



## Planning inspectorate - manage your appeals

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**BETA** This is a new service - your [feedback](#) will help us improve it.

### Appellant case

**Site address** Land to the South of Park Farm, Whalley, Wiswell, BB7 9LB

**Appeal reference** 6009990

**LPA** Ribble Valley Borough Council

### Before you start

**Local planning authority** Ribble Valley Borough Council

**What type of application is your appeal about?** Outline planning

**Was your application granted or refused?** Refused

**What's the date on the decision letter from the local planning authority?** 23 April 2026

**Are you claiming costs as part of your appeal?** No

**What is the application reference number?** 3/2026/0190

### Appellant details

**Appellant details** David Warbrick

**Agent details** Evan Owen



## Site details

**What is the address of the appeal site?** Land to the South of Park Farm, Whalley, Wiswell, BB7 9LB

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**What is the area of the appeal site?** 750 m<sup>2</sup>

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**Is the appeal site in a green belt?** No

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**Does the appellant own all of the land involved in the appeal?** Fully owned

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**Does the appellant know who owns the land involved in the appeal?** No data

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**Is the appeal site part of an agricultural holding?** No

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**Are you a tenant of the agricultural holding?** No

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**Are there any other tenants?** No

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**Will an inspector need to access your land or property?** Yes  
It is adjacent farm buildings some distance along a private road.

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**Are there any health and safety issues on the appeal site?** No

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## Application details

**What date did you submit your application?** 19 March 2026

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**Enter the description of development that you submitted in your application** Permission in principle application for 1 self build dwelling

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<b>Are there other appeals linked to your development?</b>	No
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<b>Development type</b>	Minor dwellings
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## Appeal details

<b>How would you prefer us to decide your appeal?</b>	Written
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<b>Why would you prefer this appeal procedure?</b>	Not provided
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<b>How many days would you expect the inquiry to last?</b>	Not provided
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<b>How many witnesses would you expect to give evidence at the inquiry?</b>	Not provided
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## Upload documents

<b>Application form</b>	26_0190_App_Form_Redact.pdf
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<b>Agreement to change the description of development</b>	No documents
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<b>Decision letter from the local planning authority</b>	26_0190_Decision_Notice.pdf
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<b>Appeal statement</b>	Statement of Case.docx
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<b>What is the status of your planning obligation?</b>	Not answered
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<b>Planning obligation</b>	No documents
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<b>Draft statement of common ground</b>	No documents
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**Separate ownership certificate and agricultural land declaration**

No documents

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**Application for an award of appeal costs**

No documents

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**Design and access statement**

- PLANNING STATEMENT.pdf
  - 3372635 Appeal Decision.pdf
- 

**Plans, drawings and list of plans**

- Location Plan A59.jpg
  - Proposed Elevations.pdf
- 

**New plans or drawings**

- 0-meargill-farm-delegated-report-3-2024-0981\_1178477.pdf
  - Residential.jpeg
  - 2 named roads.jpg
  - 25\_0895\_Delegated\_Report.pdf
- 

**Other new supporting documents**

No documents

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## **Additional documents**

No documents

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## 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:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

#### Contact information:

Country Code:  National number:  Extension:

Country Code:  Mobile number (optional):  Extension:

Email address (optional):

#### 2. Agent Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

#### Contact information:

Country Code:  National number:  Extension:

Country Code:  Mobile number (optional):  Extension:

Email address (optional):

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

Permission in Principle for 1 self-build dwelling

Net number of dwellings: Min:  Max:  Amount of non-residential use(s) (e.g. floorspace or area):   
(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 barn

Disused since 2023 following closure of farm business and purchase by applicant.

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)

11/03/2026

## 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:



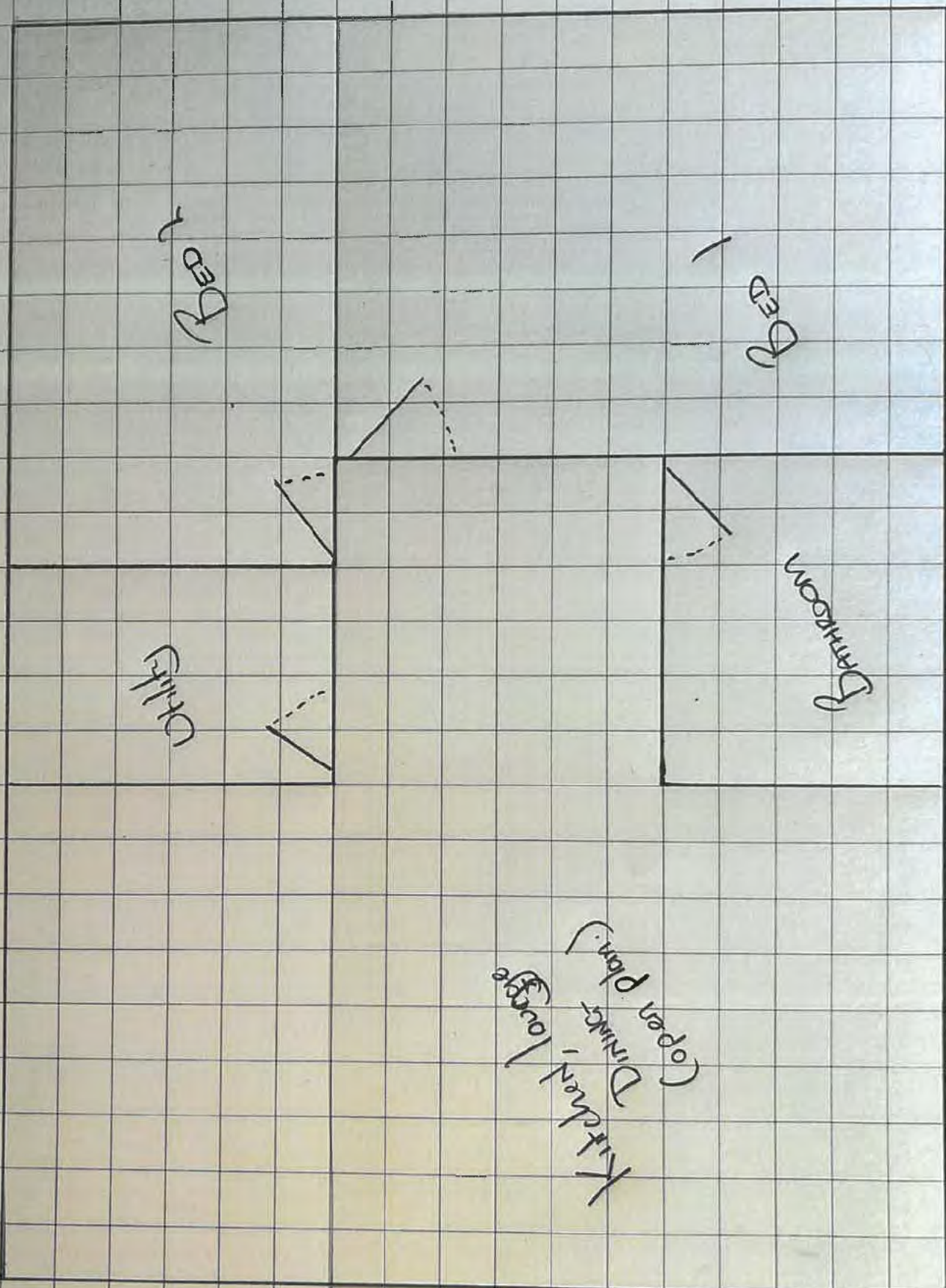
The correct fee:



Any supporting information:







Kitchen/Lounge  
Dinner  
(open plan)

Bed

Bed

Bathroom

Child

TOWN AND COUNTRY PLANNING ACT 1901  
APPEAL UNDER SECTION 78

Site Address: Land to the South of Park Farm, Whalley, Clitheroe Bypass, Wiswell BB7 9LB  
Ribble Valley Borough Council  
Reference number: 3/2026/0190  
Permission in principle application for 1 self-build dwelling.

