

A V Town Planning Ltd

Unit 3, 31-33 Kenyon Road, Lomeshaye, Nelson, Lancashire BB9 5SP
Telephone No.: 01282 691744

PLANNING STATEMENT

Permission in Principle for a Bespoke Self-Build Dwelling
Land to the rear of 1 Bramley View, Barrow, Clitheroe, BB7 9AL

Prepared by: Alan Kinder Dip.TP, MRTPI

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Alan Kinder – Director

Valerie Kinder – Director

Company No.
07852064

1. Introduction

- 1.1 This Planning Statement has been prepared in support of an application for Permission in Principle (PiP) for the erection of one bespoke self-build dwelling on land to the rear of 1 Bramley View, Barrow, Clitheroe, BB7 9AL.
- 1.2 The application seeks permission in principle only. The purpose of the application is therefore to establish whether the proposed use of the site for a single dwelling is acceptable in principle, with matters of detailed design, appearance, layout, landscaping and other technical matters to be considered subsequently through the Technical Details Consent stage.
- 1.3 Permission in Principle is intended to separate the consideration of the principle of residential development from the subsequent consideration of technical detail.
- 1.4 The proposal represents a single, bespoke self-build dwelling, intended to meet an individual housing requirement and provide a high-quality home which can respond specifically to the needs and aspirations of its future occupants.
The application should be considered in the context of:
- the Council's identified housing requirement and the need to maintain a sufficient supply of housing land;
 - the continuing absence of an up-to-date adopted Local Plan for Ribble Valley;
 - the location of the site immediately adjoining an established residential area and on the edge of the Tier 1 settlement of Barrow;
 - the sustainable transport opportunities available to future residents;
 - the particular contribution which self-build and custom-build housing makes to housing choice; and
 - the recent Planning Inspectorate appeal decision PINS reference 6006097, issued 26 June 2026, which provides directly relevant and recent decision-making evidence within Ribble Valley.
- 1.5 The proposal should also be considered against the Government's revised National Planning Policy Framework published on 17 August 2026.

2. The Site and Surroundings

- 2.1 The application site comprises land located immediately to the rear of 1 Bramley View, on the western edge of Barrow.
- 2.2 The Council's assessment of the previous Permission in Principle application confirmed that the site lies outside the defined settlement boundary of Barrow and within an area identified as open countryside. It is, however, directly adjoining the existing residential development which fronts Clitheroe Road and forms part of the established built-up edge of Barrow. The site is therefore not an isolated parcel of countryside remote from settlement. Rather, it occupies a position immediately adjoining existing residential development and is visually and functionally related to the settlement.
- 2.3 The surrounding area contains established residential development, with the site bounded to the east by existing residential properties and agricultural land to the north and west.
- 2.4 The precise design, siting, scale and appearance of the proposed dwelling will be considered at the Technical Details Consent stage. This is appropriate to the PiP process and allows the eventual dwelling to be designed in response to the site's context, local character, residential amenity, landscape and other technical considerations.

3. Planning History

- 3.1 A previous Permission in Principle application for one dwelling on the site was submitted to Ribble Valley Borough Council in 2025 under reference 3/2025/0450 and was refused. The Council's previous assessment is nevertheless informative because it confirms a number of matters which are directly relevant to the present application. In particular, Lancashire County Council, acting as Highway Authority, raised no objection to the principle of the development on highway safety, capacity or amenity grounds. The Council's report also recorded that bus services operate along Clitheroe Road, with bus stops approximately 150 metres from the centre of the application site.

3.2 The previous assessment also acknowledged that, given a shortfall of self-build housing within the Borough, a self-build dwelling on the edge of a Tier 1 settlement could attract weight in favour of the proposal if appropriately secured. The previous application did not, however, provide the appropriate legal mechanism to secure the dwelling as self-build housing. The current proposal is intended to address that issue and should be accompanied by an appropriate legal mechanism/undertaking to ensure that the dwelling is delivered as a self-build or custom-build dwelling in accordance with the relevant statutory definition.

3.3 The current application should therefore be considered on its own merits and in light of the materially changed national planning policy and appeal context since the previous decision.

4. Planning Policy

4.1 The adopted development plan comprises principally the Ribble Valley Core Strategy, adopted in December 2014, together with the Housing and Economic Development DPD adopted in 2019. The Council is in the process of preparing a new Local Plan. Relevant Core Strategy policies include:

- Key Statement DS1 – Development Strategy;
- Key Statement DS2 – Sustainable Development;
- Policy DMG1 – General Considerations;
- Policy DMG2 – Strategic Considerations;
- Policy DMG3 – Transport and Mobility; and
- Policy DMH3 – Dwellings in the Open Countryside and AONB.

The previous Council assessment accepted that Policies DMG2 and DMH3 are engaged because the site lies outside the defined settlement boundary. However, those policies must now be considered in the context of the current national planning policy position, including the revised NPPF.

5. Housing Land Supply

5.1 Housing land supply is a significant material consideration in this case. The Council's most recently published five-year housing land supply assessment, based on the position at 31 March 2025, recorded a requirement based upon local housing need and acknowledged that the Council's adopted strategic housing policies are more than five years old.

