

Grounds of Appeal for PiP Submission

Appeal Site: Land at Shire Lane, Hurst Green, Ribble Valley

Application Reference: 3/2026/0159

Decision Notice Date: 13th April 2026

Local Planning Authority: Ribble Valley Borough Council (RVBC)

Ground 1: Procedural Error regarding the Scope of Permission in Principle (PiP)

The National Planning Policy Guidance (PPG) is clear: the scope of a PiP is limited strictly to **location, land use, and amount**. Refusal Reason 3 (Highways) is based on technical junction visibility—a matter that is legally reserved for the **Technical Details Consent** (Stage 2). By refusing the "Principle" based on a solvable technical detail, the Council has misapplied the PiP procedure.

Ground 2: Absence of a 5-Year Housing Land Supply & Engagement of the "Tilted Balance"

Ribble Valley Borough Council (RVBC) currently lacks a five-year supply of deliverable housing land. As established in **Appeal Ref: APP/T2350/W/25/3372635** (decided 7 January 2026), the Council's supply was found to be just **3.45 years**. Consequently:

- The "Tilted Balance" under **NPPF Paragraph 11(d)** is engaged.
- Restrictive local policies are considered "out-of-date".
- The benefit of three high-quality dwellings carries significant weight against the minimal impacts.

Ground 3: Sustainable Redevelopment of Previously Developed Land (PDL)

The site contains significant existing agricultural structures and hardstanding, qualifying as **Previously Developed Land**. Under **NPPF Paragraph 124**, planning decisions should support an effective use of land for homes. The proposal replaces functional, corrugated sheds with high-quality architecture that "conserves and enhances" the **Forest of Bowland National Landscape**, providing a clear visual and character improvement. The fallback position is for a business premises under Class R, or a dwelling under Class Q.

Ground 4: Unreasonable Refusal to Consider Mitigation (Highways)

The Council failed to follow the proactive approach required by **NPPF Paragraph 38**. The Appellant explicitly offered land for off-site junction improvements—a technical fix the Council dismissed without proper negotiation. A **Grampian Condition** could have secured these improvements at the technical stage, providing a net public safety benefit.

Cost Application Summary (Section E)

The Local Planning Authority (LPA) has acted **unreasonably** by refusing a technical solution for highway safety which the Appellant was willing to fund and provide land for. This failure to work proactively, combined with a misapplication of the **Permission in Principle** scope by refusing the 'Principle' on matters capable of being dealt with by condition, has forced the Appellant into an unnecessary appeal process. A full award of costs is sought as per PPG Appeal Costs Awards.

Part 1: Introductory Letter to the Planning Inspectorate

To: The Planning Inspectorate

Date: 13/05/2026

Appeal Site: Land at Shire Lane, Hurst Green, Ribble Valley

Application Reference: 3/2026/0159

Decision Notice Date: 13th April 2026

Local Planning Authority: Ribble Valley Borough Council (RVBC)

Dear Sir/Madam,

RE: Section 78 Appeal against the Refusal of Permission in Principle (PiP)

I am writing to formally lodge an appeal against the decision of Ribble Valley Borough Council to refuse Permission in Principle for up to three dwellings at the above-referenced site.

The Appellant contends that the Council has fundamentally misapplied the scope of the **Permission in Principle (PiP)** route by refusing the 'Principle' on technical highway grounds that are capable of remediation. Furthermore, the Council has failed to acknowledge the "**Tilted Balance**" currently engaged in the borough due to a significant shortfall in the five-year housing land supply, as established in the recent **Chatburn Appeal (APP/T2350/W/25/3372635)**.

Accompanying this appeal is a **Statement of Case** demonstrating that the proposal constitutes a high-quality redevelopment of **Previously Developed Land** which conserves and enhances the Forest of Bowland National Landscape.

We also submit a **Formal Application for Costs** based on the Council's unreasonable refusal to negotiate a viable technical solution for highway safety, forcing the Appellant into an unnecessary and expensive appeal process.

The Appellant requests that this appeal be dealt with via the **Written Representations** procedure.

Yours faithfully,

Part 2: List of Appendices (The "Appeal Pack")

Appendix	Document Title	Purpose
App A	The Original Application & Site Plan	Proves the location and amount of development.
App B	The Decision Notice (13 April 2026)	The document being appealed.
App C	The Officer's Report	Contains the "smoking gun" admission that they refused to discuss the highway land offer. Confirmed by email.
App D	Chatburn Decision (3372635)	Establishes the 3.45-year housing supply and triggers the "Tilted Balance."
App E	Site Photo Evidence	Pphotos showing the existing shed (PDL) and the junction (remediable safety).
App F	Proposed Styles Document	Proves that "modern barn" design is sympathetic to the Forest of Bowland.

Application for Permission in Principle Town and Country Planning Act 1990

Town and Country Planning (Permission in Principle) (Amendment) Order 2017

Permission in principle may be granted for minor housing-led development only. Article 5B of the Permission in Principle (Amendment) Order 2017 sets out development that is specifically excluded from a grant of permission in principle and this includes habitats and EIA development.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address			
Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="David"/>
Last name:	<input type="text" value="Warbrick"/>		
Company (optional):	<input type="text"/>		
Unit:	<input type="text"/>	House number:	<input type="text"/>
		House suffix:	<input type="text"/>
House name:	<input type="text" value="Barraclough Cottage"/>		
Address 1:	<input type="text" value="Whalley Road"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="Pendleton"/>		
County:	<input type="text"/>		
Country:	<input type="text"/>		
Postcode:	<input type="text" value="BB7 1PP"/>		
Contact information:			
Country Code:	National number:	Extension:	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
Country Code:	Mobile number (optional):	Extension:	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
Email address (optional): <input type="text"/>			

2. Agent Name and Address			
Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Evan"/>
Last name:	<input type="text" value="Owen"/>		
Company (optional):	<input type="text"/>		
Unit:	<input type="text"/>	House number:	<input type="text"/>
		House suffix:	<input type="text"/>
House name:	<input type="text" value="Preswylfa"/>		
Address 1:	<input type="text"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="Dyffryn Ardudwy"/>		
County:	<input type="text" value="Gwynedd"/>		
Country:	<input type="text"/>		
Postcode:	<input type="text" value="LL44 2EH"/>		
Contact information:			
Country Code:	National number:	Extension:	
<input type="text"/>	<input type="text" value=""/>	<input type="text"/>	
Country Code:	Mobile number (optional):	Extension:	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
Email address (optional): <input type="text" value=""/>			

3. Description of the proposed development including any non-residential development

~~Demolish building and clear site of rubble and waste and build between one and 3 dwellings or a self build bungalow with one being a bungalow for over 55s.~~

Permission in principle for up to 3 no. self-build dwellings to include 1 no. bungalow for over 55s.