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## 1. INTRODUCTION & SCOPE OF PERMISSION IN PRINCIPLE

1.1 This Statement of Case is submitted on behalf of the Appellant in support of an appeal against Ribble Valley Borough Council's (RVBC) decision to refuse Permission in Principle (PiP) for the erection of a single residential dwelling.

1.2 As set out in the Town and Country Planning (Permission in Principle) (Amendment) Order 2017, the scope of a PiP application is strictly limited to three core parameters: location, land use, and the amount of development. Matters relating to detailed design, landscaping, and technical layout are legally reserved for the subsequent Technical Details Consent stage.

1.3 This appeal demonstrates that the proposed location, residential land use, and amount of development (1no. dwelling) are entirely acceptable. This conclusion is reinforced by a highly material, legally viable fallback position established on-site for the first time within this appeal framework.

### 1.4 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 one high-quality dwelling carries significant weight against the minimal impacts and the 'betterment' of the site.

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## 2. THE SITE AND THE MATERIAL FALLBACK POSITION

2.1 The appeal site is currently occupied by a redundant, permanent agricultural building. Crucially, this building is structurally sound, with all primary load-bearing external walls and its roof fully intact.

2.2 Consequently, the building satisfies the statutory criteria under Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for:

- \* **Class Q:** Permitted development rights to convert an agricultural building into a residential dwelling.
- \* **Class R:** Permitted development rights to convert an agricultural building into a flexible commercial use.

2.3 Following the binding Court of Appeal precedent established in \*Mansell v Tonbridge & Malling BC [2017] EWCA Civ 1314\*, a Permitted Development right constitutes a powerful material planning consideration if there is a "real prospect" of the fallback development occurring.

2.4 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.

2.5 Recent RVBC decisions that allowed substantial alterations to agricultural buildings in unsustainable locations include **3/2024/0981** and **3/2025/0895**.

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### **3. RESPONSE TO REFUSAL REASON 1: LOCATIONAL SUSTAINABILITY**

The Council alleges conflict with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy and the National Planning Policy Framework (NPPF), asserting that the development is in an unsustainable location causing total reliance on private motor vehicles.

3.1 The Council's position fails to consider the structural realities of the site and misapplies rural planning metrics. A residential dwelling can be introduced to this site via a Class Q conversion without any assessment or restriction from the Local Planning Authority regarding its locational sustainability or transport links.

3.2 If this PiP appeal is dismissed, a residential use via Class Q will still generate the exact same travel patterns and vehicle reliance. Refusing this PiP therefore achieves absolutely zero material planning benefit or transport reduction.

3.3 Furthermore, under Class R, the building could be converted into a commercial facility (such as a workshop or rural office or shop). A commercial fallback would actively intensify traffic, attracting multiple daily employee commutes and commercial delivery vans and customers. A single residential dwelling under PiP represents the lowest-impact transport option for this location.

3.4 Paragraph 109 of the NPPF explicitly states that "opportunities to maximise sustainable transport solutions will vary between urban and rural areas." By demanding urban levels of public transport connectivity for a minor rural scheme, RVBC has acted in direct conflict with national policy.

3.5 Again, recent RVBC decisions that allowed substantial alterations to agricultural buildings in unsustainable locations include **3/2024/0981** and **3/2025/0895**.

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### **4. RESPONSE TO REFUSAL REASON 2: LANDSCAPE & URBANISING IMPACT**

The Council alleges conflict with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy, asserting that a new dwelling introduces a harmful urbanising impact that diminishes the countryside landscape.

4.1 The physical mass and footprint of the building already exist within the landscape. The proposal does not encroach onto untouched open fields; it utilizes an established, brownfield-equivalent footprint of a redundant agricultural structure.

4.2 The Council objects to the "introduction" of a dwelling, yet a dwelling will be introduced regardless via the Class Q fallback. However, a strict Class Q conversion legally restricts development to the existing fabric, forcing the retention of an industrial, agricultural silhouette that may not seamlessly blend with residential surroundings.

4.3 Conversely, granting PiP establishes the land use while leaving structural parameters open. This allows the Appellant to submit a high-quality, bespoke architectural layout at the Technical Details Consent stage. The PiP pathway enables visual "betterment" through sensitive materials, landscape boundary containment, and a superior architectural design that will enhance—rather than diminish—the surrounding countryside landscape far more effectively than a standard Class Q conversion.

4.4 The amount of development requested is minimal (1no. dwelling). It is mathematically impossible for a single, visually contained unit to exert a "harmful urbanising impact" or trigger a widespread degradation of the wider Ribble Valley landscape character.

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## **5. CONCLUSION**

5.1 The fallback position establishes that a residential or commercial reuse of this exact site is entirely viable and highly probable. The Council's reasons for refusal regarding sustainability and landscape impact are entirely neutralized by this material consideration.

5.2 The proposed location is acceptable, the residential land use is compatible with the fallback framework, and the amount of development is low-impact.

5.3 The Inspector is respectfully requested to allow this appeal and grant Permission in Principle, enabling a managed, high-quality architectural solution to be brought forward at the subsequent Technical Details stage.

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act 1990

**REFUSAL OF PLANNING PERMISSION**

**APPLICATION NO:** 3/2026/0190

**DECISION DATE:** 23 April 2026

**DATE RECEIVED:** 19/03/2026

**APPLICANT:**

Mr David Warbrick  
BarracloUGH Cottage  
Whalley Road  
Pendleton  
BB7 1PP

**AGENT:**

Mr Evan Owen  
Preswylfa  
Dyffryn Ardudwy  
Gwynedd  
LL44 2EH

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**DEVELOPMENT PROPOSED:** Permission in principle application for 1 self-build dwelling.

**AT:** Land to the South of Park Farm Whalley Clitheroe Bypass Wiswell BB7 9LB

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 a new dwelling in an unsustainable location whereby there would be a reliance on private motor vehicles by occupiers of the dwelling to access key service and facilities.
  
- 2 The amount and type of development proposed conflicts with Policies DMG1 and DMG2 of the Ribble Valley Core Strategy, by virtue of the introduction of a new residential dwelling and associated development in a location which would result in a harmful urbanising impact, diminishing the surrounding countryside landscape.

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

**APPLICATION NO: 3/2026/0190**

**DECISION DATE: 23 April 2026**

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**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.

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

**APPLICATION NO: 3/2026/0190**

**DECISION DATE: 23 April 2026**

- 
- 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 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.**

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	18/2/25	<b>Manager:</b>	LH	<b>Date:</b>	25/2/25
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<b>Application Ref:</b>	3/2024/0981		
<b>Date Inspected:</b>	24/8/23	<b>Site Notice:</b>	14/2/25
<b>Officer:</b>	BT		



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

**APPROVAL**

**DELEGATED ITEM FILE REPORT:**

<b>Development Description:</b>	Conversion of and extension of agricultural building to one self-build two-bedroom dwelling and formation of residential curtilage (resubmission of 3/2024/0674).
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<b>Site Address/Location:</b>	Meargill Farm, Holden Lane, Bolton by Bowland, BB7 4LZ.
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<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>Bolton-by-Bowland, Gisburn Forest and Sawley Parish Council:</b>	Consulted 10/12/24 – no response received.

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No objections subject to conditions.

