

Erection of 2 Dwellings at

197 Ribchester Road
Clayton-le-Dale
Nr Blackburn
Lancashire
BB1 3AX

Planning Statement

July 2026

Planning Statement

Planning in Principle Application

Land at 197 Ribchester Road, Clayton-le-Dale, Lancashire BB1 9EG

1. Introduction

This Planning Statement has been prepared in support of an application for Planning in Principle (PiP) under Section 59A of the Town and Country Planning Act 1990 (as amended) for residential development on land at 197 Ribchester Road, Clayton-le-Dale, Lancashire BB1 9EG.

The purpose of a Planning in Principle application is to establish the acceptability of the proposed development in respect of the three fundamental planning matters:

The location of development;

The proposed land use; and

The amount of development.

All matters relating to layout, appearance, landscaping, scale and access are reserved for subsequent Technical Details Consent.

2. The Site

The application site comprises land associated with 197 Ribchester Road on the eastern side of Ribchester Road within Clayton-le-Dale.

The surrounding area is characterised by a mixture of detached and semi-detached residential properties set within generous plots. Development along Ribchester Road displays varied architectural styles, building lines and spacing, creating an established but relatively low-density residential character.

The site benefits from direct frontage onto Ribchester Road and is served by existing highway infrastructure and public utilities.

Local services, schools, employment opportunities and public transport are available within Clayton-le-Dale and nearby Blackburn, with convenient access to the wider highway network via the A59.

3. Proposed Development

Planning in Principle is sought for residential development comprising:

Up to two residential dwellings.

The proposal seeks only to establish that residential development of this scale is acceptable in principle.

Detailed matters including:

Site layout;

Building design;

Scale;

Access arrangements;

Landscaping;

Drainage;

Biodiversity enhancement; and

External materials

will be addressed through a future Technical Details Consent application.

4. Planning Policy

National Planning Policy Framework (NPPF)

The National Planning Policy Framework promotes sustainable development and seeks to significantly boost the supply of housing.

Key objectives include:

Making efficient use of land;

Supporting sustainable communities;

Delivering a sufficient supply of homes;

Achieving well-designed places;

Protecting the natural environment whilst enabling appropriate development.

The proposed development aligns with these objectives by providing an additional dwelling within an established settlement, making efficient use of land without requiring significant new infrastructure.

Ribble Valley Development Plan

The proposal should be assessed against the adopted Ribble Valley Local Plan together with any other material planning considerations.

The site lies within an established ribbon of residential development along Ribchester Road where residential uses already predominate.

The proposal would represent a logical continuation of existing development rather than isolated countryside encroachment.

Material Planning Consideration – Appeal Ref. APP/T2350/W/25/6002485 (Langho)

The recent Planning Inspectorate decision relating to land south of Longsight Road, Langho (Appeal Ref. APP/T2350/W/25/6002485) is a significant material consideration when determining planning applications within Ribble Valley.

Whilst that appeal concerned a substantially larger residential development than the current proposal, the Inspector's conclusions on the operation of national planning policy, the Council's housing land supply position and the planning balance are of wider relevance.

The Inspector concluded that, notwithstanding conflict with elements of the Development Plan relating to the location of housing development, the delivery of additional housing attracted substantial weight within the overall planning balance. The decision demonstrates that Development Plan policies restricting housing outside defined settlement boundaries cannot automatically be afforded determinative weight where national policy considerations point towards the delivery of sustainable housing.

The present proposal is materially different in scale and impact. It seeks Planning in Principle for a single dwelling (or the stated amount of development) adjoining an established ribbon of residential development. Consequently, the degree of landscape, infrastructure and environmental effects is considerably less than those considered within the Langho appeal.

Accordingly, whilst each application must be determined on its own merits, the appeal decision provides clear evidence that the planning balance in Ribble Valley has evolved and that modest housing proposals in sustainable locations should be assessed in accordance with the National Planning Policy Framework rather than by the rigid application of settlement boundary policies alone.

