



Land off Longsight Road

PLANNING STATEMENT

Permission in Principle Application

June 2026

Land off Longsight Road

Osbaldeston

Blackburn

Lancashire

BB2 7JB

Scheme Details

Site Location

Land off Longsight Road

Osbaldeston

Blackburn

Lancashire

BB2 7JB

Development

Permission in principle application for the erection of up to 9 dwellings.

Date Prepared

June 2026

Applicant

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1.0 Introduction

- 1.1 This Planning Statement has been prepared by Zara Moon Architects (ZMA), in support of an application for Permission in Principle (PiP) for the residential development of Land off Longsight Road, Blackburn, Osbaldeston, Lancashire, BB2 7JB, for up to nine dwellings.
- 1.2 The application seeks to establish the principle of residential development on the site. Matters relating to appearance, landscaping, layout, access and scale will be considered at the subsequent Technical Details Consent stage should Permission in Principle be granted.
- 1.3 The site lies within the defined settlement boundary of Osbaldeston, identified within the Ribble Valley Core Strategy as a Tier 2 Settlement. The proposal therefore represents development within an established settlement where residential growth is supported in principle, subject to compliance with relevant planning policies.
- 1.4 This statement demonstrates that the proposal accords with the development strategy contained within the Ribble Valley Core Strategy and, in particular, Policies DMG2, DMH3, DMI2 and DMG3. It also considers the proposal against the National Planning Policy Framework (NPPF), having regard to the Council's current housing land supply position.

2.0 Application site and surroundings

Location

- 2.1 The site address is Land off Longsight Road, Osbaldeston, Lancashire, BB2 7JB and is situated to the North of Longsight Road, with Osbaldeston Lane to the West, and St Mary's RC Primary School to the East.
- 2.2 The application site extends to 6435m² / 0.64hectares, is used as a grazing paddock, with gated access from both Longsight Road, and Osbaldeston Lane.
- 2.3 The application site comprises a parcel of land located within the settlement boundary of Osbaldeston. As a Tier 2 Settlement, Osbaldeston provides an appropriate and sustainable location for modest residential growth which reinforces the existing community without undermining its character.
- 2.4 The site is located immediately adjacent to residential development; is well related to the existing built form of the settlement and has direct access to the A59 key transport corridor.
- 2.5 The site is a visually and physically contained plot, with defined fencing and mature landscaping along each boundary, providing substantial screening from the A59 and public viewpoints.
- 2.6 The proposal for up to nine dwellings represents a logical rounding-off and consolidation of the settlement and would make efficient use of land within the settlement boundary.

Site Context

- 2.7 The site is bounded by residential dwellings along Osbaldeston Lane to the West, and St Mary's RC Primary School to the East.
- 2.8 The site is not designated as Open Countryside, Green Belt, or National Landscape (AONB), and the site is not within a Conservation Area.
- 2.9 St Mary's RC Primary School and St Mary's Church are both Grade II Listed, however the site is separated by high level hedgerows, and non-listed structures / extensions which screen the Listed buildings from the site. A heritage statement will be provided during the Technical Details Stage of the PiP.

Planning History

- 2.10 There is no relevant planning history on the application site.

3.0 Application Proposals

- 3.1 The Permission in Principle (PiP) application is for a residential development of up to nine dwellings / bungalows.
- 3.2 The density would be similar in scale and plot-size to the adjacent residential properties along Osbaldeston Lane.
- 3.3 The applicant also owns land to the North-West which will be retained for soft landscaping and Biodiversity Net Gain.