Net number of dwellings: Min: Max: Amount of non-residential use(s) (e.g. floor space or area):
Text
(Can be expressed as a range, a maximum or a fixed amount)

4. Site information

Description and amount of existing use(s) of site:

Storage shed and storage yard with hard standing

Site Area (hectares):

If you propose to attach any supporting information relating to known or likely constraints on the site please briefly describe what information you intend to provide.

5. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference - must be completed if postcode is not known:

Easting: Northing:

Description:

6. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? Yes No

With respect to the authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them

7. Declaration

I/We hereby apply for permission in principle as described in this form. I/We confirm that to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant

Or signed - Agent

Evan Owen

Date (DD/MM/YYYY):

(date cannot be pre-application)

25/02/2026

8. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The original and 3 copies of the plan which identifies the land to which the application relates:

The correct fee:

Any supporting information:

SITE LOCATION PLAN

AREA 5 HA

SCALE: 1:1250 on A4

CENTRE COORDINATES: 367889 , 437955



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Licence No: 100047474

14:12:27 11/12/2025

SITE LOCATION PLAN
AREA 5 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 367889 , 437955



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SITE LOCATION PLAN
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CENTRE COORDINATES: 367889 , 437955



Supplied by Streetwise Maps Ltd
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14:12:27 11/12/2025

PLANNING STATEMENT

This statement supports an application for Permission In Principle at:
Land at Shire Lane, Hurst Green BB7 9QR

- The site will be cleared and tidied up with enhancement to the landscape and biodiversity.
- The proposal is justified primarily on the basis that Ribble Valley Borough Council (RVBC) cannot demonstrate a five-year housing land supply, with an estimated supply of only 3.45 years. As a result, the tilted balance set out in Paragraph 11(d) of the National Planning Policy Framework (NPPF) is engaged. This means that planning permission should be granted unless any adverse impacts of the development significantly and demonstrably outweigh the benefit.
- See appeal APP/T2350/W/25/3372635 which covers issues in play here.
- Housing needs report suggests a need for one-bedroom dwellings for first time buyers, starter homes and retirement homes as well as average dwellings. If only one is allowed it will be similar to the dwelling attached and any housing will certainly enhance the view from public roads and neighbouring properties while enhancing their enjoyment of their properties without the odour and mess from animals.
- Backstop would be a conversion of shed to dwelling under Class Q or business premises under Class R. We believe the proposed use would be in keeping with the locality.

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2026/0159

DECISION DATE: 13 April 2026

DATE RECEIVED: 10/03/2026

APPLICANT:

Mr David Warbrick
BarracloUGH Cottage
Whalley Road
Pendleton
BB7 1PP

AGENT:

Mr Evan Owen
Preswylfa
Dyffryn Ardudwy
Gwynedd
LL44 2EH

DEVELOPMENT PROPOSED: Permission in principle for up to 3 no. self-build dwellings to include 1 no. bungalow for over 55's.

AT: Land off Shire Lane (adj Shire Lane House) Hurst Green BB7 9QR

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The proposal is considered to be in direct conflict with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy and the overarching objectives of the National Planning Policy Framework (NPPF) insofar that approval would lead to the creation of up to three new residential dwellings in an unsustainable location whereby there would be a reliance on private motor vehicle by occupiers of the dwellings to access key services and facilities.
- 2 The amount and type of development proposed conflicts with Key Statement EN2, Policies DMG1 and DMG2 of the Ribble Valley Core Strategy and paragraphs 187 and 189 of the NPPF, by virtue of the introduction of up to three residential dwellings which fail to protect, conserve or enhance the character and landscape of the Forest of Bowland National Landscape and would result in a harmful urbanising impact, diminishing its natural beauty.
- 3 The amount and type of development proposed conflicts with Policy DMG1 of the Ribble Valley Core Strategy and paragraphs 115 and 116 of the NPPF as the proposal fails to provide a safe and suitable access to the site resulting in an unacceptable impact on highway safety due to the restrictions of Shire Lane and its junctions with Longridge Road.

P.T.O

Note(s)

- 1 Applications for planning permission are assessed against the National Planning Policy Framework and the policies within the Core Strategy for the Ribble Valley. The Local Planning Authority adopts a positive and proactive manner and will consider representations, liaise with consultees, and seek amendments to proposals where appropriate within statutory timescales.
- 2 The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable. It was therefore not possible to approve the application.
- 3 This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice unless the following apply:

- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6

**RIBBLE VALLEY BOROUGH COUNCIL
REFUSAL OF PLANNING PERMISSION CONTINUED**

APPLICATION NO: 3/2026/0159

DECISION DATE: 13/04/2026

months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	10/04/2026	Manager:	LH	Date:	13/4/26
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Application Ref:	3/2026/0159			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	17/03/2026	Site Notice:	17/03/2026	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				REFUSAL

Development Description:	Permission in principle for up to 3 no. self-build dwellings to include 1 no. bungalow for over 55's.
Site Address/Location:	Land off Shire Lane (adj Shire Lane House), Hurst Green, BB7 9QR

CONSULTATIONS:	Parish/Town Council
<p>Aighton, Bailey and Chaigley Parish Council object to the proposal. They raise concerns with regards to the access to Shire Lane which is limited and narrow with poor visibility to the main road. They also consider that the proposal is not in keeping with the area and is located within the Forest of Bowland National Landscape. Concerns are raised with regards to the impact on infrastructure in the area.</p>	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	<p>Having reviewed the documents submitted, together with site observations, Lancashire County Council acting as the local highway authority raises an objection regarding the proposed development and concludes that there are highway grounds to support an objection as set out by NPPF due to the intensification of use of Shire Lane and Longridge Road junctions which have sub-standard access, sub-standard visibility splays and the detrimental impact upon highway users.</p> <p>Notwithstanding the additional information that has been submitted (visibility splays), the LHA consider that this does not fully address their comments and their original comments still stand. Concerns are raised with regards to the splays on the wider network connecting to Longridge Road.</p>
United Utilities:	<p>General comments made in relation to drainage. United Utilities (UU) note that their response to a subsequent technical matters application will be based upon the information that is available at the time of response. They note it is the applicants responsibility to investigate the existing of any infrastructure that might impact their details design. A water pumping station and associated mains are located within the site boundary and they recommend the applicant contact them prior to the submission of any subsequent planning applications.</p>

