively address several of these important points:

“To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.” (NPPF, para 61)

“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly.” (NPPF para 73).

4.24 There is therefore (before considering the site location), a presumption in favour of delivering new housing that the proposal would positively align with, and this is a significant point in the principle of development.

Site Location

4.25 The Site is located outside the defined settlement boundary of Langho and lies within the Green Belt, forming part of the residential curtilage to 'The Nook' between York Lane and Snodworth Road. National

Green Belt policy attaches great importance to maintaining Green Belt openness and permanence and requires decision-makers to give substantial weight to any harm to the Green Belt. Development is considered to be inappropriate unless it falls within a defined exception. Accordingly, the key “in-principle” issue is whether the proposals fall within one of the NPPF exceptions for development in the Green Belt, and if so, whether the scheme preserves Green Belt openness and does not conflict with the purposes of including land within the Green Belt.

4.26 Paragraphs 153–154 of the NPPF (updated 7 February 2025) confirm that inappropriate development is harmful by definition and should not be approved except in very special circumstances. However, development is **not inappropriate** where it falls within one of the paragraph 154 exceptions, including:

- **154(e)**: limited infilling in villages; and
- **154(g)**: limited infilling or the partial or complete redevelopment of previously developed land... which would not cause substantial harm to the openness of the Green Belt.

4.27 The Applicant’s primary case is that the proposals constitute **limited infilling in a village** (paragraph 154(e)). A fallback position is available under paragraph 154(g) should the decision-maker conclude the Site does not meet the “village infilling” judgment.

Limited Infilling in Villages

4.28 The definition of whether land is within a village is matter for planning judgement, including relationship to the village and the extent nature of the built form around it, rather than being determined solely by the development plan village/settlement boundary in the relevant adopted Local Plan, albeit this is a relevant consideration¹.

4.29 The Site is functionally and physically related to Langho, with walkable access to facilities and services. It is situated outside the defined settlement boundary of Langho and lies within the Green Belt but is functionally related to the settlement being only a 10 minute walk from the York Lane/Whalley Road junction. The Site also benefits from sustainable transport accessibility: Langho Railway Station is approximately 663m away and provides hourly services to destinations including Manchester Victoria,

¹ Julian Wood v The Secretary of State for Communities and Local Government, Gravesham Borough Council EWCA Civ 195 – 9 February 2015

Salford Central, Bolton, Blackburn, Whalley and Clitheroe. A bus stop is approximately 603m away with services every 30 minutes. These attributes evidence that the Site is closely connected to the existing settlement and its services, consistent with the “village” judgment being grounded in real-world accessibility and settlement relationship.

- 4.30 The proposals comprise six dwellings within a contained residential curtilage located between existing highways and established development. The Site is well-defined by mature vegetation and reads as a discrete plot rather than open countryside. The physical characteristics of the Site support the conclusion that the proposals would represent limited infilling. The Site is well-contained by York Lane to the north and Snodworth Road to the west and is enclosed by mature vegetation and boundary features. Existing built elements and domestic features are present within the curtilage, including hardstanding, an access track, and ancillary buildings such as a greenhouse, garage and kennels.
- 4.31 In spatial terms, the proposals would not project development out into open countryside but would instead deliver a small-scale consolidation within an established village-edge context. This is consistent with the Green Belt exception’s purpose, allowing modest infilling that respects the settled form, avoids encroachment, and does not result in a harmful outward expansion of built influence.
- 4.32 Even where an exception is engaged, Green Belt policy requires careful assessment of openness and the five purposes of the Green Belt. The evidence base for this application demonstrates the proposals are experienced as a localised change within a contained plot rather than an intrusion into the wider countryside. The Landscape and Visual Impact Assessment (LVIA) provides clear evidence of containment and limited visibility. It identifies that open and partial views into the Site are mainly confined to short, close-range sections of Snodworth Road and York Lane, and to the PROW along the northern boundary (Footpath LA0306/022). Beyond the immediate vicinity, views are largely truncated by intervening mature vegetation, landform and built form.
- 4.33 In landscape character terms, the LVIA concludes that effects on the wider landscape character areas (including NCA 35 and local character areas) are Negligible Adverse at both Year 1 and Year 15, reflecting the modest scale of development and retention of the site’s well-treed character. The LVIA also confirms there are no landscape designations covering the Site or study area (other than Green Belt), and that there

are no heritage assets within the Site, with the nearest listed building (Lower Woodcock Farmhouse) approximately 435m away and with views generally truncated by intervening features.