<b>LCC PROW:</b>	No objections subject to adherence with standing advice.
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<b>RVBC Countryside:</b>	No objections.
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<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

- Key Statement DS1: Development Strategy
- Key Statement DS2: Presumption in Favour of Sustainable Development
- Key Statement EN2: Landscape
- Key Statement DMI2: Transport Considerations
- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DMG3: Transport And Mobility
- Policy DME2: Landscape And Townscape Protection
- Policy DME3: Site And Species Protection And Conservation
- Policy DMH3: Dwellings In The Open Countryside & The AONB
- Policy DMH4: The Conversion Of Barns And Other Buildings To Dwellings
- Policy DMB5: Footpaths And Bridleways

National Planning Policy Framework (NPPF)

Self-build and Custom Housebuilding Act 2015

Self-build and Custom Housebuilding PPG (February 2021)

**Relevant Planning History:**

**3/2024/0674:**

Conversion of and extension of agricultural building to one self-build two-bedroom dwelling and formation of residential curtilage (Refused)

**3/2023/0598:**

Proposed conversion of agricultural building to one two-bedroom dwelling (Withdrawn)

**3/2023/0468:**

Formation of new agricultural access together with creation of agricultural access track to existing and approved agricultural buildings. Formation of agricultural hardstanding to approved agricultural building (pursuant to removal of condition 7 (completion of agricultural building 3/2022/1157) and variation of condition 8 (tree protection measures) of planning permission 3/2023/0139.

**3/2023/0139:**

Formation of new agricultural access together with creation of agricultural access track to existing and approved agricultural buildings. Formation of agricultural hardstanding to approved agricultural building (Approved)

**3/2022/1157:**

Agricultural building (Permission Not Required)

**ASSESSMENT OF PROPOSED DEVELOPMENT:****Site Description and Surrounding Area:**

The application relates to a farmstead situated on the North-western outskirts of Bolton-by-Bowland. The application site comprises a farmhouse and numerous agricultural buildings. Access to the site is off Holden Lane with the site's existing access track running through the centre of the farmstead which also serves as Public Right Of Way FP0307010. The surrounding area comprises agricultural fields, woodland and open countryside with the application site lying within the Forest Of Bowland National Landscape.

**Proposed Development for which consent is sought:**

Planning consent is sought for the conversion of an existing single storey agricultural building for use as a residential dwelling. The building in question is located within the centre of the farmstead and comprises an 'L' shaped footprint, brick elevations and a slated cross gabled roof. The proposed works would involve the addition of a gabled infill extension to the application building's South-western corner and the addition of a new roof to the building's store component (currently partially collapsed). A corrugated metal lean-to extension is also to be removed from the building's South-western elevation. Additional works proposed include the formation of a rear garden area, parking area and construction of a cycle store and electric vehicle charging point.

**Principle of Development:**

The application site is not situated within any of the Borough's defined settlement areas and lies within a National Landscape.

Criterion 2 of Policy DMH3 of the Ribble Valley Core Strategy allows for the appropriate conversion of buildings to dwellings within the National Landscape providing they are suitably located and their

form and general design are in keeping with their surroundings. The same policy stipulates that buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.

With regards to criterion 2 of DMH3, whether or not the proposal amounts to an 'appropriate' conversion leads to the engagement of policy DMH4 and requires a consideration of the proposal against that policy. Policy DMH4 of the Core Strategy states:

*Planning permission will be granted for the conversion of buildings to dwellings where:*

- 1. The building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings, and*
- 2. There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure, and*
- 3. There would be no materially damaging effect on the landscape qualities of the area or harm to nature conservation interests, and*
- 4. There would be no detrimental effect on the rural economy, and*
- 5. The proposals are consistent with the conservation of the natural beauty of the area.*
- 6. That any existing nature conservation aspects of the existing structure are properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.*

*The building to be converted must:*

- 1. Be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alteration, which would adversely affect the character or appearance of the building. The council will require a structural survey to be submitted with all planning applications of this nature. This should include plans of any rebuilding that is proposed;*
- 2. Be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building, and*
- 3. The character of the building and its materials are appropriate to its surroundings and the building and its materials are worthy of retention because of its intrinsic interest or potential or its contribution to its setting, and*
- 4. The building has a genuine history of use for agriculture or another rural enterprise.*

In this instance, the building to be converted is located within a farmstead in close proximity to an existing dwelling and numerous agricultural buildings and as such is not read as an isolated feature within the surrounding landscape. The proposal would therefore satisfy the requirements of criteria point 1 of Policy DMH4 and locational requirements of Policy DMH3.

Access to the proposed dwelling would be via an existing access track which serves Meargill Farm with foul and surface water to be disposed of through a package treatment plant and soakaway

respectively. As such, the building in question is considered to be suitably located for the purposes of its proposed use and it is not anticipated that conversion of the building to a dwelling would warrant any unnecessary expenditure by public authorities or utilities on the provision of infrastructure. The proposal would therefore satisfy the requirements of criteria point 2 of Policy DMH4.

Having regard to criteria points 3 and 5, the application building's existing store roof is currently partially missing and as such is in need of replacement. An unsightly corrugated metal lean-to extension also currently adjoins the application building's South-western elevation, with two redundant shed buildings also located within the Southern extents of the application site. The proposed scheme of residential conversion would involve the construction of a new natural slate roof over the building's store component, with the roof of the proposed infill extension also to be detailed in natural slate, both of which would be in keeping with the building's existing natural slate roof profile. In addition, the proposal would utilise existing openings within the application building to facilitate proposed door and window openings, with red brick to be utilised for elevational infill treatments which would be in keeping with the building's existing red brick design. Furthermore, the aforementioned dilapidated corrugated metal lean-to extension and additional redundant outbuildings within the site would be removed as part of the proposals. Accordingly, it is considered that the proposed development would deliver a visual enhancement to the application building and site as a whole that would be in keeping with the rural character of the area and for this reason it is not considered that the proposal would have any materially damaging effect on the landscape qualities of the area. With regard to criteria point 4, the application's supporting information does not indicate that the building subject to conversion forms an integral part of any agricultural operation therefore it is not considered that its loss to residential development would be of detriment to the local rural economy. Accordingly, the proposal would satisfy the requirements of criteria points 3, 4 and 5 of Policy DMH4 and design requirements of Policy DMH3.

Turning to criteria point 6, a bat survey has been submitted in support of the proposal which shows the building to be converted and farmstead as a whole as holding negligible to low levels of bat roost potential. Furthermore, the submitted survey includes a working method statement to support the construction phase of the proposal. As such, existing nature conservation aspects within the application building and site as a whole are considered to have been accurately surveyed with appropriate measures in place to mitigate possible disturbances to protected species. The proposal therefore satisfies the requirements of criteria point 6 of Policy DMH4.

Having regard to the additional criteria within Policy DMH4, a structural survey has been provided in support of the application which shows the structural integrity of the application building to be in generally good condition and capable of supporting the proposed residential conversion. With regards to the additional works proposed to the building, a cross gabled roof infill extension would be incorporated to the application building's South-western corner which would be aligned flush with the building's Southernmost gabled roof. Additional works proposed include the reinstatement of the roof serving the application building's store component (currently partially collapsed), with a requirement to extend the reconstructed roof of the store further South-eastwards in order to tie in with the North-western facing roof slope of the proposed gabled infill extension.

A similar development was proposed under previous application 3/2024/0674, albeit with the projection of the South-western gable end of the previously proposed infill extension extending considerably beyond the South-western extents of the building's store component, resulting in the creation of a somewhat asymmetrical form of development which was considered to fall within the realm of substantial construction and major alteration, exceeding works of conversion. It was

subsequently conveyed to the applicant that any future infill extension to the application building would need to incorporate a reduced footprint, with its South-western profile aligned closer to the South-western elevation of the host building in order for the works of rebuilding to be considered as falling within the realm of works of conversion.

The currently proposed infill extension to the application building comprises a reduced footprint from the previously refused scheme, with the South-western gable end of the proposed extension being in near alignment with the South-western extent of the existing building. Therefore whilst some additional works would be required to support the proposed residential conversion of the application building, it is not considered that the reinstatement of the building's store roof and proposed infill extension would collectively amount to extensive building or major alternation. Furthermore, and as previously conveyed, it is not considered that the proposed scheme of residential conversion would adversely affect the character or appearance of the application building.

In addition, whilst the application building is of limited architectural merit, it is considered that the building nonetheless reflects the rural vernacular of the more modern farm buildings within the locality with respect to its unadorned design and materiality and as such provides some contribution to the setting of the surrounding National Landscape. The application building could therefore be considered as being worthy of retention on this basis. Moreover, supporting information to demonstrate that the building benefits from a genuine history of use for agriculture has also been provided. Taking account of all of the above, the proposed development would therefore satisfy the additional criteria within Policy DMH4 and structural requirements of Policy DMH3.