4.0 Relevant Planning Policy

4.1 The following National and Local policies are relevant to the application site and the development proposal:

National Planning Policy Framework (2024)

Section 2	Achieving sustainable development
Section 5	Delivering a sufficient supply of homes
Section 9	Promoting sustainable transport
Section 11	Making effective use of land

RVBC Core Strategy

Key Statement DS1	Development Strategy
Key Statement DS2	Sustainable Development
Policy DMG1	General Considerations
Policy DMG2	Strategic Considerations
Policy DMG3	Transport & Mobility
Policy DMI2	Transport Considerations
Policy DMH3	Dwellings in the Open Countryside and within Settlements

5.0 Case for Development

Housing Land Supply and the National Planning Policy Framework

- 5.1 Both the National Planning Policy Framework (NPPF) and the RVBC Core Strategy has a presumption in favour of sustainable development. For decision-making the council should approve development proposals that accord with the Local Plan without delay.
- 5.2 The site is not within an isolated location; is located within a defined settlement boundary; is connected to the existing highways network; and relates to the scale of the neighbouring built-form.
- 5.3 The Council's housing land supply position is a significant material consideration in determining this application. The most recently published Five-Year Housing Land Supply Statement (base date 31 March 2025) concluded that Ribble Valley Borough Council could demonstrate a housing land supply of 6.2 years.
- 5.4 However, a subsequent appeal decision issued on 7 January 2026 relating to Land to the South of Old Road, Chatburn (APP/T2350/W/25/3372635) concluded that the Council can demonstrate only a 3.45-year housing land supply.
- 5.5 This appeal decision is a highly significant material consideration and confirms that the Council is presently unable to demonstrate a deliverable five-year housing land supply. Consequently, Paragraph 11(d) of the National Planning Policy Framework is engaged.
- 5.6 Paragraph 11(d) establishes the presumption in favour of sustainable development where the policies most important for determining the application are out-of-date, including where a local planning authority cannot demonstrate a five-year housing land supply.
- 5.7 Planning permission should therefore be granted unless either:
 - the application of policies within the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposal; or
 - any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole.
- 5.8 The application site is not affected by any nationally protected designation or constraint identified within Footnote 7 of the NPPF. Specifically, the site is not located within:
 - Green Belt;
 - National Landscape;
 - Local Green Space;
 - Site of Special Scientific Interest;
 - designated habitat sites;
 - irreplaceable habitat;
 - designated heritage assets requiring refusal in principle; or
 - areas of unacceptable flood risk.
- 5.9 Accordingly, the first section of Paragraph 11(d) does not apply. The determining issue therefore becomes whether any adverse impacts significantly and demonstrably outweigh the benefits of delivering up to nine new homes.

- 5.10 Given the modest scale of development, its location within the settlement boundary of a sustainable Tier 2 Settlement and the absence of significant planning constraints, it is considered that no such adverse impacts arise.
- 5.11 The proposal would make a positive contribution towards addressing the Borough's acknowledged housing shortfall and should therefore benefit from the presumption in favour of sustainable development.

Compliance with Policy DMG2 – Strategic Considerations

- 5.12 Policy DMG2 sets out the strategic principles for assessing development proposals. The proposal satisfies the objectives of the policy for the following reasons:

- The site lies wholly within the defined settlement boundary of Osbaldeston.
- Osbaldeston is identified as a Tier 2 Settlement where appropriately scaled residential development is supported.
- The proposal represents sustainable development adjacent to existing housing and services, with direct access to a key transport network.
- Development would make efficient use of land within the existing settlement rather than encouraging isolated countryside development.
- The scale of up to nine dwellings is proportionate to the size and character of the village.
- The proposal would support the vitality and long-term sustainability of the rural community through increased expenditure within local businesses and support for local services.

- 5.13 The proposal therefore accords with the spatial strategy established by Policy DMG2.

Compliance with Policy DMH3 – Residential Development

- 5.14 Policy DMH3 supports residential development where proposals are appropriately located and respect the character of their surroundings. This proposal fully accords with the objectives of the policy because:

- the site lies within the settlement boundary;
- the proposal represents a logical extension to existing built development;
- the scale of development is modest;
- detailed design matters will be assessed at Technical Details Consent stage;
- there is sufficient opportunity to provide attractive landscaping and high-quality design;
- the development will integrate with surrounding residential development.

