

Erection of upto 4 Dwellings at

Daniels Farm, Preston
Road,
Longridge,
Lancashire
PR3 3BL

Planning Statement

July 2026

PLANNING STATEMENT

1. Introduction

This Planning Statement has been prepared in support of a Planning in Principle application submitted to Ribble Valley Borough Council under Section 59A of the Town and Country Planning Act 1990 (as amended).

The application seeks Planning in Principle for the residential development of land at Daniels Farm, Preston Road, Longridge.

Planning in Principle establishes the acceptability of development in respect of the three fundamental planning matters only:

- Land Use
- Location
- Amount of Development

Detailed matters relating to layout, appearance, landscaping, access, drainage and design are reserved for subsequent Technical Details Consent.

The purpose of this statement is to demonstrate that the principle of residential development is acceptable having regard to:

- The National Planning Policy Framework (NPPF)
- National Planning Practice Guidance
- Ribble Valley Development Plan
- Emerging Local Plan where applicable
- Material planning considerations

2. The Site

The application site comprises land forming part of Daniels Farm located on the western side of Preston Road immediately south of Longridge.

The site is currently occupied by agricultural land together with existing farm buildings and areas of hardstanding.

The surrounding area is characterised by:

- Existing residential properties
- Agricultural holdings
- Ribbon development along Preston Road
- Established highway infrastructure

- Existing utilities

The site benefits from direct frontage onto Preston Road.

Existing mature hedgerows and trees provide screening along parts of the site boundary.

The surrounding pattern of development demonstrates a transition between the built-up edge of Longridge and the surrounding countryside.

The site is visually read as part of the existing developed frontage rather than isolated open countryside.

3. Site Context

Daniels Farm occupies a sustainable location immediately adjacent to the settlement of Longridge.

Residents would have access to:

- Primary schools
- Secondary schools
- Shops
- Medical facilities
- Employment opportunities
- Public transport
- Recreation

All are within reasonable walking, cycling or short driving distance.

The site therefore represents a sustainable location for modest residential growth consistent with national planning objectives.

4. Planning History

The site has been subject to previous planning applications demonstrating that residential development has previously been considered acceptable in principle.

Notably:

- Outline permission was previously sought for two self-build dwellings following demolition of agricultural buildings.
- More recent applications have continued to establish the site's planning context.

The planning history demonstrates that residential development has already been accepted as a realistic use of the land.

This represents a significant material consideration.

5. Description of Development

This application seeks Planning in Principle for residential development.

The application does not seek approval for:

- house types
- layout
- access arrangements
- landscaping
- drainage
- appearance

Those matters will form part of a future Technical Details Consent application.

The proposal simply establishes that the site is suitable for residential development.

The indicative amount of development comprises approximately:

2–5 dwellings.

6. National Planning Policy

The National Planning Policy Framework places significant emphasis upon:

- boosting housing supply
- making effective use of land
- sustainable development
- supporting rural communities
- delivering high quality homes

Paragraph 60 confirms Government's objective to significantly boost housing delivery.

Paragraph 96 encourages housing where it supports sustainable settlements.

Paragraph 129 encourages development that responds positively to local character.

Planning in Principle applications are specifically intended to accelerate the delivery of suitable housing sites.

The proposal aligns directly with these objectives.

7. Local Planning Policy

The proposal has been assessed against the Ribble Valley Core Strategy.

Relevant policies include:

Key Statement DS1

Development Strategy

The proposal supports sustainable growth adjacent to an existing settlement.

Key Statement DS2

Presumption in favour of sustainable development.

The proposal satisfies economic, social and environmental objectives.

DMG2

Strategic considerations.

The development:

- integrates with existing development
- respects local character
- utilises existing infrastructure
- represents logical rounding-off

DMG1

General Considerations.

The proposal is capable of:

- protecting residential amenity
- maintaining highway safety
- achieving appropriate landscaping
- protecting ecology

These matters can be fully addressed at Technical Details stage.

Recent Langho Appeal Decision

The recent appeal decision relating to land south of Longsight Road, Langho, Appeal Ref. **APP/T2350/W/25/6002485**, is a significant material consideration in the determination of this application.

The appeal was allowed on 11 June 2026 for development comprising up to 300 dwellings and associated infrastructure. In considering the proposal, the Inspector confirmed that Ribble Valley Borough Council could not demonstrate a Framework-compliant five-year supply of deliverable housing land. The Inspector referred to the Council's housing land supply figure of approximately 3.5 years as representing a serious and significant shortfall in housing delivery. Consequently, the presumption in favour of sustainable development, commonly referred to as the tilted balance, was engaged under paragraph 11(d) of the National Planning Policy Framework.