- 5.2 The Council's 2025 calculation reported a 6.2-year supply at that particular monitoring date, principally because it incorporated a substantial historic oversupply against the Core Strategy requirement. That figure should not, however, be treated as determinative of the position at the date of the present application. Housing land supply is a rolling and dynamic calculation, and the Council itself expressly acknowledges that its housing supply position changes as permissions are implemented, new permissions are granted and schemes are amended.
- 5.3 Importantly, the recent appeal decision PINS reference 6006097, issued on 26 June 2026, provides compelling evidence of the planning weight which should be given to additional housing in Ribble Valley in the context of the Council's current housing position. A recent Council planning statement referring to that decision records that the Inspector considered development outside a defined settlement but within a reasonable distance of services and facilities to be sustainable and capable of making a meaningful contribution to housing supply in the context of the Council's shortfall. The Inspector concluded that, against that backdrop, the provision of additional housing, even at a modest level, attracted significant weight. That approach is particularly relevant to the present proposal, which comprises only one dwelling and is physically associated with the existing settlement of Barrow.

6. Paragraph 11(d) of the NPPF and the Current National Policy Position

- 6.1 The previous December 2024 NPPF provided, through paragraph 11(d), the familiar presumption in favour of sustainable development where relevant development plan policies were out of date, including where a local planning authority could not demonstrate a five-year supply of deliverable housing sites. That was the policy framework against which the June 2026 appeal decision, PINS reference 6006097, was made. It is therefore appropriate for the decision-maker to have regard to that recent appeal decision as a highly relevant material consideration when considering the significance of the Borough's housing land supply position and the weight to be given to the provision of additional housing.
- 6.2 Since that appeal decision, however, the Government has published a new NPPF on 17 August 2026. Paragraph 11(d) has been replaced by a new policy structure, including Policies S3, S4 and S5. The revised Framework establishes a permanent

presumption in favour of sustainable development and provides a specific route for certain forms of development outside defined settlements. Of particular relevance is Policy S5(1)(j), which addresses development outside settlements where there is an evidenced unmet need, including housing proposals where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. The policy requires such development to be well related to an existing settlement and of a scale which can be accommodated having regard to existing or proposed infrastructure. Accordingly, whilst paragraph 11(d) is no longer the operative national policy provision, the underlying planning issue identified by the Applicant remains directly relevant: where there is insufficient housing land supply, national policy expressly recognises that additional housing may be appropriate outside defined settlement boundaries where it is well related to an existing settlement and can be accommodated by infrastructure. The present proposal falls squarely within that policy rationale.

7. Relationship to Barrow

- 7.1 The site is particularly well related to the existing settlement. It is located immediately adjacent to existing residential development and directly adjoining the established western edge of Barrow. It is therefore materially different from a remote or isolated countryside dwelling.
- 7.2 The previous Council assessment confirmed that the site is approximately 150 metres from bus stops on Clitheroe Road. Bus services provide connections towards Clitheroe and other settlements, whilst Clitheroe itself provides a wider range of employment, retail, education, leisure and community facilities.
- 7.3 The Highway Authority previously concluded that the development would not have a significant impact on highway safety, capacity or amenity. The site consequently represents a logical opportunity for a modest addition to the settlement, rather than an isolated incursion into the countryside.

8. Self-Build and Custom-Build Housing

- 8.1 The proposal is specifically for a bespoke self-build dwelling. Self-build and custom-build housing is recognised within national planning policy as an important component of meeting housing needs and increasing the diversity and choice of

housing available to local communities. The delivery of one self-build dwelling also provides a distinct housing benefit which would not necessarily be achieved through conventional speculative development. The proposal will provide an opportunity for an individual household to commission and construct a dwelling specifically tailored to its requirements, whilst simultaneously making a modest but genuine contribution to the overall housing supply. This is particularly relevant given the limited scale of the proposal. The development does not seek to establish a new housing estate or create an extensive residential extension into the countryside. It seeks to provide one dwelling on land immediately adjoining an established residential area.

- 8.2 The Council's previous report expressly recognised that, in the context of a shortfall in self-build housing within the Borough, a self-build dwelling in this location could attract weight in favour of the proposal, subject to appropriate legal security. The Applicant is willing to secure the self-build nature of the proposal through an appropriate legal mechanism.

9. Development Plan Policies DMG2 and DMH3

- 9.1 It is acknowledged that the proposal does not fall within the conventional exceptions to Policies DMG2 and DMH3 relating to agricultural workers' dwellings, conversions or replacement dwellings. However, those policies must be read alongside national planning policy and the statutory requirement to determine applications in accordance with the development plan unless material considerations indicate otherwise. The weight attributable to restrictive countryside policies must be assessed in the context of the Borough's housing requirements, the age of the adopted housing strategy, the current national policy framework and the substantial public interest in maintaining an adequate housing supply.
- 9.2 The recent appeal decision PINS 6006097 is particularly relevant in demonstrating that the Inspector has recognised the importance of permitting appropriately located additional housing in Ribble Valley notwithstanding the restrictive nature of countryside policies. The proposal is also distinguishable from development which would result in an isolated or unsustainable pattern of growth. It is immediately adjoining existing housing and is capable of being served by existing infrastructure and sustainable transport opportunities.