- 5.15 The principle of residential development is therefore entirely consistent with Policy DMH3.

Sustainable Location and Accessibility

- 5.16 A key consideration in assessing the suitability of residential development is whether future residents would have realistic opportunities to access employment, education, services and community facilities by means other than the private motor car.
- 5.17 The application site occupies a sustainable location within Osbaldeston and benefits from excellent connectivity to the wider settlement hierarchy.
- 5.18 The site is located immediately adjacent to the A59 (Longsight Road), one of the principal east-west transport corridors through Ribble Valley, connecting Preston, Mellor Brook, Osbaldeston, Langho, Clitheroe and Skipton.
- 5.19 The A59 provides direct access to the strategic highway network and ensures that future residents are well connected to nearby settlements, employment opportunities and essential services.
- 5.20 The site benefits from access to public transport with the nearest bus stops located immediately adjacent to the site on the A59 (10metres and 95metres).
- 5.21 These stops are all within a 2-3 minute walk of the proposed development. They are served by the 25, 280, 616 and 622 services operating along the A59 corridor. Providing daily services connecting Preston, Clitheroe and Skipton, operating in regular intervals throughout weekdays and weekends. The available bus routes provide direct access to larger service centres, employment opportunities, healthcare facilities, secondary schools, retail provision and rail connections.
- 5.22 The proximity of these bus stops means future occupiers would have genuine opportunities to travel by public transport for everyday journeys without reliance upon private motor vehicles.
- 5.23 Osbaldeston includes the following services and community facilities:
- St Mary's RC Primary School (immediately adjacent to the site – 50metres walk)
 - Bay Horse Public House (approximately 50metres walk)
 - St Mary's Church (approximately 70metres walk)
 - St Mary's Village / Church Hall (approximately 70metres walk)
 - SPAR convenience store and petrol station (approximately 150metres walk)
- 5.24 All of the above services are accessible via highway footways connecting the site with the remainder of Osbaldeston and neighbouring settlements.
- 5.25 Within comfortable walking distance of 20 minutes are a number of employment sites including:
- Fairfield Business Park;
 - Hawkshaw Business Park;
 - Mellor Brook; and
 - BAE Systems.
- 5.26 Whilst Osbaldeston is a relatively small rural settlement, its close relationship with neighbouring settlements is an important consideration. The centres of Mellor, Langho, Wilpshire, Whalley and Clitheroe are all readily accessible either by bicycle, or by the

frequent bus services available immediately adjacent to the application site, thereby providing sustainable alternatives to private car travel.

- 5.27 Consequently, although some higher-order services are located beyond a comfortable walking distance, they remain readily accessible by sustainable modes of transport.
- 5.28 These settlements provide a significantly wider range of services including convenience shopping, railway stations, healthcare facilities, schools, cafés and additional employment opportunities.
- 5.29 The National Planning Policy Framework recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. In this context, the level of accessibility afforded by the application site is considered to represent a highly sustainable location for a rural village.
- 5.30 Accordingly, future occupiers would not be wholly dependent upon the private motor car to access employment, education, healthcare, shopping and other day-to-day services. The proposal therefore satisfies the objectives of Policies DMG2, DMG3 and DMI2 of the Ribble Valley Core Strategy.