- 4.34 The proposals have been developed to retain the majority of existing landscape features, including mature boundary vegetation that forms strong green infrastructure, and the dwellings are sited sensitively (including being set back from more sensitive elevated southern boundaries) to minimise visual effects. A landscape strategy incorporating new native tree and hedgerow planting, meadow areas and ornamental planting will reinforce the existing landscape structure over time.
- 4.35 Taken together, this evidence demonstrates that the proposals would not materially conflict with the Green Belt purposes (including safeguarding the countryside from encroachment and preventing sprawl), because the development would be experienced primarily as a small-scale, well-contained infill scheme within an established village-edge context, rather than an extension of built form into the wider countryside.
- 4.36 Therefore, the proposals fall within the NPPF paragraph 154(e) exception for limited infilling in villages and are not inappropriate development in the Green Belt in principle, subject to detailed matters of layout, design and technical considerations addressed elsewhere in this Statement and the supporting documents.

Previously Developed Land

- 4.37 If, contrary to the Applicant's primary position, the decision-maker concludes the Site does not comprise "limited infilling in a village", the proposals can be assessed under paragraph 154(g) which supports limited infilling or redevelopment of previously developed land where it would not cause substantial harm to openness. The NPPF definition of Previously Developed Land includes land occupied by a permanent structure and associated fixed surface infrastructure, including the curtilage of developed land (subject to exclusions). Annex 2 of the NPPF (February 2025) defines PDL as:

"Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal

by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”

4.38 The draft NPPF (December 2025) continues to employ this definition of Previously Developed Land (PDL).

4.39 PDL definition excludes “*land in built-up areas such as residential gardens...*”, the Site’s context and characteristics (contained curtilage with built features outside the settlement boundary) provide a credible basis for the PDL fallback position to be considered on its merits. The Site forms part of a well-enclosed residential curtilage and is characterised by domestic garden features, including existing hardstanding and buildings associated with the dwelling including a greenhouse, garage and kennels. In any event, the LVIA evidence regarding containment, limited visual envelope and negligible wider landscape effects is directly relevant to the paragraph 154(g) test of whether redevelopment would cause substantial harm to openness. On this basis, should the Council consider that the Site is not within Langho village envelope and the development proposals do not constitute limited infilling within the village (which is the applicant’s primary contention and establishes the principle of development), the Site should be considered to be PDL due to being located within the curtilage of existing developed land outside of the built up area.

Consideration of grey belt land

4.40 Finally, returning the NPPF, there is also the question of whether the Site should be considered as ‘grey belt’ land. Grey belt land is defined within the NPPF glossary of terms (p.73 NPPF) as comprising previously developed land that does not stringly contribute to purposes (a), (b) or (d) of Green Belt land (as set out in NPPF para 143).

4.41 We have already addressed the question of previously developed land above; and established that the site can be regarded as PDL.

4.42 In terms of the relevant purposes of Green Belt land:

4.43 ***(a) to check the unrestricted sprawl of large built-up areas*** – Langho is a small village and cannot be described as a large built-up area. As described above, the site is located within the ‘V’ formed by Snodworth Road

and York lane. This places it within the built-up area of Langho. There would therefore be no 'sprawl' resulting from the proposals.

4.44 *(b) to prevent neighbouring towns merging into one another* – There are no other settlements in the vicinity of the site.

4.45 *(d) to preserve the setting and special character of historic towns* – Langho is not a historic town. It is a small village, comprising predominantly post-war suburban housing and has no special character.

4.46 Therefore, we believe that a case could be made to define the site as grey belt land. That, when combined with the out-of-date Local Plan and unmet housing demand, would also provide an additional policy basis for the development not being considered 'inappropriate' use of Green Belt. The Landscape Visual Impact Assessment (LVIA) submitted with the application assess that there will be no harmful impacts on the wider Green Belt and do this would not be an obstacle. There would need to be an increased provision of affordable housing on the site if it were deemed to be in grey belt land, according to the 'golden rules' (NPPF, para 156).