Policy DMG3 of the Core Strategy also requires decision taking to consider the availability and adequacy of public transport and associated infrastructure to serve those moving to and from new developments. This is consistent with the NPPF which requires development proposals to promote sustainable transport. In this instance, analysis shows an absence of bus stops and bus routes within the nearby vicinity of Meargill Farm, with pavements and street lighting being equally absent along Holden Lane. Therefore due to the rural location of the site future occupants of the dwelling would likely be reliant on the use of private motor vehicles and this weighs against the proposal, however this is balanced against the sustainable benefits of re-using an existing building.

Taking account of all of the above, the proposed development would satisfy the requirements of Policies DMH3, DMH4 and DMG3. The proposed development is therefore considered to be acceptable in principle, subject to further assessment of additional material planning considerations.

#### Self-build

The proposal has been submitted as a self-build development. With a shortfall of self-build housing within the Borough whilst the proposal only relates to the provision of one dwelling, some weight is nonetheless given to the fact that this would be a self-build dwelling. In addition, the applicant has provided a unilateral undertaking in support of the application which confirms that the proposed dwelling is to be delivered by way of a self-build housing project. The principle of self-build housing for the application site is therefore secured.

#### **Impact Upon Residential Amenity:**

Paragraph 135 (f) of the National Planning Policy Framework states:

*'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.*

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the bedroom window proposed for North-eastern elevation of the dwelling would directly face towards the neighbouring property of Meargill Farm however this window would solely provide views towards the featureless South-western elevation of the farmhouse's front extension element. All additional windows within the property would otherwise provide views into the farmstead and towards open countryside to the South-east and South-west. Notwithstanding Meargill Farm, the nearest residential receptors to the application site are otherwise situated approximately 150 metres away.

Having regard to the amenity of future occupants of the proposed dwelling, analysis shows that all habitable rooms within the proposed dwelling would be served by a sufficient number of window openings and as such would receive an adequate provision of natural light.

Taking account of all of the above, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents or future occupants of the dwelling. The proposed development would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

#### **Visual Amenity/External Appearance:**

Paragraph 135 (c) of the NPPF states:

*'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting'.*

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

*'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, including impact on landscape character.'*

With respect to development within the Forest Of Bowland National Landscape, Paragraph 189 of the NPPF states:

*'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.'*

Key Statement EN2 of the Core Strategy provides similar guidance:

*'The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and*

*wherever possible enhanced...the Council considers that it is important to ensure development proposals do not serve to undermine the inherent quality of the landscape...the Council will also seek to ensure that the open countryside is protected from inappropriate development.'*

Policy DMH4 provides additional guidance with respect to the conversion of agricultural buildings to dwellings as follows:

*'Planning permission will be granted for the conversion of buildings to dwellings where there would be no materially damaging effect on the landscape qualities of the area... the building to be converted must be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building.'*

In this instance, the proposed scheme of residential conversion would be facilitated by way of an infill extension and alterations to the application building. The proposed extension would serve as an infill to the South-western corner of the application building, with its cross gabled roof profile and South-western elevation symmetrically integrated into the application building's existing cross gabled roof profile and South-western elevation. In addition, the stone detailing proposed for the South-eastern and South-western elevations of the extension would allow for differentiation between the modern extension and original historic farm building whilst also reducing the massing effect of the proposed extension, with the natural slate roof profile proposed for the extension and adjoining reconstructed store roof appropriately integrating with the building's existing slate roof profile. Furthermore, red brick would be utilised for elevational infill treatments which would assimilate well with the building's existing red brick design and the proposal would utilise existing openings within the application building to facilitate proposed door and window openings, with the overall solid to void ratio of door and window openings reading as proportionate to the building's external profile. Moreover, the materiality of door and windows within the proposed dwelling would comprise a timber base design which would be in keeping with the rural vernacular of the immediate and wider surroundings of the application site.

Creation of the garden area to the South of the proposed dwelling would involve some encroachment into the site's surrounding agricultural land however creation of the proposed garden area would be facilitated through the removal of the application building's dilapidated corrugated metal lean-to extension and an unsightly shed which currently detract from the amenity of the site. Similarly, creation of the proposed vehicle parking area would be facilitated through the removal of an additional redundant shed building. In addition, the proposed garden area would be modest in terms of size and proportionate in the context of the proposed use of the application building as a dwelling, with the boundary treatment proposed for the garden and parking area consisting of a dry stone wall which would be in keeping with the rural vernacular of the immediate and wider surroundings of the application site. Furthermore, analysis shows the land to be adopted as a garden area as comprising low grade agricultural land (Grade 4 – poor quality). Accordingly, it is considered that removal of the existing extension and redundant buildings to facilitate the dwelling's proposed garden and parking area would deliver a visual enhancement to the application site and the proposed scheme of residential conversion would not amount to any excessive encroachment into undeveloped open countryside or the loss of any high value land.

Taking account of all of the above, the proposed scheme of residential conversion would be compliant with current heritage guidance and it is considered that the proposed development as a whole would enhance the character and appearance of the barn building and application site and in turn, the visual amenities of the surrounding Forest Of Bowland National Landscape. The proposal would therefore satisfy the requirements of Paragraph 135 (c) and 189 of the NPPF and Key

Statement EN2 and Policies DMG1 and DMH4 of the Core Strategy.

**Highways and Parking:**

Lancashire County Council Highways have reviewed the proposal and have deemed the site's existing vehicle access to be compatible for the purposes of allowing for the simultaneous ingress and egress of two vehicles. The proposed vehicle parking arrangement and provision of secure cycle storage has also been deemed to be acceptable. The LHA have made a request for conditions to be imposed with regards to parking provision, secure cycle storage and electric vehicle charging provision. On this basis, it is not considered that the proposed development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

**Landscape/Ecology:**

A preliminary bat roost assessment survey was carried out on 9th May 2023. The application building, when assessed in combination with location and surrounding habitat was observed to have a negligible to low level of bat roost potential. In addition, fourteen nights of static bat detector monitoring were carried out between the 9th and 24th May 2023 to support the preliminary bat roost assessment and no bats were recorded at times consistent with bats emerging from a roost during the survey period. The submitted ecology report includes a method statement comprising numerous working practices and compensatory measures to be adhered to and incorporated in the event of any planning consent being granted. No other ecological constraints were identified in relation to the proposal.

**BNG**

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it forms the basis of self-build development which has been secured through the provision of a unilateral undertaking.

**Other matters:**

**Public Right Of Way**

Public footpath FP0307010 runs through the application site. The response from Lancashire County Council's Public Rights Of Way Team makes reference to the existing footprint of the application building as partially obstructing PROW FP0307010 however analysis shows that none of the works proposed as part of the scheme of residential conversion would obstruct PROW FP0307010. As such, no concerns are raised with respect to the impact of the proposal upon Public Rights Of Way however construction works to facilitate the proposed development could potentially obstruct the aforementioned Right Of Way therefore the applicant is advised to contact Lancashire County Council's Public Rights of Way team to discuss their proposal before any development works begin.

**Observations/Consideration of Matters Raised/Conclusion:**

The proposed scheme of residential conversion accords with the aims and objectives of Policies DMH3, DMH4 and DMG3 of the Core Strategy thus securing the principle of development. The proposed development would not have any undue impact upon the amenity of any neighbouring residents, nor is it considered that the development proposed would be harmful to the character of the application building or visual amenities of the surrounding National Landscape. Furthermore,

proposed development raises no concerns with respect to its impact upon highway safety or the ecology of the area.

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

<b>RECOMMENDATION</b> :	That planning consent be granted subject to the imposition of conditions.
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Report to be read in conjunction with the Decision Notice.