CONSULTATIONS:	Additional Representations.
<p>Four objection has been received in response to the application raising the following issues/comments:</p> <ul style="list-style-type: none"> • highway safety concerns for existing and future due to sharp bend, poor sightlines and narrow road • location not suitable for over older people • the elevations submitted conflict with the planning statement 	

- the site cannot accommodate three dwellings of such a size
- the proposal would not enhance the view or improve the landscape with the Forest of Bowland National Landscape
- access should be provided off Longridge Road rather than Shire Lane
- the village can already support aging population
- the dwellings will not be affordable

RELEVANT POLICIES:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
 Key Statement DS2: Sustainable Development
 Key Statement EN3: Sustainable Development and Climate Change
 Key Statement EN4: Biodiversity and Geodiversity
 Key Statement DMI2: Transport Considerations
 Key Statement H1- Housing Provision
 Key Statement H2 – Housing Balance

Policy DMG1 – General Considerations
 Policy DMG2 – Strategic Considerations
 Policy DMG3 – Transport & Mobility
 Policy DME1 – Protecting Trees and Woodlands
 Policy DME2 – Landscape and Townscape Protection
 Policy DME3 - Site and Species Protection and Conservation
 Policy DMH3 – Dwellings in the Open Countryside and AONB

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2023/0670

Proposed agricultural extension for storage.
 Permission not required

3/2022/0573

Proposed extension to the existing agricultural unit for breeding of livestock, new access road from Longridge Road and new barn.
 Refused

3/2022/0114

To develop existing agricultural unit and building into a working farm unit for breeding livestock with additional staff accommodation. Resubmission of 3/2021/0706.
 Refused

3/2021/0706

Proposed development of the existing agricultural unit and building into a working farm for breeding of livestock. Proposed new farm house with new access.
 Withdrawn

3/2013/1010

Two log cabins for holiday let use.
 Refused

3/2020/0567

Change of use of agricultural building to form one two-bedroom holiday cottage.

Refused

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site comprises a piece of agricultural land located on the south side of Shire Lane. There is a shed constructed in corrugated cement sheet roof with boarded and metal clad elevations over block walls.

Planning permission has been previously refused in 2020 for the conversion of the above building to a holiday let and permission has also been refused for an extension to the building and a new barn.

This application seeks permission in principle for up to 3 no. self-build dwellings to include 1 no. bungalow for over 55's.

Principle of Development:

Permission in Principle applications may only deal with the principle of development and are not applications for planning permission. Any other details relating to any other material planning consideration are to be dealt with within any future Technical Details application. Planning practice guidance confirms the scope of permission in principle as being limited to matters of location, land use and amount of development. As such these matters have been assessed as follows:-

Location

The application seeks permission in principle for the erection of up to 3 no. residential dwellings. As such, it is necessary to consider whether the location of the proposed new dwellings would be compatible with the overall spatial strategy for housing growth within the borough as identified within the currently adopted development strategy.

When considering the principle of a new residential dwelling, Key Statement DS1 states that:

The majority of new housing development will be:

- *concentrated within an identified strategic site located to the south of Clitheroe towards the A59; and the principal settlements of:*
- *Clitheroe;*
- *Longridge; and*
- *Whalley.*

In addition to the strategic site at Standen and the Borough's principal settlements, development will be focused towards the Tier 1 Villages, which are the more sustainable of the 32 defined settlements:

- *Barrow*
- *Billington*
- *Chatburn*
- *Gisburn*
- *Langho*
- *Mellor*

- Mellor Brook
- Read & Simonstone
- Wilpshire

The first part of Policy DMG2 states that:

'Development should be in accordance with the core strategy development strategy and should support the spatial vision.

1. development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement'.

The second part of this policy requires development within the tier 2 villages and outside the defined settlement areas to meet at least one of six considerations which are listed as follows:

- 1. The development should be essential to the local economy or social well-being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. The development is compatible with the enterprise zone designation'.*

Policy DMH3 seeks to limit residential development in the open countryside and AONB to development essential for the purposes of agriculture or residential development which meets an identified local need.

Whilst the description of development has confirmed that one dwelling would be for over 55's, this would not amount to addressing a local need. The site is located outside of a settlement boundary and as such, the proposal fails to accord with the spatial strategy for the Borough.

The most recently published five-year housing land supply figure for the Ribble Valley (base date of 31st March 2025) indicated that Ribble Valley Borough Council has a housing land supply of 6.2 years. However, a recent appeal decision (appeal ref: APP/T2350/W/25/3372635) has found that the Council no longer have a Five-Year Housing Land Supply and the housing supply is calculated to be 3.45 years.

The consequence of not having a 5YHLS is that paragraph 11(d) of the NPPF is engaged in the decision-making process. On this basis the restrictive approach toward new housing development outside of settlements must be considered to be out-of-date.

Specifically for decision taking this means if the most relevant Local Plan policies for determining a planning application are out of date (such as when a 5YHLS cannot be demonstrated), granting permission unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

In terms of areas or assets of particular importance referred to at subsection i) above, these are identified as habitats sites and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, or a National Landscape, irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest...); and areas at risk of flooding or coastal change.

The application site is within the National Landscape and therefore this subsection potentially applies, and an assessment of compliance with relevant NPPF policy will be considered within the 'land use' and 'amount of development' sections of this report and then considered further in the planning balance section of this report.

In terms of whether the site is in a sustainable location, as referred to at ii.) above and as required by policies DMI2 and DMG3 of the RVCS, the site is located within the Forest of Bowland National Landscape, outside of the settlement of Hurst Green which is a Tier 2 settlement. Whilst Hurst Green does offer some facilities such as a primary school, pub, village hall and a café, it does not have a convenience store or a post office and as such, the services that are within the village are considered to be limited and would not serve the day-to-day needs of residents.

With regards to the local bus service, there are two school buses that stop at Hurst Green and the number 5 public bus which includes stops at the principal settlements of Clitheroe and Longridge. The bus runs from Hurst Green from approximately 6:50am to 19:54pm hourly Monday to Saturday and approximately 09:00 to 17:00 every two hours on a Sunday. Journey times to Clitheroe are approximately 25 minutes and 17 minutes to Longridge. The bus service, including late night and Sunday services are therefore limited are not of a duration or frequency that would make travelling by public transport an attractive method of transport for future occupiers.