4.47 At present, the applicant does not wish to pursue the policy case for grey belt. Principally this is because the other exceptions (limited infilling in villages and previously developed land, as described above) provide sufficient policy justification without recourse to a grey belt land argument. However, the applicant reserves the right to explore this further post-submission.

Conclusion

4.48 In summary, the following important points have been established with regards to the site and its potential for development.

4.49 The local planning authority has a Local Plan that is more than five years old and can only demonstrate 3.5 year's housing land supply. This means, in accordance with para 11 of the NPPF, that the 'tilted balance' applies and there is a presumption in favour of sustainable development. The planning application must be considered within this context, and the unmet need for housing locally.

- 4.50 The application Site is a contained residential curtilage plot closely related to Langho and served by sustainable transport connections and local services. It can therefore be described as being within a sustainable location.
- 4.51 The Site forms part of a well-enclosed residential curtilage and is characterised by domestic garden features, including existing hardstanding and buildings associated with the dwelling including a greenhouse, garage and kennels. On that basis, it can be regarded as previously developed land, as defined in the NPPF.
- 4.52 The proposals should be supported in principle because they constitute limited infilling in a village under NPPF paragraph 154(e), and the accompanying landscape and visual evidence demonstrates that effects are localised, with visibility largely contained by vegetation, landform and existing built form, and negligible wider landscape character effects.
- 4.53 Accordingly, the proposals should not be considered to be inappropriate development in the Green Belt and the principle of development is established, subject to the detailed assessment of design, amenity, highways/access, drainage, ecology and other material considerations set out elsewhere in the Planning Statement and supporting technical documentation. In particular, the LVIA establishes that the proposed development will not give rise to harm in the surrounding Green Belt land or wider landscape character,
- 4.54 Furthermore, the Site can be regarded as grey belt land, because it is previously developed land, and does not make a positive contribution to purposes (a), (b) and (d) of Green Belt. With this, and the housing land supply position in mind, the Site and proposals also meet the tests set out in paragraph 155 of the NPPF, and its development for housing would not then be considered as being inappropriate. However, this grey belt argument is not being pursued by the applicant at present.
- 4.55 In conclusion, therefore, there are multiple positive policy routes that establish the principle of development of Site, for the provision of new homes, and which meet the policy exceptions for development within the Green Belt.
- 4.56 In summary then, there is an urgent need to address local housing need in Ribble Valley. The Site offers the potential for development in a sustainable location, that meets multiple policy tests for the appropriateness of development in Green Belt. The proposed development is sensitively located and carefully designed scheme that responds to local landscape and townscape character and has been

assessed as not harming surrounding Green Belt land or landscape character. The proposal also offers the opportunity to deliver affordable housing locally (through off-site contributions).

4.57 Detailed technical matters and other policy considerations are discussed below, none of these are an impediment to the principle of development on the site.

4.58 Therefore, the proposal is in accordance with national and local planning policy and the principle of residential development is established.

Other Material Considerations

Affordable Housing

4.59 The proposed development comprises of 6 market homes and associated infrastructure, with a commuted sum proposed in lieu of providing affordable homes on-site.

4.60 Key Statement H3 in the Ribble Valley Core Strategy (adopted 2014) states that in locations outside of the settlement boundaries of Clitheroe and Longridge, 30% affordable housing provision on developments of 5 or more dwellings (or sites of 0.2 hectares or more irrespective of the number of dwellings) will be sought. In the case of the proposed development this would amount to the on-site provision of 1.8 affordable homes.

4.61 However, H3 does note that affordable housing should be provided on-site unless both the Council and developer both agree that it is preferable to make a financial or other contribution towards the delivery of affordable housing on another site.

4.62 The NPPF (February 2025) outlines in paragraph 65 that, "Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)".

4.63 Annex 2 of the NPPF highlights that 'designated rural areas' are, "*National Parks, National Landscapes and areas designated as 'rural' under Section 157 of the Housing Act 1985.*" The act highlights that this is defined as an area designated by order of the Secretary of State as a rural area.