Signed: Officer: MC Date: 26/02/2026 Manager: LH Date: 27/2/26

Application Ref: 3/2025/0895  
Date Inspected: 10/12/2025 Site Notice: 10/12/2025  
Officer: MC



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

DELEGATED ITEM FILE REPORT:

**APPROVAL**

**Development Description:** Conversion of existing barn and outbuilding to create a 4 bedroom dwelling with detached dwelling, including alterations to fenestration, insertion of rooflights, insertion of flue and associated landscaping, parking and private amenity space.

**Site Address/Location:** Barn and outbuilding adjacent to Leagram Mill Farm Dinkling Green Lane Chipping PR3 2QS

**CONSULTATIONS:** Parish/Town Council

No objection

**CONSULTATIONS:** Highways/Water Authority/Other Bodies

**LCC Highways:** No objection subject to conditions relating to the submission of a construction management plan, provision of wheel washing facilities, implementation of access arrangements, provision of visibility splays, siting of gates/gateposts, surfacing of the access/driveway, drainage strategy for the access, provision of parking area prior to first occupation, cycle storage provision and the use of the outbuilding as ancillary to the main dwelling.

**RVBC Countryside Officer:** Recommends that all details of the Barn Owl Method Statement identified and Method Statement and Reasonable Avoidance Measures for bats identified in the Bat Survey Report and Method Statement European Protected Species (Bats) Barn owls be secured by condition.

**CONSULTATIONS:** Additional Representations.

No additional representations received.

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Key Statement DS1 – Development Strategy  
Key Statement DS2 – Sustainable Development  
Key Statement EN2 – Landscape  
Key Statement EN5 – Heritage Assets  
Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations  
Policy DMG2 – Strategic Considerations  
Policy DMG3 – Transport and Mobility  
Policy DME2 – Landscape and Townscape Protection

Policy DME3 – Site and Species Protection and Conservation  
Policy DME4 – Protecting Heritage Assets  
Policy DMH3 – Dwellings in the Open Countryside and AONB  
Policy DMH4 – The Conversion of Barns and Other Buildings to Dwellings  
Policy DMH5 – Residential and Curtilage Extensions  
Policy DME6 – Water Management

National Planning Policy Framework (NPPF)

#### **Relevant Planning History:**

No recent planning history at the site, however an application below relates to the adjoining barn.

#### **3/2025/0387 (adjacent site)**

Proposed demolition of an existing agricultural building and replacement with a new storage building 18.5m long, 9m wide, 5.3m high to ridge, 3.2m high to eaves.

Permission not required

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

##### **Site Description and Surrounding Area:**

The application site comprises an existing agricultural building and grassland located approximately 1.6km to the North-East of the village of Chipping, within the Forest of Bowland National Landscape. There are a number of other stone-built buildings within the vicinity of the site, including two residential properties, 'Leagram Park' located to the North-East of the existing agricultural building and 'Leagram Mill' to the South-East. A Public Right of Way, also runs to the East of the site (FP0310009).

Leagram Brook passes the site to the North-East and as such part of the rear of the site is at risk of surface water flooding. In addition, the supporting information indicates that there are a number of trees to the North, most of which are outside the plot boundary.

##### **Proposed Development for which consent is sought:**

The proposed development is for the conversion of two buildings into 1 no, four-bedroom dwelling and a detached annexe. The detached annexe would comprise a garden room, guest bedroom with ensuite and two separate offices.

The works would involve alterations to the fenestration of both buildings, including the insertion of new windows and doors. The alterations are as follows:

##### *Main barn*

- Insertion of two conservation rooflights to south-west roof slope
- Creation of recessed timber front door to south-west elevation (amended prior to determination to reduce glazing panel)
- Insertion of glazed barn door to existing cart opening to south-west elevation
- Insertion of 2 no. first floor windows to south-west elevation
- Alterations to existing door and first floor window to north-east elevation and insertion of 1 no. first floor window
- Change ground floor window to timber 'stable style' door
- Removal of existing rooflights to north-west elevation and replacement with 4 no. conservation style rooflights

- Insertion of ground floor window to north-west elevation (reduced in width prior to determination)

#### *Outbuilding*

- Re-roof building
- Insertion of door to north elevation
- Insertion of window to west elevation
- Insertion of window to east elevation
- Insertion of window to south elevation

Other alterations include the insertion of 2 no. flues, the erection of a boundary wall and entrance gates and the creation of a parking/driveway area with parking for 3 no. cars and amenity space. Further highways information has also been provided in an attempt to overcome the concerns raised by the Local Highway Authority.

#### **Principle of Development:**

##### *Spatial Strategy*

Key Statement DS1 relates to new housing development and seeks to direct new housing development within an identified strategic site and the principal settlements of Clitheroe, Whalley and Longridge in addition to Tier 1 Villages which are the more sustainable of the Borough's 32 defined settlements. The same policy also requires development within the Borough's remaining 23 Tier 2 Village settlements to meet proven local needs or deliver regeneration benefits.

The site is not located within a defined settlement and is within the Forest of Bowland National Landscape.

Policy DMG2 is of some relevance which 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 below:

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.*

The relevant criterion of this policy is Criterion 3 which allows for local needs housing which meets an identified need. 3

The proposal would not be for local needs housing and as such, the proposal would not fall within any of the above exceptions.

Notwithstanding the above, also of relevance to the proposed development are Policies DMH3 and DMH4 of the Ribble Valley Core Strategy which relates to the conversion of buildings to dwellinghouses.

Policy DMH3 states that:

*Within areas defined as Open Countryside or AONB on the proposals map, residential development will be limited to:*

1. development essential for the purposes of agriculture or residential development which meets an identified local need. in assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.
2. the appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.
3. the rebuilding or replacement of existing dwellings subject to the following criteria:
  - the residential use of the property should not have been abandoned.
  - there being no adverse impact on the landscape in relation to the new dwelling.
  - the need to extend an existing curtilage.

Policy DMH4 which is for the conversion of barns and other buildings to dwellings states that:

*Planning permission will be granted for the conversion of buildings to dwellings where:*

1. the building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings, and
2. there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure, and
3. there would be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests, and
4. there would be no detrimental effect on the rural economy, and
5. the proposals are consistent with the conservation of the natural beauty of the area.
6. that any existing nature conservation aspects of the existing structure are properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.

*The building to be converted must:*

1. be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alteration, which would adversely affect the character or appearance of the building. The council will require a structural survey to be submitted with all planning application of this nature. this should include plans of any rebuilding that is proposed;
2. be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building, and 4
3. the character of the building and its materials are appropriate to its surroundings and the building and its materials are worthy of retention because of its intrinsic interest or potential or its contribution to its setting, and
4. the building has a genuine history of use for agriculture or another rural enterprise.

The Ribble Valley Core Strategy notes that the re-use of existing rural buildings provides an important opportunity to preserve buildings that contribute to the areas character and setting, can usefully provide a housing resource and promote sustainability.

The proposed development would result in the creation of 1 no. new residential unit and an additional ancillary outbuilding through the conversion of the barns.

Having regard to criteria point 1 of Policy DMH4, the barn buildings subject to the proposed residential conversion is situated in close proximity to an existing residential dwelling to the south 'Leagram Mill' and an existing agricultural building. As such, it is not considered that the building is read as an isolated.

With regards to the locational requirements of Policy DMH3. The barn to be converted would be located adjacent to an existing agricultural storage building (planning permission has also been recently granted for the demolition of the existing and replacement of a new agricultural storage building). Notwithstanding this, the land is within the same ownership as the applicant and the supporting information indicates that the applicant intends to live and farm at Leagram Mill Farm. Whilst the dwelling could be sold and become

in separate ownership, it would be unreasonable to request the dwelling is secured as an agricultural worker dwelling.

The proposed development would therefore satisfy the requirements of criteria point 1 of Policy DMH4 and locational requirements of Policy DMH3.