In addition, the site's accessibility and connectivity to nearby services and facilities within Hurst Green and to bus stops is poor, with Shire Lane in particular a narrow winding road with no pavements or streetlights.

As such, future occupiers of the dwellings are likely to rely on private motor vehicle to access key services and facilities and the site is not considered to be a suitable or sustainable location for housing.

This will be discussed in more detail in the planning balance section of this report.

Land use

Policy DMG1 of the RVCS states that all development must:

- "1. Consider the potential traffic and car parking implications.*
- 2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated."*

Policy DMG3 also states that the Local Planning Authority will attached considerable weight to:

"The availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development –

- 1. The relationship of the site to the primary route network and the strategic road network."*

The LHA have provided comments on the scheme and they note that Shire Lane joins Longridge Road to the west of the site and the junction is considered to be sub-standard for visibility splays and width and lies at an acute angle resulting in difficulties arising for drivers emerging and entering safely. Longridge Road is classified B6243 and is subject to a 40mph speed limit.

Shire Lane also joins Longridge Road to the east of the site, adjacent to St. John's Church, and the LHA raises similar concerns with a narrow carriageway width and sub-standard visibility splays. Dene Lane bridge passes over Dean Brook which has a 18tonne weight limit. They also note that the route is narrow and has a prohibition of driving except for access traffic regulation order to restrict traffic volumes.

The LHA consider that the highway network is not suitable to accommodate the intensification of use from the proposed development due to the narrow carriageway width without sufficient passing places and the sub-standard junction arrangements at both junctions onto the classified road network.

The LHA have stated that if the existing agricultural use ceases on the site, then a portion of the residential trips could be considered to be replacement trips however, this would need to be less than 3 dwellings.

Whilst highway safety matters would be dealt with at the 'Technical Matters' stage, having regard to the surroundings of the site, it is not considered that a residential use for up to three dwellings would be an appropriate land use, due to poor access arrangements, resulting in harmful vehicular use.

The proposal therefore fails to comply with Policy DMG1 and DMG3 of the Ribble Valley Core Strategy.

Amount of development

Policy DMG1 states:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings...'

Policy DMG2 of the Ribble Valley Core Strategy states that:

"Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build".

Policy DMH3 of the RVCS seeks to restrict residential development within the National Landscape (formerly the AONB) to development essential for the purposes of agriculture or residential development which meets an identified local need. The same policy also allows for the conversion of buildings to dwellings and for the rebuilding and replacement of existing dwellings under certain circumstances.

In this instance permission in principle is sought for the development of up to three dwellings within the application site. The application has not been supported by any indicative site plan. However, indicative elevations have been provided which show large two storey dwellings with a maximum height of 8 metres, including gable features and first floor balconies.

Key Statement EN2 of the RVCS states that:

"The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area."

"As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials."

Policy DMG2 also states that within the Forest of Bowland National Landscape:

"Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications."

Paragraph 187 of the NPPF states that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)”

Paragraph 189 of the NPPF also states that:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues.

The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”

The indicative dwellings are considered to be of such a size and scale that would result in adverse impact to the natural beauty of the Forest of Bowland National Landscape. Notwithstanding the above, even if a differing size of dwelling were to be considered if the application were to progress to ‘technical matters’, it is not considered that the introduction of three dwellings within the rural landscape of the Forest of Bowland National Landscape would be acceptable, as the site currently maintains open, countryside views. The introduction of three dwellings in this location, along with the associated hardstanding for driveways/parking and introduction of gates/walls fences to separate the residential curtilages that would form part of such residential scheme would result in a harmful urbanising impact, diminishing the natural beauty of the Forest of Bowland National Landscape.

As such, the amount of development proposed, for three residential dwellings is considered to be in direct conflict with Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy and paragraphs 187 and 189 of the NPPF.

Impact Upon Residential Amenity:

This application relates solely to principle of development and whether the proposal would align with the spatial and locational strategy of the borough.

As such, the impact upon the amenity of the occupiers of surrounding residential properties does not fall to be assessed within the scope of this application and would be reserved for consideration/assessment following the submission of ‘Technical Matters’.

Visual Amenity/External Appearance:

There have been a number of objections to the scheme raising concerns with regards to the design/size/scale of the dwellings. This application relates solely to principle of development and whether the proposal would align with the spatial and locational strategy of the borough.

The impact on the Forest of Bowland National Landscape has been previously assessed above in the ‘amount of development’ section. As this relates to the principle only, a full assessment of the scheme cannot be made with regards to the specific size and scale of the dwellings and associated development and the potential for adverse impact(s) upon the character or visual amenities of the area resultant from the development do not fall to be assessed within the scope of this application and would be reserved for consideration/assessment following the submission of ‘Technical Matters’.

Highways and Parking:

Lancashire County Council Highways have been consulted on the application and comments have been provided. Their comments have been assessed earlier in this report, under the 'land use' section which concludes that due to the substandard visibility splays at the end of Shire Lane, along with the narrow width of Shire Lane, the proposal would result in harm to highway users.

Whilst this has been taken into consideration under whether residential development is an appropriate 'land use' for the site, the specific matters relating to highway safety fall to be assessed under details submitted with a 'Technical Matters' application and highway safety alone would not warrant refusal of this application.

Landscape/Ecology:

Appropriate surveys would be required to be undertaken (Preliminary Ecological Appraisal) given the close proximity to mature trees and submitted in support of any subsequent 'Technical Matters' submission to determine whether the proposal is likely to result in adverse impacts upon protected species or species of conservation concern.

In addition, at the 'Technical Matters' stage, the applicant would be required to demonstrate how the proposal would achieve the mandatory 10% Biodiversity Net-Gain or provide an appropriate exemption in accordance with Section 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Other matters

The Council's records indicate that United Utilities have apparatus which runs directly through the application site. An application for technical details consent would be expected to demonstrate how the development could come forward without compromising these assets. In any event, this would be a separate matter for the landowner to resolve with United Utilities.

Conclusion and Planning Balance:

For the above reasons the proposal fails to accord with the development plan. However, as the Council cannot demonstrate a five-year housing supply Paragraph 11d is engaged. On this basis the restrictive approach toward new housing development in Tier 2 Settlements and within the National Landscape must be considered to be out-of-date.