4.64 Furthermore, Policy HO8 in the December 2025 consultation version of the NPPF, identifies that development proposals should meet or exceed up-to-date development requirements for the provision of affordable housing on-site, unless:

- a) *Off-site delivery on an alternative nearby site would optimise the quality or quantity of homes built; or*
- b) *A cash payment in lieu of on or off-site provision can be justified robustly, and the agreed approach contributes towards the objective of creating mixed and balanced communities.*

4.65 It is on these policy bases that on-site affordable housing is not proposed and the applicant seeks for planning obligations to be imposed on the proposal to contribute towards off-site affordable housing delivery in line with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

4.66 Further consideration of affordable housing is set out in the Affordable Housing Statement in Section 5.

Design

4.67 The submitted Design and Access Statement (DAS) explains that the proposed development has been shaped by a detailed understanding of the site's character, constraints and opportunities. The scheme responds to the site's topography, landscape structure and surrounding residential context, with a layout that seeks to retain and work with existing green infrastructure, mature vegetation and boundary features. The proposed dwellings are arranged to respect neighbouring amenity, provide appropriate levels of privacy and outlook, and create a high-quality residential environment. The DAS also identifies how access, movement, drainage, ecology and landscape considerations have informed the design evolution, with the proposals incorporating enhancements to site connectivity, boundary treatment and biodiversity where practicable.

4.68 The DAS concludes that the design approach is consistent with the relevant national and local planning policy framework. In particular, it accords with the NPPF's emphasis on achieving well-designed places, including development that is visually attractive, sympathetic to local character, functions well over its lifetime and supports sustainable development. At the local level, the proposals respond to the Ribble Valley Core Strategy's requirements for development to be of a high standard of design, to respect landscape and townscape character, to protect residential amenity, and to address matters such as access,

ecology, trees, drainage and landscape impact, including the principles set out in Key Statements EN2, DMG1, DMG2, DME1, DME2, DME3 and DMI2 of the Ribble Valley Core Strategy.

- 4.69 Overall, the DAS demonstrates that the proposed development has been designed as a landscape-led and context-sensitive scheme. It seeks to deliver a modest residential development that makes efficient use of land while respecting the physical characteristics of the site and its wider setting. Subject to the detailed technical matters addressed elsewhere in the application submission, the DAS supports the conclusion that the proposal represents a carefully considered form of development which responds positively to relevant design, landscape, access and environmental policy considerations.

Landscape and Visual Impact

- 4.70 The submitted Landscape Visual Impact Assessment (undertaken by Urban Green) assesses the likely landscape and visual effects of the proposed development of six dwellings at the Site. The LVIA identifies that the site is not subject to any statutory landscape designation, although it lies within the Green Belt and within National Character Area 35 Lancashire Valleys and Local Landscape Character Type 7 Farmed Ridges / Character Area 7a Mellor Ridge. The site itself is described as a well-treed residential garden associated with the existing dwelling known as The Nook, containing mature vegetation, existing hardstanding, an access track, ancillary domestic buildings, a stream and pond, and adjoining Footpath LA0306/022 along its northern boundary. The assessment notes that the site is visually contained to a significant degree by existing mature vegetation, landform and surrounding built form, with most longer-distance views truncated or limited to glimpses of the upper portions of vegetation within the site.
- 4.71 The LVIA concludes that the development would give rise to some localised adverse landscape and visual effects, principally at the site and immediate receptor level, but that effects on the wider landscape character areas would be negligible adverse at both Year 1 and Year 15. At the site level, the replacement of parts of the ornamental garden with residential development would result in moderate adverse effects on site landscape character, existing land use and topography in Year 1, with some effects reducing as planting matures. Limited vegetation removal is required, but the majority of existing mature trees and hedgerows are to be retained and protected, with new native tree, shrub, hedgerow, wildflower and ornamental planting proposed to reinforce the existing landscape structure. The LVIA also identifies that the existing pond in the western part of the site would be removed, but replaced by a new pond in the

eastern part of the scheme with associated marginal and aquatic planting, contributing to biodiversity and green infrastructure objectives.