Turning to criteria point 2, access to the proposed development would be from the existing access point, serving the barns and agricultural building. The application form states that foul water is to be dealt with via a package treatment plant and it is therefore unlikely that the proposed residential conversion of the barn would warrant any unnecessary expenditure by public authorities or utilities on the provision of infrastructure. The proposal would therefore satisfy the requirements of criteria point 2 of Policy DMH4.

Having regard to criteria points 3 and 5 of Policy DMH4, this will be assessed later in the report.

Turning to criteria point 4, given that the barns are currently unused and the supporting information indicates that the applicant intends to farm the land still, along with the recent granting of a nearby agricultural storage building, it is not considered that the conversion would result in any adverse impact on the rural economy.

Turning to criteria point 6, this shall be assessed later in this report.

Having regard to the additional criteria within Policy DMH4, a structural survey has been provided in support of the application which confirms that the smaller building is in a tolerable condition, with a partially collapsed roof, missing/loose masonry, small cracking and areas of damp. The larger building is in a good condition and there are some areas that require repairs with missing/loose masonry and a compromised timber first floor. Some cracking is present though mainly noted as superficial. A number of recommendations are proposed which include, repair and replace the deteriorated timber and masonry components, addressing the roof failures by replacing missing or slipped slates and tiles and replacing roof where it has collapsed, undertaking a timber survey, installation of appropriate wall ties and insulation liners to improve structural integrity, ensure guttering is maintained, timber lintels are replaced and windows installed.

The report concludes that structurally speaking the smaller barn is suitable for conversion, providing the advised remedial works are undertaken, as would the larger barn. The internal floorspace of the proposed barn would also meet the Nationally Described Space Standards.

The proposed development would therefore satisfy the additional criteria within Policy DMH4 and structural requirements of Policy DMH3.

#### *Sustainability*

Separate from the spatial strategy assessment, an assessment must also be made as to whether the site is sustainable.

Key Statement DMI2 states that:

*New development should be located to minimise the need to travel. Also it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car'.*

Policy DMG3 requires considerable weight to be attached to the availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development.

The site is located approximately 1.6km from the village of Chipping which is a Tier 2 village as identified within the Core Strategy. The site is not located within walking distance to a bus stop. As such, it is likely

that there would be a reliance of private motor vehicles to access schools, key services and facilities within the surrounding villages and the main settlements of Longridge and Clitheroe. Whilst the site is not considered to be a sustainable location for housing, this would need to be balanced against the benefits of re-using existing buildings. The Local Highway Authority have suggested a condition for the provision covered and secure cycle storage to ensure adequate parking provisions and to promote cycling as a sustainable mode of transport. The LHA note the presence of a cycle and bin store provided adjacent to the outbuilding.

Policy DMH5 of the Ribble Valley Core Strategy allows for the provision of ancillary accommodation subject to the following criteria:

1. *'The development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling housing when circumstances change'*.
2. *The extension should generally speaking provide only a modest level of accommodation.*

The proposed ancillary accommodation located within the outbuilding is considered to be in general accordance with this policy. It would be reasonable to include a condition to any grant of permission to ensure that the outbuilding remains ancillary to the main dwelling to prevent any future amenity/parking issues.

#### **Impact Upon Residential Amenity:**

Policy DMG1 of the Ribble Valley Core Strategy states that, development must:

1. *Not adversely affect the amenities of the surrounding area.*
2. *Provide adequate day lighting and privacy distances.*
3. *Have regard to public safety and secured by design principles.*
4. *Consider air quality and mitigate adverse impacts where possible.*

The main property which would be impacted by the proposal the property Leagram Mill which is located to the South of the application site. It is not considered that there would be any adverse impact on the amenities of the occupiers of this property as the front windows of the property are already overlooked by the existing road and Public Rights of Way which runs immediately to the East of the proposed outbuilding.

There may be more comings and goings associated with the residential use. However, this is not considered to generate such noise pollution that would harm the amenities of existing occupiers of the property.

As such, the proposal is considered to accord with Policy DMG1 of the Ribble Valley Core Strategy.

#### **Visual Amenity/External Appearance:**

Paragraph 135 of the NPPF states:

*'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting'*.

Key Statement EN2 also 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.'*

*The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.*

*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 DMG1 also states that all development must:

- 1. be of a high standard of building design which considers the 8 building in context principles (from the CABE/english heritage building in context toolkit.*
- 2. be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
- 4. use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DMG5, has been incorporated into schemes where possible.*
- 5. the code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

Policy DMG2 also states:

*'In protecting the designated area of outstanding natural beauty the council will have regard to the economic and social well being of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. 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.'*

Furthermore, Policy DMH3 of the Core Strategy states:

*'The protection of the open countryside and designated landscape areas from sporadic or visually harmful development is seen as a high priority by the Council and is necessary to deliver both sustainable patterns of development and the overarching Core Strategy vision.'*

The proposed development would result in the main barn being converted to a residential dwelling and the smaller barn being converted to an ancillary outbuilding.

With regards to the alterations to the barns, these are considered to be acceptable. The proposed development would mostly utilise existing window and door openings and where new openings are introduced, they vary in their size and siting as to create an 'ad-hoc' arrangement that is typical of agricultural buildings rather than uniform window/door openings.

The proposal seeks to utilise steel framed windows with glazing panels to create a Crittall style window design. Whilst these windows are not a common feature on other agricultural/farm house buildings within the vicinity of the site, they are considered to be appropriate to the agricultural character of the barns and the surrounding area, using steel frames which is considered to be an appropriate material within the Forest of Bowland National Landscape, reflecting industrial character.

There is no objection to the insertion of the black blues which are not considered to be excessive in height, or the introduction of 2 no. conservation style rooflights to the south-west elevation and 4 no. smaller

conservation style rooflights to the north-west elevation of the main barn, the latter of which would be sited in locations occupied by existing roof openings.

Subject to a condition, requiring a sample of external materials and sections of all proposed windows and doors to be submitted and approved, it is considered that the conversion of the buildings to a dwelling and ancillary outbuilding are acceptable and would preserve the historic and agricultural character of the barns and would utilise appropriate materials within the Forest of Bowland National Landscape.

Turning to the alterations within the site, the proposal would introduce a new stone boundary wall with a height of approximately 0.9m as well as a 1.2m high 5 bar timber field gate to the site entrance. Again, the size, scale and design of the proposed walls are acceptable and in keeping with the rural character of the area. A parking area would be created in front of the main barn, adjacent to the existing agricultural barn to the west of the site and a front garden area would be sited in between the two buildings, which although is more domestic in character than existing, subject to a detailed landscaping condition is acceptable.

As such, the proposed development is considered to accord with Key Statement EN2 and Policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy.

#### **Heritage Impact:**

The application is supported by a heritage statement which shows the site on William Yates' map of 1786 and was presumably a corn mill, which was fed from Leagram Beck. The monument report does not differentiate between the watermill and the farm, and it is not clear from the maps which building is/was the mill. However, the location of the mill wheel was possibly part of the structure that was lost before 1895, which now forms part of the double pig-sty.

Given the age of the property, the buildings are considered to be non-designated heritage assets.

Key Statement EN5 states that:

*"There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.*

*This will be achieved through:*

- *Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- *Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment."*

Policy DME4 also states that:

*'Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.'*

Paragraph 216 of the NPPF also states that:

*'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

The heritage statement confirms that the barn and outbuilding are no longer used for agricultural purposes and are not suitable for modern farming methods. Both the existing barn and outbuilding have various existing openings which can be utilised as windows and doors, only requiring a small number of new openings. The report also states that the north-east elevation of the barn has been altered in recent years which would allow greater flexibility on the elevation to make alterations. In addition, the conversion would not require an extension of the existing building curtilage, nor are any extensions to the footprint of the building and would mostly utilise existing openings. The heritage statement also concludes that 4 no. of the original 17 no. rooflights will be reinstated on the north-west elevation which would extenuate the vaulted barn with the original timber trusses, whilst reflecting the original character of this elevation which was historically dominated by rooflights.