As the site lies within the National Landscape, sub section i) of Paragraph 11d) requires the LPA to consider whether the development would be in conflict with any of the NPPF policies that protect such areas. In light of the issues raised in regard to the harm to the character of the National Landscape, the scheme is considered to conflict with Paragraphs 187 and 189 of the NPPF.

In which case, the application of NPPF para 11(d)(i) means that the tilted balance need not apply under 11(d)(ii). Nevertheless, the tilted balance has been applied in any event and as set out below the harms would significantly and demonstrably outweigh the benefits so its application would not change the outcome.

Sub section ii) of Para 11d) requires the LPA to consider whether the adverse impacts of the development would significantly and demonstrably outweigh the benefits.

The proposal fails to accord with paragraphs 187 and 189 of the NPPF, Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy, insofar that the principle of allowing up to three dwellings in this location would fail to protect, conserve and enhance the landscape and character of the

Forest of Bowland National Landscape and would result in a harmful urbanising impact, diminishing its natural beauty.

Paragraph 11d) section ii) also requires the LPA to have particular regard to key policies for directing development to sustainable locations, and for the reasons outlined within this statement it is not considered that the development is in a suitable or sustainable location as there would be a reliance on private motor vehicle for future occupiers to access key services and facilities. Additionally, highway safety concerns have been identified meaning that the amount and type of development is not appropriate for the site.

The benefits of the development have been considered, namely the delivery of housing especially in the context of a lack of 5YHLS, albeit the development would only contribute up to three dwellings to the Council's housing supply as such this is considered to carry moderate weight. There would also be the benefit of consumer expenditure in the area, construction jobs and supporting the building industry supply chain. However, given the development is only for up to three dwellings these benefits are considered to carry limited weight.

The granting of residential development in this location is considered to significantly and demonstrably outweigh the benefits and even on the application of the tilted balance, there would not be justification to grant planning permission.

As such, this application is recommended for refusal.

RECOMMENDATION:	That Permission in Principle be refused.
01:	The proposal is considered to be in direct conflict with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy and the overarching objectives of the National Planning Policy Framework (NPPF) insofar that approval would lead to the creation of up to three new residential dwellings in an unsustainable location whereby there would be a reliance on private motor vehicle by occupiers of the dwellings to access key services and facilities.
02:	The amount and type of development proposed conflicts with Key Statement EN2, Policies DMG1 and DMG2 of the Ribble Valley Core Strategy and paragraphs 187 and 189 of the NPPF, by virtue of the introduction of up to three residential dwellings which fail to protect, conserve or enhance the character and landscape of the Forest of Bowland National Landscape and would result in a harmful urbanising impact, diminishing its natural beauty.
03:	The amount and type of development proposed conflicts with Policy DMG1 of the Ribble Valley Core Strategy and paragraphs 115 and 116 of the NPPF as the proposal fails to provide a safe and suitable access to the site resulting in an unacceptable impact on highway safety due to the restrictions of Shire Lane and its junctions with Longridge Road.

Appeal Decision

Hearing held on 9 December 2025

Site visit made on 9 December 2025

by **Elaine Moulton BA (Hons) BPI MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 7 January 2026

Appeal Ref: APP/T2350/W/25/3372635

Land to South of Chatburn Old Road, Chatburn, BB7 4QG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant permission in principle.
 - The appeal is made by Mr Ronald Jackson against the decision of Ribble Valley Borough Council.
 - The application Ref is 3/2025/0414.
 - The development proposed is residential development of up to nine dwellings.
-

Decision

1. The appeal is allowed and permission in principle is granted for residential development comprising a minimum of 1 dwelling and a maximum of 9 dwellings at Land to South of Chatburn Old Road, Chatburn BB7 4QG in accordance with the terms of the application, Ref 3/2025/0414, dated 23 May 2025.

Preliminary Matters

2. The proposal is for permission in principle. Planning Practice Guidance (PPG) advises that this is an alternative way of obtaining planning permission for housing-led development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle, and the second (technical details consent) stage is when the detailed development proposals are assessed. This appeal relates to the first of these 2 stages.
3. The scope of the considerations for permission in principle is limited to location, land use and the amount of development permitted¹. All other matters are considered as part of a subsequent Technical Details Consent application if permission in principle is granted. I have determined the appeal accordingly.

Main Issues

4. The main issues are:
 - a) Whether the site is a suitable location for the proposed development, having regard to local policy; and
 - b) Whether any harm would be outweighed by other material considerations, in particular whether the Council can currently demonstrate a five-year housing land supply, the provision of affordable housing and economic benefits of the development.

¹ PPG Permission in Principle Paragraph: 012 Reference ID: 58-012-20180615

Reasons

Suitable location

5. Key Statement DS1 of the Core Strategy 2008 – 2028 (CS), adopted 16 December 2014, sets out a development strategy for the Borough. The strategy directs the majority of new housing development to an identified strategic site and the principal settlements of Clitheroe, Longridge and Whalley. In addition, it states that development will be focused towards Tier 1 Villages, which are the more sustainable of the defined settlements. The appeal site is, largely, outside of the defined boundary of Chatburn, which is identified as a Tier 1 Village.
6. CS Policy DMG2 indicates that outside of defined settlement areas, development must meet at least one of several considerations. CS Policy DMH3 states that within areas defined as open countryside, residential development will be limited to specified types. The main parties agree that, as the proposed development does not meet any of the listed considerations or exceptions, it does not accord with such policies. There is no evidence before me that would lead me to conclude differently.
7. Although within the open countryside, the appeal site adjoins the defined settlement boundary of Chatburn. Notwithstanding the gradients of the surrounding land, it has good pedestrian and cyclist access to the facilities and services it contains along the quiet Chatburn Old Road. Furthermore, the nearest bus stop is within a reasonable walking distance of the site which, according to the evidence before me, provides frequent bus services to and from the principal settlement of Clitheroe, as well as Skipton and Preston.
8. The future occupiers of the proposed development would not, therefore, be wholly reliant on the use of a private vehicle. As such, it would be in an accessible location. Nonetheless, it remains that the proposal conflicts with the policies identified above.
9. In conclusion, although in an accessible location, having regard to the identified conflict with CS policies DMG2 and DMH3, the site is not a suitable location for the proposed development.