- 4.72 In visual terms, the greatest effects would be experienced by the closest receptors, particularly The Nook and users of Footpath LA0306/022, where views of new built form would be seen in close proximity and in the context of retained vegetation and new landscape planting. For other nearby residential receptors, including Hyburn, Dove Cottage, Sondaw and Yorkfield, the LVIA identifies that views would remain primarily to retained vegetation, with only potential glimpsed views of the upper parts of new dwellings, and effects generally reducing over time as planting establishes. Effects for users of York Lane, Snodworth Road and more distant public rights of way are assessed as negligible, minor or neutral, reflecting the limited visibility of the site from the wider area.
- 4.73 Overall, the LVIA concludes that while adverse effects will arise at the localised site and immediate receptor level, these have been minimised through the landscape-led design approach, retention of mature vegetation, careful siting of dwellings away from more sensitive elevated boundaries, upgraded green infrastructure, and new planting. On this basis, the LVIA considers the proposal to accord with relevant landscape, trees, footpath and design-related policy objectives in the NPPF and Ribble Valley Core Strategy, including Key Statements EN2, DME1, DME2 and DMB5.

Ecology and Biodiversity Net Gain (BNG)

- 4.74 The submitted ecology documents, comprising the Preliminary Ecological Appraisal (PEA), Daytime Bat Survey and Biodiversity Net Gain Design Stage Assessment, assess the ecological baseline and likely effects of the proposed development. The site is identified as an existing residential garden comprising a mosaic of generally low-value habitats, including modified grassland, ornamental planting, scrub, hedgerows, tree lines, woodland features and two small watercourses. The PEA concludes that the proposed development is unlikely to have any meaningful effect on statutory or non-statutory designated sites, with no National Site Network sites within 5km, one SSSI within 2km, and no non-statutory designated sites within 500m of the site. The principal ecological constraints identified are the presence of suitable nesting bird habitat, two trees with bat roost potential, potential use of the site by common amphibians, badger and other small mammals on a precautionary basis, and the presence of invasive non-native plant species including rhododendron and cotoneaster.

- 4.75 The PEA identifies that the buildings proposed for removal have negligible bat roost potential and that the two trees identified are to be retained; accordingly, no further bat surveys are considered necessary, subject to appropriate buffers and a lighting strategy in accordance with current guidance. The recommended mitigation includes preparation and implementation of a Precautionary Method of Works, with Ecological Clerk of Works input for vegetation clearance and earthworks; protection of retained trees and sensitive habitats; timing vegetation clearance outside the core bird breeding season where practicable; measures to avoid harm to common amphibians, badger, hedgehog and other mammals; and specialist treatment/removal of invasive non-native species prior to construction. The documents also identify opportunities for ecological enhancement, including woodland enhancement, native planting, improved habitat connectivity, bat and bird boxes, hedgehog highways, and provision of suitable refugia/hibernacula where feasible.
- 4.76 In BNG terms, the design-stage assessment confirms that the scheme would not achieve the required 10% biodiversity net gain on site. The baseline value of the site is calculated at 1.08 area habitat units, with the post-development on-site value calculated at 0.60 area habitat units, resulting in a net loss of 0.48 habitat units, or -44.40%. The assessment also confirms that the trading rules are not met on site, principally because the loss of low-distinctiveness vegetated garden and bare ground is not fully mitigated within the proposed landscape scheme. As a result, at least 0.59 off-site area habitat units will be required to achieve the mandatory 10% net gain, to be secured through a local habitat bank.. This approach is consistent with the statutory BNG framework, which requires development to deliver at least a 10% increase in biodiversity value, and with the Ribble Valley Core Strategy's objectives under Key Statement EN4, which require adverse ecological effects to be avoided, mitigated or, as a last resort, compensated for, with no net loss of biodiversity as a guiding principle.

Arboriculture

- 4.77 An Arboricultural Impact Assessment (AIA) has been prepared by Urban Green and submitted with the planning application. This provides a detailed assessment of existing trees, hedgerows and their relationship to the proposed development. The report confirms that the site is predominantly characterised by low-quality ornamental tree stock, with a limited number of moderate and higher value specimens, including a protected off-site group (G54). The proposals have been designed to retain the majority of trees of

greatest arboricultural and visual value, particularly those located along site boundaries which contribute most strongly to local character and screening. Where tree removal is required, this largely relates to lower category (Category C or U) specimens or those in poor condition; and is therefore not considered to result in significant arboricultural harm.