The Langho decision is particularly relevant because it demonstrates that the restrictive application of Core Strategy Key Statement DS1 and Policies DMG2 and DMH3 must now be considered in the context of the Council's housing land supply shortfall and the operation of the tilted balance. Those policies should not be treated as providing an automatic or overriding reason to resist otherwise sustainable residential development outside a defined settlement boundary.

The Council's position at the Langho appeal also reflected the changed housing land supply circumstances. Its countryside policy objection was not pursued in the same manner as originally advanced, and the Inspector ultimately concluded that, although the development would give rise to some conflict with the spatial strategy and cause identified landscape and character effects, those adverse impacts did not significantly and demonstrably outweigh the substantial benefits of the proposal when assessed against the Framework as a whole.

The decision does not render Policies DS1, DMG2 and DMH3 irrelevant. However, it confirms that the weight afforded to those policies must be moderated where they restrict the supply and location of housing and where the Council cannot demonstrate the minimum required housing land supply. The correct approach is therefore not simply to identify conflict with the settlement boundary or countryside policies and refuse development on that basis. Instead, the decision-maker must apply the tilted balance and assess whether any identified adverse impacts would significantly and demonstrably outweigh the benefits.

In the case of Daniels Farm, the Langho appeal provides direct support for assessing the proposed residential use through the Framework's presumption in favour of sustainable development. The proposal would make a proportionate contribution towards addressing the acknowledged housing shortfall, would be located close to Longridge and its existing services and facilities, and would provide social and economic benefits through the delivery of additional housing.

Accordingly, any conflict with the Core Strategy arising solely from the site's location outside the defined settlement boundary should be afforded reduced weight. That conflict must be balanced against the contribution the development would make towards housing supply and the other benefits identified in this Statement. When considered in that context, the Langho appeal supports the conclusion that the principle of residential development at Daniels Farm is acceptable.

8. Principle of Development

The site lies immediately adjacent to existing development.

Residential development already exists on neighbouring land.

The proposal would:

- consolidate the settlement edge
- utilise previously developed farm buildings where appropriate
- make efficient use of land
- avoid sporadic countryside development
- support local services

The proposal therefore represents sustainable growth.

9. Sustainability

The site scores highly against sustainability objectives.

Residents would have convenient access to:

- Longridge Town Centre
- Bus services
- Schools
- Employment
- Medical facilities
- Leisure facilities

The proposal reduces reliance upon private car journeys compared with more remote rural locations.

10. Highways

Detailed highway matters are reserved.

However:

- Preston Road already serves surrounding development.
- Visibility can be assessed at Technical Details stage.
- Lancashire County Council Highways will have opportunity to comment on detailed proposals.

There is no reason to conclude that suitable access cannot be achieved.

11. Landscape

The site sits adjacent to existing built development.

Development would be viewed within the existing settlement edge rather than extending into open countryside.

Existing hedgerows can be retained.

Additional landscaping can be secured later.

12. Ecology

No protected habitats are known to prevent development in principle.

Any necessary:

- ecological surveys
- bat surveys
- biodiversity enhancements
- Biodiversity Net Gain

can accompany the Technical Details application.

13. Flood Risk

The proposal is capable of incorporating sustainable drainage systems.

Surface water management will be designed during the detailed stage.

There is no known technical reason preventing residential development.

14. Planning Balance

The proposal would deliver numerous public benefits including:

- Additional housing
- Support for local services
- Efficient use of land
- Sustainable development
- Economic investment
- Construction employment
- Council Tax revenue
- Biodiversity enhancement
- Landscape improvements

Any limited impacts can be fully addressed through Technical Details Consent.

The benefits significantly outweigh any perceived harm.

15. Conclusion

This Planning in Principle application establishes that Daniels Farm represents an appropriate location for residential development.

The proposal accords with:

- National Planning Policy Framework
- Planning Practice Guidance
- Ribble Valley Core Strategy
- Sustainable Development objectives

The proposal represents a logical and sustainable extension to the existing settlement, making efficient use of land adjacent to established residential development.

Detailed design, access, landscaping, drainage, ecology and technical matters can all be satisfactorily resolved through a subsequent Technical Details Consent application.

Accordingly, there are no planning reasons why Planning in Principle should not be granted.