Other considerations

Housing land supply

10. The main parties agree that the five-year housing land supply (5YHLS) should be calculated against local housing need using the standard method in the PPG, and that this equates to 311 dwellings per annum. There is also agreement that a 5% buffer applies. Based upon the evidence before me, I concur.
11. There is, however, disagreement between the main parties on two grounds. The first relates to how past over-supply of housing should be taken into consideration. The second issue relates to the extent of the deliverable supply.
12. It is the Council's position that the 5YHLS requirement should be reduced by the over-supply of previous years, 536 dwellings, which would reduce the requirement to 204 dwellings per annum, or 214 dwellings when the 5% buffer is applied. The

appellant contends that local housing need should not be reduced by over-supply. The effect of which would reduce the housing land supply position from 6.19 years, as advanced by the Council, to 4.05 years.

13. I acknowledge that the Framework and PPG do not rule out the use of past over-supply to reduce future housing requirements. Nevertheless, to adopt the approach of the Council, and that of the Inspectors in the decisions it has highlighted, would impede the achievement of the Government's objective to significantly boost the supply of homes. I therefore find that the forward-facing approach adopted in the appeal decisions and local plan examination letters that have been referred to by the appellant to be the most appropriate.
14. Thus, it is my judgement that past over-supply should not be used to reduce local housing need requirements in this case. This should not be seen as penalising the Council, as has been suggested, rather, it is part of the solution to the acute housing crisis that exists nationally.
15. Turning to the second matter of disagreement, the extent of the deliverable supply, it is now agreed that 74 dwellings on the site of land at Accrington Road, Whalley should be included in the housing land supply. However, the appellant considers that development on three other sites is not deliverable within the 5-year period and should not count towards the 5YHLS.
16. The disputed site, land at Highmoor Farm, Clitheroe, has the benefit of outline planning permission. The sale of the site and the submission of a reserved matters application is, however, dependent upon the completion of an agreement with the Council to facilitate the creation of an appropriate access. For this reason, the applicant for the outline planning permission, states that the completion of the sale of the land and the submission of a reserved matters application before the outline permission expires are hopeful rather than guaranteed. At the Hearing the Council advised that progress had been made on the agreement, but that it was not yet completed. Furthermore, there is no evidence before me that a performance agreement is in place that sets out the timescale for approval of a reserved matters application and the discharge of conditions.
17. In my view, it has not been demonstrated that firm progress has been made towards approving the reserved matters and, accordingly, there is no clear evidence that housing completions will begin on the Highmoor Farm site within the five-year period. Therefore, 75 dwellings should be removed from the 5YHLS.
18. There is currently no planning permission on the disputed site of land at Wilpshire (Salisbury View), although I note that, following pre-application discussions, a planning application for 80 dwellings was submitted on 1 October 2025, to which no technical objections have been received from statutory consultees. Nonetheless, even if I were to agree that the appeal decision, that dismissed a development of 84 dwellings on this site, supports the density of the current proposal, this is not sufficient to demonstrate that it will be permitted, particularly considering the strong objections from the relevant Parish Councils that were brought to my attention.
19. Furthermore, although I note that the Council indicate that it is likely that the application would be determined by Planning Committee in January or February 2026, at the time of the Hearing a report had not been published on an agenda. As such, as well as there being no certainty as to whether the proposal will be

permitted, it is unclear when a decision will be made on the application. Consequently, there is no clear evidence that the projected number of dwellings on this site can be delivered within the 5-year period. 75 dwellings should therefore be removed from the 5YHLS.

20. The disputed site, Standen Littlemoor Phases 5 & 6, also has the benefit of outline planning permission and a reserved matters application was submitted in March 2022. However, approaching four years later it remains undetermined and, as confirmed by the Council at the Hearing, amended plans are awaited. Although the Council anticipates that the application will be determined in early 2026, in the absence of a planning performance agreement that sets out the timescale for approval of reserved matters there is no certainty in this regard.
21. It is apparent that the developers are constructing dwellings on Phases 2 to 4 of the Standon Littlemoor site, but a significant number are yet to be completed. Although the Council does not predict any completions on Phases 5 & 6 until year 5, it is my view that no robust evidence has been presented to demonstrate that development will be carried out on such later phases within 5 years. Accordingly, a further 41 dwellings should be removed from the 5YHLS.
22. I therefore find that, at this point in time, the deliverable supply of housing amounts to 1,130 dwellings, which, in combination with the consequences of not deducting past over-supply from the local housing need requirements, reduces the housing land supply position to 3.45 years.
23. The Council has consistently delivered more completions than required since 2014/15, and there is no compelling evidence before me to suggest that this will not continue. This is a material consideration that tempers the weight to be given to housing delivery as a benefit of the proposed development. Nonetheless, given the significant shortfall in the 5YHLS at this time, I afford substantial weight to the proposed provision of housing, given that it is in an accessible location.

Affordable housing

24. The Council contends that because affordable housing could not be secured at this first, permission in principle, stage, the provision of on-site affordable housing should not be considered as a benefit that weighs in favour of the proposed development. Nevertheless, CS Key Statement H3 states that for developments of 5 or more dwellings (or sites of 0.2 hectares or more irrespective of the number of dwellings) on sites outside of the settlement boundaries of Clitheroe and Longridge, the Council will require 30% affordable units on-site. The policy also indicates that the Council will only consider a reduction in this level, to a minimum of 20%, where supporting evidence justifies it.
25. I note that, in a previous appeal decision on this site relating to the refusal of Technical Details Consent², the Inspector found that a financial contribution towards off-site provision equivalent to the 20% minimum level set out in policy could be supported. Whilst acknowledging that financial circumstances can change over time, I see no reason why affordable housing in some form could not be secured in connection with the current proposal at the technical details consent stage. However, as there remains uncertainty as to the level of affordable housing

² APP/T2350/W/23/3333973

provision, this benefit carries limited weight in support of the proposed development.

Economic benefits

26. There would be economic benefits arising from the construction of the proposed development, and expenditure by its future occupiers, which is quantified by the appellant. Although there is no certainty as to where the occupier expenditure would take place, it is reasonable to find that a considerable proportion would be spent in local shops, services and amenities given that they would be accessible and convenient. I therefore attach moderate weight to such benefits in favour of the proposed development.

Other Matters

27. Interested parties have raised concerns regarding the potential effects of additional traffic along Chatburn Old Road. However, based on what is before me, I agree with the Council that there are no highway grounds that would support the conclusion that the appeal site is not suitable for residential development. Furthermore, no robust evidence has been presented to conclude that local infrastructure, such as schools, lack capacity to accommodate the proposed development.
28. I have also had regard to the other matters raised by interested parties, including the effect of the proposed development on the character and appearance of the area, the living conditions of nearby residents, a protected tree, wildlife and habitats, a public right of way and drainage. Nonetheless, these relate to the details, and not the principle, of the proposed development. Accordingly, they are matters for consideration at this appeal and will be dealt with at the second (technical details consent) stage.