- 4.78 The AIA demonstrates that impacts can be effectively mitigated through a combination of sensitive design and robust tree protection measures, including the retention of key trees, the implementation of root protection areas, protective fencing, and the use of no-dig construction techniques where necessary. Replacement planting and a comprehensive landscaping scheme are also proposed to offset losses and enhance the site's green infrastructure. Overall, the report confirms that the development accords with the objectives of national policy, which seeks the retention of existing trees wherever possible and the integration of new planting within development proposals. In this context, the scheme is consistent with Ribble Valley Core Strategy policies, including EN1 (Green Belt) and EN2 (Landscape), by conserving important landscape features, protecting visual amenity, and ensuring that the development is appropriately landscaped and integrated within its sylvan setting.

Access and Transport

- 4.79 The submitted Transport Statement (undertaken by Eddisons) assesses the highway and accessibility implications of the proposed development of six dwellings at the Site. The Site is currently served by two existing vehicular accesses: one from Snodworth Road and one from York Lane. The proposed development retains both access points, with two dwellings and the existing Nook property served from Snodworth Road, and four dwellings served from York Lane. The existing through-route between the two accesses would be closed, creating separate access arrangements and avoiding unnecessary internal vehicle movements. The Transport Statement confirms that both access roads would be improved and widened, with the Snodworth Road access road increased to approximately 4.3m and the York Lane access road increased to approximately 4.8m, allowing safer two-way movement within the site. Visibility has been reviewed in the context of current vehicle speeds and the existing highway safety record, with traffic speed surveys indicating observed speeds below the posted 30mph limit and no recorded personal injury collisions at the site accesses over the most recent five-year period.

- 4.80 In terms of traffic impact, the Transport Statement concludes that the scale of development would generate a very limited number of additional vehicle movements. Based on TRICS trip-rate evidence, the proposed dwellings are expected to generate approximately three two-way movements in the peak hours across the development as a whole, with these trips split between the two access points. This level of movement is considered negligible in the context of the surrounding local highway network and would not give rise to any material highway capacity or safety impact. The proposals also include on-plot car parking provision for the new dwellings, with access arrangements designed to allow vehicles to enter, park and leave the site safely without causing obstruction to Snodworth Road or York Lane. The parking strategy is therefore proportionate to the residential scale of the scheme and would avoid adverse effects on the operation of the local highway network.
- 4.81 The Transport Statement also considers the site's accessibility by sustainable modes. It identifies that the site is within walking distance of a range of day-to-day services and facilities within Langho, including the local primary school, pharmacy and convenience store, with pedestrian routes available via the local highway and public right of way network. Bus stops are available on Whalley Road, providing services between Clitheroe and Blackburn, while Langho railway station is approximately 1.2km from the site and provides rail connections to Blackburn and Clitheroe. The surrounding area is also accessible by cycle, including to the station and village services. Overall, the Transport Statement demonstrates that the development would provide safe and suitable access, would not result in an unacceptable impact on highway safety or a severe residual cumulative impact on the road network, and would provide opportunities for access to local services by walking, cycling and public transport. The proposals are therefore consistent with the sustainable transport objectives of the NPPF and relevant Ribble Valley Core Strategy policies, including Key Statement DMI2 and Policy DMG3.

Flood Risk & Drainage

- 4.82 The Flood Risk Assessment & Outline Drainage Strategy, prepared by Paul Graveney Consulting Ltd, assesses flood risk and drainage for the proposed residential development at the Site. The site is located within Flood Zone 1 and is therefore at low probability risk from fluvial and tidal flooding, with Environment Agency mapping also indicating very low risk from surface water flooding. Other potential sources, including groundwater, sewer flooding and reservoirs, are also assessed as low risk. Overall, the

assessment confirms that the site is suitable for residential development in flood risk terms and that the proposal complies with national and local policy requirements, including the NPPF sequential test.