As such, there would likely be some harm to the non-designated heritage asset through the introduction of a small number of openings and the change to the window/door design to industrial style windows. However, the level of harm is not considered to impact on the significance of the non-designated heritage asset as the overall character of the barn would be retained, whereby amendments have been sought to reduce window opening sizes and retain the ad-hock fenestration arrangements to reflect the typical style of an agricultural barn.

As such, the proposal is considered to accord with Key Statement EN5 and Policy DMG4 of the Ribble Valley Core Strategy and paragraph 216 of the NPPF.

#### **Highways and Parking:**

Ribble Valley Core Strategy Policy DMG3 states that:

*'All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards'.*

In addition, Policy DMG1 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'.*

Following a request for further information from the Local Highway Authority, the applicant has provided a traffic survey as detailed within the submitted documentation, reference TN01. The traffic survey was carried out for 7 days by an independent traffic survey company from 19th to 25th January 2026. The ATC recorded two-way 85th percentile speeds in the vicinity of the site access. The results show that the 85th Percentile Speeds Eastbound was 21.6 mph and Westbound was 23.3 mph and as such visibility splays of 2.4m x 27.5m and 2.4m x 30.4m shall be provided, which can be secured by way of planning condition.

The Local Highway Authority consider that the access shall be paved in a permeable hardstanding material for 10m into the site to prevent debris from being dragged onto the highway and drainage, collected within the site and drained to a suitable internal outfall which should be provided at the access point to prevent water from discharging onto the highway.

Turning to parking/manoeuvring, the LHA have reviewed drawing number 07, Revision A, titled Proposed Site Plan and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. They consider that there is room to manoeuvre within the site which will allow for ingress and egress in a forward gear as shown within drawing J32-9380-PS-001 in Appendix D of the submitted document TN01. They also note that there is a Public Rights of Way FP0310009 close to the application site which must not be obstructed during the proposed developments.

Having regard to the above, the proposed development is considered to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

#### **Landscape/Ecology:**

A preliminary bat roost assessment survey carried out on 10th June 2025 assessed the building to have a moderate level of bat roost potential. No evidence to suggest use by bats was recorded at a time of year when such physical evidence would be expected. Emergence surveys were carried out in July and August 2025 and whilst no bats were observed emerging from the building, Soprano Pipistrelle bat foraging activity was recorded throughout the survey with bats observed emerging from a nearby building and foraging around buildings on site before dispersing into the wider landscape.

A single Barn Owl was observed using the barn to roost during emergence surveys. It is recommended that a barn owl box is installed on the treeline to the north of the barn as part of biodiversity enhancement measures.

The Countryside Officer has been consulted on the application and recommend the development is implemented in accordance with the method statement and precautionary measures identified in the ecology report. This can be secured by way of planning condition.

Turning to Biodiversity Net-Gain, a Biodiversity Net Gain and Habitat Management Plan has been submitted with the application. The habitat management aims to deliver a 71.099% increase in habitat units through tree planting and a 42.73% increase in hedgerow units. As such, any approval would be subject to the statutory Biodiversity Net-Gain condition.

#### **Other Matters:**

Policy DME6 of the Ribble Valley Core Strategy states that:

*'Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.*

*Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:*

- 1. preventing pollution of surface and / or groundwater*
- 2. reducing water consumption*
- 3. reducing the risk of surface water flooding (for example the use of sustainable drainage systems (suds)) as a part of the consideration of water management issues, and in parallel with flood management objectives, the authority will also seek the protection of the borough's water courses for their biodiversity value.*

*All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles. the use of the public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable alternatives to help reduce the risk of surface water flooding and environmental impact'.*

The application is accompanied by a surface water drainage strategy which notes that as infiltration is deemed to be unacceptable, surface water will be managed through a storage in an attenuation tank and discharged into the watercourse adjacent to the site.

The drainage scheme shows that foul and surface water will connect at SWMH08 and discharge into the watercourse (foul water would be treated first in a private foul water treatment plant). This is because there are no sewer connections within the vicinity of the site.

Good practise is that foul and surface water would be discharged separately rather than in a combined sewer. However, the agent for the application has provided further information regarding the suitability of the pipe to carry both foul and surface water. The drainage consultant has advised that the outfall pipe has a capacity of 17.73 l/s based on the Colebrook-White Formula. Taking away the 2.3 l/s for the proposed surface water flows, this leaves a spare capacity of 15.43 l/s to accommodate the foul water flows. Based upon five bedrooms, the foul water flows would equate to 1200 l/day in line with Flows and Loads document published by British Water. Converted into l/s over a 12-hour period, this is an average rate of 0.028 l/s. They consider that based on this rate, the outfall pipe has sufficient capacity.

The drainage consultant has also confirmed that the 2.3l/s is the brownfield runoff rate (with a 50% reduction) rather than green field as the development is for a conversion. The surface water drainage calculations demonstrate that development would be acceptable in the 1 in 100 year flood + climate change.

As such, the drainage scheme shall be implemented in accordance with the approved details and a condition added for a management/maintenance scheme to be submitted prior to first occupation of the development.

Subject to the above, the proposal is considered to accord with Policy DME6 of the Ribble Valley Core Strategy.

**Observations/Consideration of Matters Raised/Conclusion:**

Having regard to the above and all relevant material considerations, it is recommending that this application is approved subject to conditions.

<b>RECOMMENDATION:</b>	That planning permission be granted subject to the imposition of appropriate conditions.
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## 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 permitted<sup>1</sup>. 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.

<sup>1</sup> 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 Consent<sup>2</sup>, 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

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<sup>2</sup> 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

## **Appeal 6009990: Land to the South of Park Farm, Whalley, Wiswell, BB7 9LB (LPA ref. 3/2026/0190)**

Ribble Valley Borough Council's local housing need, calculated using the government's standard method, is **311 new homes per annum**. This updated figure supersedes the borough's older, adopted Core Strategy target of 280 dwellings per year. [1, 2, 3, 4]

### **Current Target Breakdown**

- **Annual Target:** 311 net additional dwellings.
- **5-Year Requirement:** 1,555 homes (excluding the Council's adjustments for historic oversupply and standard buffers).
- **Planning Context:** The Council actively measures its 5-year housing land supply against this 311-per-year figure since their adopted Core Strategy is over five years old. [1, 5]

### **Local Plan Progress**

- **Housing and Economic Needs:** The Council published an updated Affordable Housing Needs Assessment and is factoring housing delivery data into the ongoing Local Plan preparation. [6, 7]
- **Call for Sites:** The Council conducted a "Call for Sites" exercise to source land for development and is pushing the new Local Plan forward to replace the 2014 Core Strategy. [8, 9, 10]

For more precise information about housing land availability and specific development sites in your immediate vicinity, you can review the Council's [5 Year Housing Land Supply Report 2025](#) or explore their interactive mapping for the emerging local plan on the [Ribble Valley Borough Council](#) homepage. [5, 11]

Could you tell me **what specific parish or settlement** you are most interested in? I can check to see if any local Neighbourhood Plans or upcoming housing allocations apply to your specific area.