Planning Balance

29. The proposed development would conflict with the spatial strategy set out in the development plan as the site lies outside the settlement boundary of Chatburn. Furthermore, it would not meet any of the identified considerations or exceptions which are required for residential development to be acceptable in the open countryside.
30. I have found that the Council cannot demonstrate a 5YHLS. Accordingly, as set out in footnote 8 of the Framework, the most important policies of the development plan are considered to be out-of-date. Consequently, paragraph 11 d) of the Framework applies.
31. In its favour, the proposed development would make a modest contribution to the supply of housing, of up to 9 dwellings, in an accessible location. Given the significant shortfall in the 5YHLS at this time, I afford this substantial weight. Additionally, I attach moderate weight to its economic benefits and limited weight to the contribution that it could make in respect of affordable housing.
32. The adverse impact I have identified, arising from the conflict with the spatial strategy, would not significantly and demonstrably outweigh such benefits. Consequently, the presumption in favour of sustainable development applies and paragraph 11 d) indicates that permission should be granted. There are no other material considerations to override this finding.

Conditions

33. The PPG makes it clear that it is not possible for conditions to be attached to a grant of permission in principle. Therefore, whilst I acknowledge that the conditions suggested by the Council all relate to matters within the scope of a permission in principle decision, I have not imposed them.

Conclusion

34. For the reasons set out above, I conclude that the appeal should be allowed.

Elaine Moulton

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Christian Hawley	Barrister, No 5 Chambers
Ben Pyecroft	Emery Planning
Caroline Payne	Emery Planning

FOR THE LOCAL PLANNING AUTHORITY:

Erika Eden-Porter	Head of Strategic Housing and Planning
Stephen Kilmartin	Principal Planning and Urban Design Officer
Yvonne Smallwood	Planning Policy Officer

Evidence of existence of Agricultural building in 2003

Appeal Site: Land at Shire Lane, Hurst Green, Ribble Valley

Application Reference: 3/2026/0159

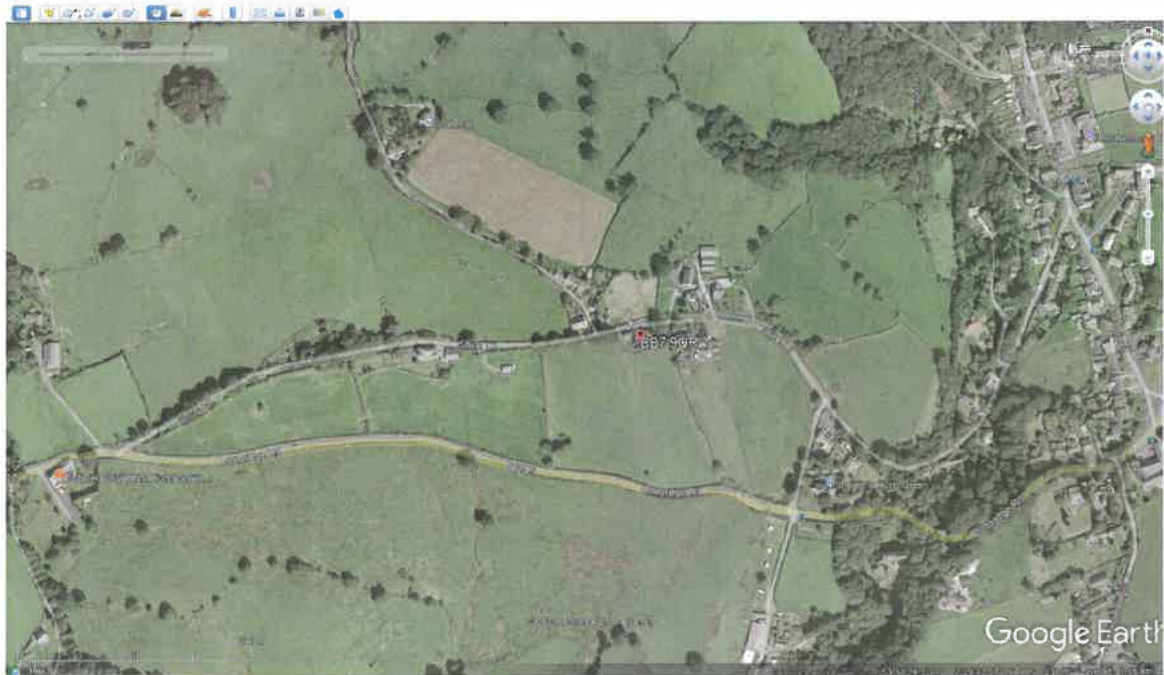
Decision Notice Date: 13th April 2026

Local Planning Authority: Ribble Valley Borough Council (RVBC)

Prior Approval for Extension Permission: 3/2023/0670 (Not implemented).

The fallback position is for a business premises under Class R, or a dwelling under Class Q. The Appellant formally declares that if this appeal is dismissed, they have a firm, clear intention to immediately execute these permitted development rights by submitting Prior Approval applications under Class Q and/or Class R. The fallback position is therefore a realistic, non-theoretical alternative that must be weighted heavily against the Council's reasons for refusal.

Google Earth 2003



Sale particulars:

Smallholding

Shire Lane, Hurst Green, Clitheroe, BB7



Key features

- Prime Grassland with lock up storage shed
- 6.86 acres
- Lock up shed (36' x 20')
- Mains electricity
- Mains water

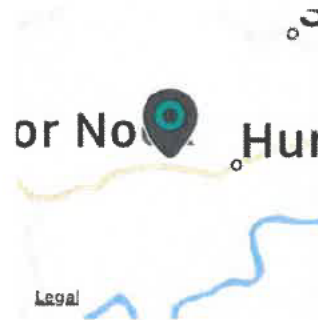
Added: 10/12/2019

Full Description

Tenure: Freehold

A valuable small holding comprising two adjoining meadows with roadside boundaries to Shire Lane on the north and B6243 Hurst Green to Longridge road on the south just one mile from the centre of Hurst Green village. Good access from Shire Lane to a stone hard standing with lock up shed (36' x 20') constructed of concrete portal frame, concrete floor, concrete block walls, box profile steel sheet upper side cladding, asbestos roof cladding and large double doors with inside roller shutter. Mains electricity and mains water. The property is for sale in one lot by informal tender with vacant possession on completion.