- 4.83 The report identifies that infiltration drainage is unlikely to be feasible due to cohesive soils overlying sandstone, and therefore a SuDS-led surface water strategy is proposed. This involves attenuating runoff and discharging it at controlled greenfield rates (3 l/s per outfall) to adjacent watercourses via two separate drainage networks. The scheme incorporates a range of SuDS features, including permeable surfacing, water butts, a shallow attenuation feature and geocellular storage, alongside a 50% climate change allowance to ensure long-term resilience.
- 4.84 The FRA concludes that the development will not increase flood risk on or off site, as runoff rates will mimic greenfield conditions and drainage will be carefully managed through SuDS. With appropriate mitigation measures, including raising finished floor levels where required and implementing a maintenance regime, the residual flood risk is considered acceptable. The FRA therefore supports the development as safe and sustainable in flood risk and drainage terms.

Geo-Environmental

- 4.85 The submitted Phase 1 Geo-Environmental Report was produced by IGE Consulting Ltd. The report assesses the geo-environmental setting of the Site in the context of the proposed residential development. It identifies The Site as comprising residential garden land sitting within a varied topography of landscaped/terraced areas, ponds, mature vegetation and culverted watercourses. The desk-based review indicates that the Site has no significant industrial history and has predominantly been associated with agricultural/residential garden use. The underlying geology is identified as Pendle Grit Member sandstone bedrock, with Glacial Till in the northern part of the Site, and localised Made Ground anticipated in areas affected by former garden landscaping, tracks or structures.
- 4.86 The report concludes that the overall geo-environmental risk is low. No significant on-site contamination sources are identified, although there is potential for localised contamination associated with minor ash/char residues, Made Ground or fly-tipped material. Risks to future residents, construction workers and controlled waters are assessed as low to very low, with standard construction controls and appropriate precautions considered sufficient at this stage. Ground gas risk is also identified as very low, and no radon

protection measures are required. The report does not identify coal mining risks, significant flood risk, groundwater abstraction constraints or other major environmental constraints that would prevent residential development.

- 4.87 The report recommends that a Phase 2 intrusive ground investigation is undertaken to confirm ground conditions, quantify any Made Ground, obtain geotechnical data for foundation and pavement design, and undertake precautionary contamination testing. It also recommends that service plans are obtained before intrusive works, that an arboricultural assessment informs foundation design where trees and cohesive soils may be relevant, and that any unexpected contamination encountered during development is reported and managed appropriately. Subject to these further investigations and standard mitigation measures, the report supports the conclusion that The Site can be made suitable for the proposed residential use, consistent with the NPPF requirement for development to ensure land is safe, stable and suitable for its intended use, and with local policy objectives relating to environmental protection, water management and residential amenity.

Summary of Technical Matters

- 4.88 In summary, therefore, a significant amount of technical work has been undertaken to understand the site and assess potential impacts of the development. These studies have demonstrated that the site is not highly sensitive; that there will be no significant detrimental impacts from the proposals; and that any potential significant negative impacts can be effectively mitigated by the measures recommended. Therefore, there are no technical matters that would preclude planning permission being granted for the proposals.

5. Affordable Housing Statement

Affordable Housing Policy Requirements

- 5.1 The starting point is Key Statement H3 of the Ribble Valley Core Strategy. For sites outside the settlement boundaries of Clitheroe and Longridge, H3 seeks 30% affordable housing on developments of 5 or more dwellings, or on sites of 0.2ha or more irrespective of dwelling numbers. For a 6-dwelling scheme such as this,, that equates to **1.8** affordable units.
- 5.2 H3 expects affordable housing to be provided on-site unless the Council and developer agree that a financial or other contribution towards affordable housing delivery elsewhere is preferable. A recent appeal decision (appeal ref. APP/T2350/W/23/3333973, 16 April 2024) in Ribble Valley also clarifies that H3 only allows reduction to a minimum of 20% where supporting evidence, including viability evidence, justifies it to the Council's satisfaction.
- 5.3 In national policy terms, the NPPF position needs to be considered carefully. The NPPF states that affordable housing should not normally be sought for residential developments that are not major developments, other than in designated rural areas where policies may set a lower threshold. However, NPPF Annex 2 defines “major development” for housing as development where 10 or more homes will be provided, or where the site has an area of 0.5ha or more. The draft Planning Statement records the application site area as 0.54 ha, so the proposal would appear to fall within the NPPF definition of major development by site area, notwithstanding that only 6 dwellings are proposed.
- 5.4 Langho would be unlikely to benefit from the NPPF “designated rural area” exception for lower affordable housing thresholds, because the Housing (Right to Buy) (Designated Rural Areas and Designated Regions) (England) Order 2002 lists the designated rural parishes in Ribble Valley and does not include Langho or Billington and Langho in that list. The listed Ribble Valley parishes include, for example, Balderstone, Chatburn, Clayton le Dale, Read, Ribchester, Simonstone, Waddington, Wiswell and others.
- 5.5 On that basis, the affordable housing position is that the development is likely to trigger an affordable housing requirement under adopted local policy, with 30% provision equating to 1.8 affordable homes. Given the small scale of the scheme and the impracticality of delivering a fractional on-site unit, the most