Current Housing Land Supply Position

The Council's current housing land supply position is a significant material consideration. During the Langho appeal (APP/T2350/W/25/6002485), Ribble Valley Borough Council accepted, following the Inspector's decision in the Chatburn Old Road appeal (APP/T2350/W/25/3372635), that it could not demonstrate a five-year supply of deliverable housing land. The Council acknowledged that the relevant strategic policies for directing housing development, including Key Statement DS1 and Policies DMG2 and DMH3, are out of date insofar as they restrict residential development outside settlement boundaries. It further accepted that paragraph 11(d) of the National Planning Policy Framework is engaged and that planning permission should therefore be granted unless the application of policies protecting areas or assets of particular importance provides a clear reason for refusal, or the adverse impacts would significantly and demonstrably outweigh the benefits.

The current proposal is materially different from the Langho scheme. It seeks Planning in Principle for a single dwelling adjoining an established residential frontage. The scale of development is modest, the environmental effects are limited, and there are no strategic infrastructure implications. Consequently, the planning balance falls more strongly in favour of the proposal than in the Langho appeal. In these circumstances, the benefits of delivering an additional dwelling in a sustainable location clearly outweigh the limited policy conflict arising from the site's location beyond the defined settlement boundary. Accordingly, the proposal benefits from the presumption in favour of sustainable development under paragraph 11(d) of the Framework.

5. Principle of Development

The proposal represents sustainable residential development for several reasons.

Sustainable Location

The site is located adjacent to existing residential properties and benefits from:

Existing road access;

Utility infrastructure;

Public transport availability;

Access to schools;

Employment opportunities;

Local services.

Future occupants would not be isolated from existing communities and would contribute towards the vitality of the local area.

Efficient Use of Land

National planning policy encourages the efficient use of previously developed or under-utilised land where appropriate.

The proposal represents a modest form of residential development that would utilise land capable of accommodating a dwelling without resulting in significant environmental harm.

Relationship with Existing Development

Ribchester Road contains numerous individual dwellings occupying varied plot sizes.

The proposed development would sit comfortably within this established residential pattern and would not represent sporadic or isolated development.

Instead, it would infill or round off existing development in a manner consistent with the surrounding character.

Weight to be Given to Development Plan Policies

The application site adjoins existing residential development on Ribchester Road and represents a modest extension to an established pattern of development rather than isolated encroachment into the open countryside.

The Planning Inspector's conclusions in Appeal Ref. APP/T2350/W/25/6002485 demonstrate that conflict with countryside policies does not, in itself, justify refusal where the proposal represents sustainable development and where the benefits of additional housing are significant.

The current proposal is for a very limited amount of development, the impacts of which are capable of being fully addressed through Technical Details Consent. Any landscape or visual effects would inevitably be substantially less than those associated with strategic-scale housing development. Consequently, the balance in favour of permitting this proposal is correspondingly stronger.

5.1 The Presumption in Favour of Sustainable Development and the Tilted Balance

The National Planning Policy Framework establishes a presumption in favour of sustainable development. Where the circumstances identified in paragraph 11(d) of the Framework apply, planning permission should 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 development; or
- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole.

The recent Planning Inspectorate decision in Appeal Ref. APP/T2350/W/25/6002485 is an important material consideration in understanding how this planning balance is currently being applied within Ribble Valley. In allowing residential development at Langho, the

Inspector recognised the substantial weight to be afforded to the delivery of additional housing and concluded that conflict with countryside and settlement strategy policies did not outweigh the wider benefits of sustainable residential development.

Whilst every application must be determined on its own planning merits, the Inspector's reasoning demonstrates that Development Plan policies restricting development outside defined settlement boundaries are not determinative where national policy considerations carry greater weight.

The present proposal represents a significantly more modest form of development than that considered at Langho. The application seeks Planning in Principle for a single dwelling (or the stated amount of development) on land immediately adjoining an established residential frontage along Ribchester Road.

Unlike a strategic housing allocation, the proposal would not generate significant demands on local infrastructure, would not materially alter the character of the wider landscape and would not result in substantial encroachment into the countryside. Instead, it would constitute a logical rounding-off or infill opportunity that would reinforce the existing pattern of development.