10. Landscape and Character

- 10.1 Permission in Principle is concerned with the principle of development and does not require the detailed layout, scale, appearance or landscaping of the dwelling to be fixed at this stage. Nevertheless, the proposed development is limited to a single dwelling and the site's relationship with the existing built form provides an opportunity for a dwelling to be designed sensitively and appropriately.
- 10.2 The Technical Details Consent application would provide the appropriate mechanism through which the detailed design, siting, height, massing, landscaping, boundary treatment, biodiversity and relationship with neighbouring properties can be properly assessed. The Applicant is committed to a bespoke dwelling of high architectural and environmental quality which responds positively to the character of Barrow and its countryside setting. There is therefore no justification at the Permission in Principle stage for assuming that an appropriately designed dwelling could not be accommodated on the site without unacceptable landscape or visual effects.

11. Highways and Accessibility

- 11.1 The previous application established a positive position in respect of highway matters. Lancashire County Council, as Local Highway Authority, raised no objection to the proposal and concluded that it would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity. The existing access is already associated with residential development and connects with Clitheroe Road.
- 11.2 The previous consultation response identified matters such as construction impacts, refuse collection, cycle storage, electric vehicle charging and parking as matters capable of being addressed at the Technical Details stage. These matters do not therefore represent a reason to withhold Permission in Principle.

12. Infrastructure

- 12.1 The proposal comprises a single dwelling and is therefore of a scale which can reasonably be accommodated within the existing settlement and infrastructure network. The previous assessment identified no fundamental infrastructure objection to the principle of development. Any detailed requirements relating to drainage, utilities, parking, waste collection, electric vehicle charging, cycle storage and other technical matters can appropriately be considered as part of the Technical Details

Consent process. The proposal is therefore consistent with the requirement of current national policy that development addressing an evidenced unmet need outside a settlement should be of a scale which can be accommodated having regard to existing or proposed infrastructure.

13. Planning Balance

13.1 There are clear benefits arising from the proposal.

a) Social benefits

The proposal would:

- provide one additional dwelling;
- make a direct contribution to housing supply;
- provide a bespoke self-build home;
- increase housing choice and diversity; and
- make use of land immediately adjoining an established settlement.

b) Economic benefits

The construction of the dwelling would generate economic activity through the construction process and associated expenditure. Once occupied, the dwelling would also contribute to the local economy through household expenditure and Council Tax.

c) Environmental benefits

The proposal provides an opportunity to deliver a high-quality, energy-efficient bespoke dwelling designed specifically for its site and future occupants. Detailed ecological, drainage, landscaping and design matters can be properly addressed at Technical Details stage.

13.2 Against these benefits must be weighed the fact that the site lies outside the defined settlement boundary and within an area designated as open countryside. However, the site is immediately adjoining existing housing, is not isolated from the settlement, benefits from nearby public transport and has previously attracted no objection from the Highway Authority. Most importantly, the development comprises only one dwelling.

13.3 The proposal is therefore a proportionate response to the identified need for additional housing and is consistent with the approach reflected in the recent appeal decision PINS 6006097, where the Inspector attributed significant weight to even a modest contribution to housing supply in the context of the Borough's housing position.

14. Conclusion

- 14.1 The application seeks Permission in Principle for one bespoke self-build dwelling on land immediately adjoining the existing residential edge of Barrow. Whilst the site lies outside the defined settlement boundary, it is physically and functionally well related to the settlement and is not an isolated countryside location.
- 14.2 The proposal would make a modest but meaningful contribution to housing supply, whilst providing the additional benefit of delivering a self-build dwelling and increasing housing choice.
- 14.3 The recent appeal decision PINS reference 6006097, issued 26 June 2026, is an important and highly relevant material consideration. It demonstrates the significant weight which can properly be attributed to additional housing in Ribble Valley where there is a housing land supply shortfall and where development is appropriately located in relation to an existing settlement.
- 14.4 The national policy position has subsequently changed with the publication of the NPPF on 17 August 2026. Although paragraph 11(d) is no longer in force, the revised Framework expressly provides through Policies S3 and S5(1)(j) for appropriately located development outside settlements which addresses an evidenced unmet need, including circumstances where the Council cannot demonstrate a five-year supply of deliverable housing sites.
- 14.5 The proposal is well related to Barrow, is of a modest scale, benefits from existing transport connections and can be accommodated without prejudging the detailed technical matters which will be addressed at the subsequent Technical Details Consent stage.
- 14.6 The previous application also established that there is no fundamental highway objection to the development, whilst the Applicant will secure the self-build nature of the dwelling through an appropriate legal mechanism.
- 14.7 Taking all matters into account, the proposal represents an appropriate and proportionate opportunity to provide an additional home in a sustainable location adjoining an established settlement. Permission in Principle is therefore respectfully requested.