appropriate approach may be to propose an off-site affordable housing contribution. The applicant would like to discuss and agree this with Ribble Valley Borough Council.

Affordable Housing Proposals

- 5.6 The applicant acknowledges the importance of affordable housing delivery within Ribble Valley. However, given the modest scale of the development and the fractional nature of the affordable housing requirement, on-site provision would not represent the most practical or effective means of delivery in this instance. The applicant therefore proposes that affordable housing provision is addressed through an appropriate financial contribution in lieu of on-site provision, to be secured through a planning obligation and directed towards affordable housing delivery elsewhere within the Borough, subject to agreement with the Council.
- 5.7 This approach is consistent with Key Statement H3, which allows for a financial or other contribution towards affordable housing delivery on another site where both the Council and developer agree that this is preferable to on-site provision. The proposed approach would ensure that the development makes a proportionate contribution towards meeting affordable housing need, while recognising the small-scale nature of the scheme and the practical constraints associated with delivering a fractional affordable unit on site.

6. Planning Balance and Conclusions

- 6.1 This Planning Statement has been prepared to support a full planning application which has been submitted on behalf of Redwaters Langho for the proposed development of 6 open-market residential dwellings, with associated landscaping and in-plot parking on land off York Lane, Langho, Ribble Valley.
- 6.2 The Site is approximately 0.54 hectares and forms part of a well-enclosed residential curtilage, which is currently characterised by domestic garden features, including established permanent structures (garden sheds), rather than agricultural or open countryside uses.
- 6.3 The Site has a contained character, with significant tree belt and vegetation cover to the south and east of the Site boundaries presenting enclosed qualities, reducing visibility from the wider rural landscape and contributing to its discrete presence within the local context. Being located within the V-shape form by York Lane and Snodworth Road, both of which are lined with residential development, it effectively sites within the built-up area of the settlement of Langho.
- 6.4 This planning application is being assessed in a context where the local planning authority does not have an up-to-date Local Plan and is unable to demonstrate a deliverable housing land supply to meet its assessed needs (having been recently determined by the Planning Inspectorate to have only 3.5 years' housing land supply). This means that the 'tilted balance' applies, according to the NPPF paragraph 11, and there is a presumption in favour of sustainable development.
- 6.5 The Planning Statement (in Section 4) has established that the Site should be regarded as previously developed land, and that the proposals represent limited infilling within a village. The accompanying LVBIA has demonstrated that the proposals will not result in significant harm to the wider Green Belt landscape. Any minor harms that will result can be effectively by the landscape proposals. Therefore, the exceptions for development in the Green Belt have been met.
- 6.6 This Planning Statement, and suite of technical studies submitted to support the development, has also demonstrated that there are no technical or physical issues that would prevent the proposals from being delivered in the manner intended and so there is certainty that this is a deliverable project that will make a positive contribution towards the supply of homes.

- 6.7 The proposed scheme will deliver social, economic and environmental benefits, to which significant weight should be given in the determination of the application. Significantly, this includes helping to meet local housing needs, within a borough that is failing to deliver its assessed housing supply requirements. The NPPF recognises the importance that small sites can make to housing delivery. The proposals will also increase affordable housing supply, through off-site contributions.
- 6.8 Any potential environmental harms arising from the development of the Scheme are limited and where harm has been identified it can be mitigated against in line with best practice, as has been described in the technical documents supporting this application.
- 6.9 Overall, the planning balance weighs firmly in favour of the proposals and accords with all relevant development plan policies and so in accordance with the presumption in favour of sustainable development set out at Paragraph 11 of the NPPF, the proposals should be approved without delay.



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