The benefits of the proposal include:

- Delivery of an additional dwelling contributing to housing supply.
- Efficient use of land adjoining existing development.
- Economic benefits during construction.
- Additional expenditure supporting local businesses and services.
- Future biodiversity enhancement through Technical Details Consent.
- Minimal infrastructure requirements due to the site's existing connections to the public highway and utilities.

Against these benefits, the principal issue is likely to be conflict with the spatial strategy of the Development Plan arising from the site's position outside the defined settlement boundary. However, that conflict gives rise to limited practical harm in this instance because the site forms part of an established residential frontage, relates closely to existing built development and can be developed without undermining the wider settlement pattern. There are no designated heritage assets, statutory landscape designations or other Framework policies that indicate development should be restricted. Any technical matters relating to highways, drainage, ecology, landscaping or residential amenity can be satisfactorily addressed through a subsequent Technical Details Consent application. Accordingly, if paragraph 11(d) of the National Planning Policy Framework is engaged, the adverse impacts of granting Planning in Principle would not significantly and demonstrably outweigh the substantial benefits of delivering an additional dwelling in this sustainable location. The proposal therefore accords with the presumption in favour of sustainable development and should benefit from the tilted balance in favour of granting planning permission.

6. Highway Considerations

Detailed access arrangements are not for consideration at the Planning in Principle stage.

However, the site fronts an existing adopted highway and there is no obvious reason why a safe vehicular access could not be achieved through a future Technical Details Consent application.

Highway visibility, parking provision and turning arrangements can all be designed to meet Lancashire County Council standards.

7. Drainage and Utilities

The site is capable of being connected to existing utility infrastructure.

Surface water drainage and foul drainage proposals will be developed as part of the Technical Details application.

Where appropriate, sustainable drainage measures (SuDS) can be incorporated.

8. Ecology and Biodiversity

The proposal is limited to establishing the principle of development.

Any ecological surveys required by the Local Planning Authority can accompany the Technical Details Consent application.

The future scheme can provide biodiversity enhancements through landscaping, native planting, bird boxes, bat boxes and habitat creation in accordance with current legislation.

9. Residential Amenity

The future design will ensure:

Appropriate separation distances;

Protection of neighbouring privacy;

Acceptable daylight and sunlight;

Appropriate garden provision;

Compliance with adopted residential design guidance.

These matters will be fully addressed at the Technical Details stage.

10. Landscape and Character

The surrounding area contains a varied range of dwelling designs, plot widths and boundary treatments.

A carefully designed dwelling would integrate successfully within this established streetscape.

Detailed landscaping proposals will ensure the development complements the rural edge character of Clayton-le-Dale.

11. Planning History

Recent planning decisions along Ribchester Road demonstrate that residential development has continued to come forward where proposals are well designed and acceptable in planning terms. This provides useful context that the principle of additional housing in suitable locations along the corridor has been considered favourably in recent years, subject to site-specific assessment.

12. Benefits of the Proposal

The proposal would deliver several planning benefits, including:

Delivery of an additional dwelling contributing towards local housing supply;

Efficient use of available land;

Sustainable development within an established settlement;

Support for local services and businesses;

Economic benefits through construction activity;

Potential biodiversity enhancements the adopted development plan, the statement should be tailored accordingly. I can also produce a version that specifically references the relevant policies of the Ribble Valley Local Plan and the latest National at the Technical Details stage.

13. Conclusion

The proposal should be considered within the context of the current planning position in Ribble Valley, including the Planning Inspector's recent decision in Appeal Ref. APP/T2350/W/25/6002485. That decision confirms that the delivery of additional housing is capable of outweighing conflict with certain spatial policies where proposals represent sustainable development.

In comparison with the Langho proposal, the current application seeks only a very modest amount of residential development adjoining an established residential frontage. It would therefore deliver housing with significantly reduced environmental and infrastructure impacts whilst contributing to housing supply.

Planning Statement

When assessed against the Development Plan as a whole, the National Planning Policy Framework and recent appeal decisions, there are no overriding planning reasons why residential development on the site should not be accepted in principle. Planning in Principle should therefore be granted.