Offers in writing are requested prior to close



Photos (5)

Floorplans

Video Tours

EPCs

Street View

School Checker

Nearest stations:

- Langho
2.8 miles
- Whalley
3.2 miles
- Ramsgreave & Wilp...
4.0 miles

Distances are straight line distances



POA

Farm land

Added 10/1/19



£150,000

Smallhold

Added 10/1/19



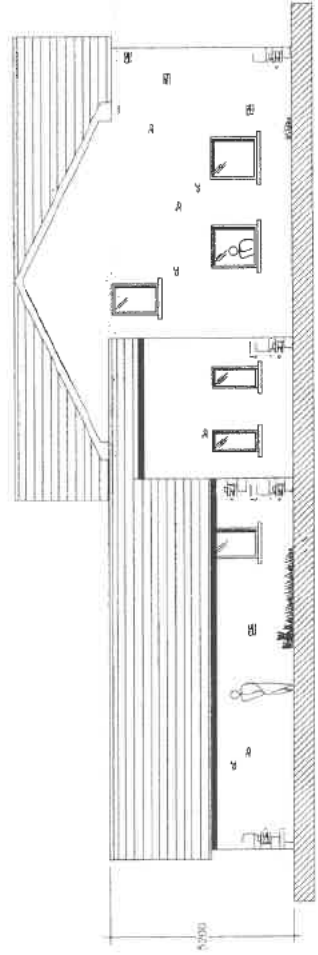
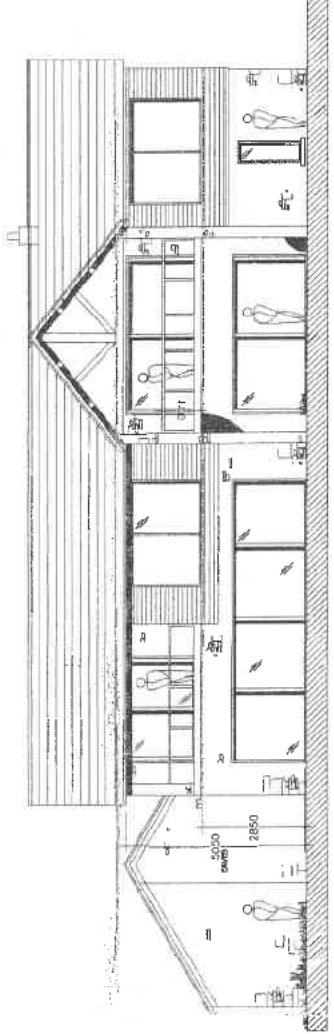
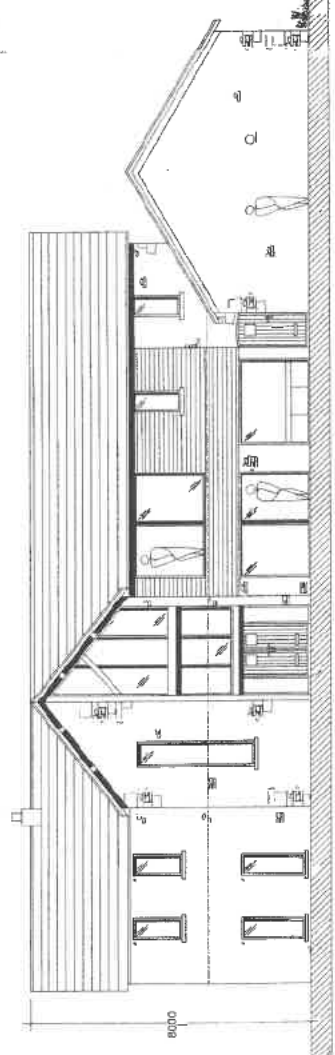
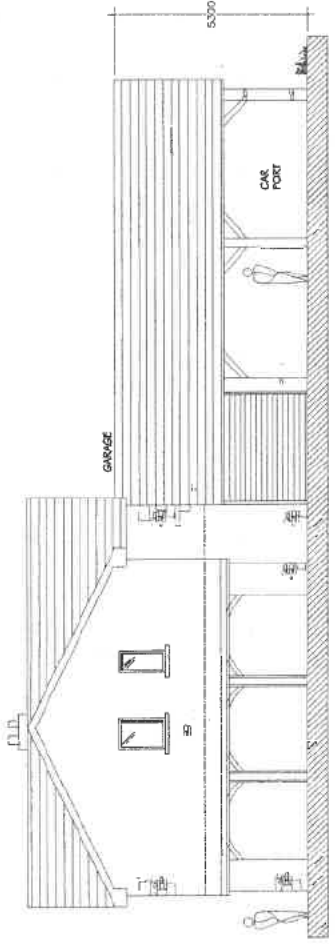
£260,000

Farm land

Added 10/1/19







Proposed style of dwellings

[REDACTED]

From: Maya Cullen [REDACTED]
Sent: 10 April 2026 15:57
To: [REDACTED]
Subject: RE: Land off Shire Lane 3/2026/0159

Dear Evan,

Many thanks for your email.

Due to the unsustainable location of the site, the Council will not likely be supporting the scheme and therefore it is not appropriate to seek additional amendments which may not address the highways concerns. Highway safety is a technical matter regardless.

The decision shall be issued by the 14th of April.

Kind regards,

Maya Cullen – Senior Planning Officer

Ribble Valley Borough Council, Council Offices,
Church Walk, Clitheroe, Lancashire BB7 2RA

[REDACTED]

Web: www.ribblevalley.gov.uk



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

From: [REDACTED]
Sent: 02 April 2026 14:42
To: Maya Cullen [REDACTED]
Subject: FW: Land off Shire Lane 3/2026/0159

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Maya

My client owns the land adjacent the point of Highways concern, he can make good the access onto Longridge Road hopefully to the satisfaction of all concerned. Please see attached photo of junction and a plan of the title deeds.



Evan Owen

[REDACTED]
Preswylfa
Dyffryn Ardudwy
Gwynedd
LL44 2EH

[REDACTED]
From: [REDACTED]
Sent: 25 March 2026 09:25
To: [REDACTED]
Subject: FW: Land off Shire Lane 3/2026/0159

Copy for your information.

Evan Owen