Settlement Integration and Compliance with Policies DMG1 and DMG2

- 5.31 Policies DMG1 and DMG2 seek to ensure that new development respects local character, integrates successfully with existing settlements and protects the intrinsic character of the countryside.
- 5.32 The application site represents a logical and well-contained opportunity for infill residential development.
- 5.33 Importantly, the site is not isolated from the existing built form of Osbaldeston. Instead, it is enclosed by established development and community uses which define its relationship with the village.
- 5.34 To the western boundary the site adjoins existing residential properties, whilst to the eastern boundary it is immediately adjacent to St Mary's RC Primary School and its associated grounds. The site therefore occupies a central position within the settlement rather than forming a peripheral extension into the open countryside.
- 5.35 Furthermore, mature vegetation and existing boundary treatments provide effective screening from the A59, meaning that the site has a contained visual envelope and is experienced as part of the existing settlement rather than the surrounding rural landscape.
- 5.36 The proposed development of up to nine dwellings represents a modest scale of growth that is entirely proportionate to the size of Osbaldeston. The amount of development proposed would comfortably integrate with the existing pattern of development and would reinforce the existing village form without appearing intrusive or overdeveloped.
- 5.37 From both visual and spatial perspectives, the development would read as a natural infill parcel, completing an existing gap within the settlement boundary rather than projecting built development into the wider countryside.

- 5.38 The proposal therefore accords with the design principles contained within Policies DMG1 and DMG2 by:
- respecting the established form of the village;
 - reinforcing the existing settlement pattern;
 - utilising a site enclosed by existing development and community uses;
 - avoiding unnecessary encroachment into the open countryside;
 - providing a logical rounding-off of the built form; and
 - creating an appropriately scaled residential development that reflects the character of Osbaldeston.
- 5.39 Accordingly, the proposal is fully consistent with the Council's objectives of securing high quality development that complements the existing settlement whilst maintaining the wider rural character of Ribble Valley.

6.0 Conclusion

- 6.0 This Planning Statement has been prepared by ZMA, in support of an application for Permission in Principle (PiP) for the residential development of Land off Longsight Road, Osbaldeston, Lancashire, BB2 7JB, for up to nine dwellings.
- 6.1 The proposal represents sustainable residential development within a recognised Tier 2 Settlement and accords with the overall spatial strategy of the Ribble Valley Core Strategy. The development complies with the objectives of Policies DMG2, DMH3, DMI2 and DMG3 and will deliver much-needed housing in a sustainable location.
- 6.2 With regards to accessibility, the site is considered a sustainable location for the following reasons:
- the site is located within the defined settlement boundary;
 - immediate access onto the A59 strategic transport corridor;
 - access to bus stops within 10-95 metres walk;
 - safe pedestrian connections to local facilities including large convenience store, petrol station, primary school, public house, church and village hall;
 - convenient public transport links to the wider network of towns between Clitheroe and Preston; and
 - employment opportunities within 20minutes walk.
- 6.3 Future residents would therefore not be wholly reliant upon the private motor vehicle to meet their day-to-day needs. The proposal therefore satisfies the objectives of Policies DMG2, DMG3 and DMI2 of the Ribble Valley Core Strategy together with the sustainable transport objectives of the National Planning Policy Framework.
- 6.4 The Council is currently unable to demonstrate a five-year housing land supply, as confirmed by the appeal decision at Land to the South of Old Road, Chatburn (APP/T2350/W/25/3372635). Accordingly, Paragraph 11(d) of the National Planning Policy Framework is engaged, and the presumption in favour of sustainable development applies.
- 6.5 The site is not subject to any of the protected areas or assets identified within Footnote 7 of the Framework, and there are no material considerations that indicate planning permission should be withheld.
- 6.6 The proposal would deliver clear social and economic benefits while making a positive contribution towards the Borough's housing supply. Any technical matters relating to design, access, heritage, landscaping and drainage can be appropriately addressed through the subsequent Technical Details Consent application.
- 6.7 In circumstances where Ribble Valley Borough Council cannot demonstrate a five-year housing land supply, the policies most important for determining housing applications are out-of-date and the tilted balance under Paragraph 11(d) of the NPPF applies.
- 6.8 The proposal represents sustainable development and there are no adverse impacts that would significantly and demonstrably outweigh its benefits when assessed against the Framework as a whole.
- 6.9 To conclude, the proposal is in accordance with all relevant Local and National Planning Policies, and the Permission in Principle should therefore be granted.