[1] <https://www.ribblevalley.gov.uk>

[2] <https://storymaps.arcgis.com>

[3] <https://www.ribblevalley.gov.uk>

[4] <https://www.ribblevalley.gov.uk>

[5] <https://webportal.ribblevalley.gov.uk>

[6] <https://democracy.ribblevalley.gov.uk>

[7] <https://www.ribblevalley.gov.uk>

[8] <https://www.ribblevalley.gov.uk>

[9] <https://www.facebook.com>

[10] <https://www.hbf.co.uk>

[11] <https://www.rotherham.gov.uk>

The postcode **BB7 9LB** places you in the village of [Barrow](#) (near Whalley and Clitheroe). In the context of Ribble Valley's revised housing targets, Barrow is classified as a Tier 1 Principal Settlement, meaning it absorbs a significant portion of the borough's overall growth. [1, 2]

## Current Housing Status in Barrow

- **Strategic Growth Hub:** Barrow has been subject to heavy strategic development in recent years due to its position along the A59 corridor. Major planning applications, including joint ventures by [Taylor Wimpey](#) and [Barratt Homes](#), have reshaped the village's housing footprint. [3, 4, 5]
- **Current Allocations:** Under the older Housing and Economic Development DPD, Barrow met much of its baseline allocation early via large-scale permissions (such as the developments around Barrow Brook). [6, 7]

## Impacts of the New Local Plan (Up to 2042)

- **The 2026 Shift:** [Ribble Valley Borough Council](#) is actively drafting its new Local Plan to match the revised borough-wide standard method target. [1, 8]
- **Call for Sites & Emerging Strategy:** Because Barrow is a primary settlement with established transit links, it remains a focal point for prospective developers. Landowners have submitted parcels of land surrounding the BB7 9LB area during the "Call for Sites" phase. [1]

[1] <https://www.strategiclandgroup.co.uk>

[2] <https://housesforsaletorent.co.uk>

[3] <https://webportal.ribblevalley.gov.uk>

[4] <https://www.google.com>

[5] <https://www.google.com>

[6] <https://www.ribblevalley.gov.uk>

[7] <https://www.rightmove.co.uk>

[8] <https://ribblevalley.moderngov.co.uk>

The incoming changes to the **Ribble Valley Local Plan** provide crucial windows of opportunity for both housing/land development and public participation. [1, 2]

## Housing and Land Development Sites

- **Current Status of Submissions:** The standard "Call for Sites" processing window closed at 5:00 PM on Monday, 23 March 2026. [Ribble Valley Borough Council \(RVBC\)](#) is currently running detailed assessments on these entries to filter down a pool of viable options. [1, 3, 4]
- **Re-opening for Land Submissions:** If you missed the March deadline, you can submit new land development sites or provide updated information during the **Public Scoping Consultation** window from **3 July 2026 to 14 August 2026**. [1]
- **What Councils Look For:** To ensure a site stands out during the review stage, it must present a strong likelihood of deliverability. Promoters typically submit a **Development Statement** backed by technical assessments covering highways, flooding risk, drainage, and local ecology. [5]
- **Public Viewing:** Submitting land does not guarantee a slot or grant planning permission. However, all submitted boundaries and site files are being publicised for transparency on the [RVBC Call for Sites Interactive Map](#). [6, 7]

## Public Scoping Consultations

- **Purpose of the Scoping Phase:** Running for six weeks (**3 July 2026 – 14 August 2026**), this phase asks the public, developers, and local businesses what the single consolidated local plan should contain. It determines how the council will engage with the community moving forward and establishes the "emerging evidence base". [1, 8, 9, 10]
- **How to Participate:** When the portal opens on 3 July, representations must be submitted formally online or in writing before the 14 August deadline. You will be able to review the initial draft content framework directly via the [Ribble Valley Planning Policy Consultation Hub](#). [9, 11]
- **Next Steps for Feedback:** This is an informational and scope-setting framework. Formal public comments on actual, specific **site allocations** (where housing blocks will explicitly be built) will happen later during the **Regulation 18 Draft Local Plan Consultation**. [6]

## What Happens Next?

Once the scoping consultation ends on 14 August, the council will complete a "Gateway 1 self-assessment of readiness" on **14 September 2026**, officially starting the streamlined 30-month clock to format, examine, and hand over the final plan. [9, 12]

To make sure you get automated alerts the moment the scoping documents and submission forms go live on 3 July, you can register directly on the [Ribble Valley Local Plan Consultation Database](#). [6]

Would you like advice on **how to draft a Development Statement** for a site submission, or do you need help **finding a specific land parcel** on the council's current tracking map?

[1] <https://www.ribblevalley.gov.uk>

[2] <https://www.strategiclandgroup.co.uk>

[3] <https://www.ribblevalley.gov.uk>

[4] <https://www.strategiclandgroup.co.uk>

[5] <https://www.strategiclandgroup.co.uk>

[6] <https://www.ribblevalley.gov.uk>

[7] <https://experience.arcgis.com>

[8] <https://www.ribblevalley.gov.uk>

[9] <https://www.ribblevalley.gov.uk>

[10] <https://lincolnshire.moderngov.co.uk>

[11] <https://www.ribblevalley.gov.uk>

[12] <https://democracy.ribblevalley.gov.uk>

**The appeal site comprises an agricultural barn that is structurally sound and the fallback position will be a dwelling or a commercial use, holiday let, office, shop or whatever the area will benefit from.**













## Appeal Decision

Inquiry Held on 28 to 30 April & 7 May 2026

Site visit made on 1 May 2026

by **G D Jones BSc(Hons) DipTP DMS MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 11<sup>th</sup> June 2026

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**Appeal Ref: 6002485**

**Land south of Longsight Road, Langho**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
  - The appeal is made by Hallam Land Management Limited against the decision of Ribble Valley Borough Council.
  - The application Ref 3/2025/0196, dated 6 March 2025, was refused by notice dated 27 June 2025.
  - The development proposed is up to 300 residential dwellings, associated access, rail station car park, green infrastructure and sustainable drainage systems.
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### Decision

1. The appeal is allowed and planning permission is granted for up to 300 residential dwellings, associated access, rail station car park, green infrastructure and sustainable drainage systems at Land south of Longsight Road, Langho in accordance with the terms of the application, Ref 3/2025/0196, dated 6 March 2025, subject to the conditions contained within the Schedule at the end of this decision.

### Preliminary Matters

2. The proposal is for outline planning permission with access only to be determined at this stage and with appearance, landscaping, layout and scale reserved for future approval. Whilst not formally part of the scheme, I have treated the submitted details, including those submitted after the application was determined, relating to these reserved matters as a guide as to how the site might be developed.
3. A multilateral legal agreement (the Legal Agreement) and a unilateral undertaking (the UU), both dated 26 May 2026 and made under s106 of the Town and Country Planning Act 1990, were submitted after the Inquiry closed in accordance with an agreed timetable. I have had regard to the Legal Agreement and the UU when making my decision.
4. The evidence refers to the emerging Ribble Valley Local Plan. The main Statement of Common Ground (SoCG) indicates that the emerging Plan attracts no weight at this stage. For the avoidance of any doubt, while I have taken it into consideration, it has not affected the outcome of the appeal.

## **Main Issues**

5. The main issues are:
  - The proposed development's effect on the character and appearance of the area;
  - Its effect on sustainable modes and patterns of transport;
  - Its effects on biodiversity, including in terms of Biodiversity Net Gain; and
  - Whether any harm that might result from the development would be outweighed by other considerations, including housing land supply.

## **Reasons**

### ***Character & Appearance***

6. The appeal site is not allocated for development in the development plan. While adjacent to it, the site is not within the settlement boundary of Langho as defined in the development plan. It is, therefore, located within the open countryside as defined by Core Strategy Policy DMG2 of the Core Strategy 2008-2028 - A Local Plan for Ribble Valley, adopted December 2014 (the Local Plan).
7. Both main parties have undertaken their own assessments of the landscape and visual effects that would result from the appeal scheme. While they come to different conclusions, there are notable similarities between them. From all that I heard, saw and experienced during the appeal process, including during my site visit, in my view its effects in these respects would largely lie somewhere between each party's witness's assessments. Nonetheless, as a decision-making aid I have adopted the Council's witness's assessment as a benchmark.
8. On either assessment, the proposed development would have a harmful effect on the character and appearance of the area. Consequently, in that regard, it would conflict with Policies DMG2 (Strategic Considerations) and DME2 (Landscape and Townscape Protection) of the Local Plan. The proposed approach to the development of the site would be sympathetic in many respects and bring with it certain benefits. Nonetheless, transforming the fields in question to a developed site would also be at odds, in that regard, with Policy DMG1 (General Considerations) of the Local Plan and para 135 of the National Planning Policy Framework (the Framework).
9. The proposed development would result in the loss of some existing trees and hedgerow. Nonetheless, subject to controls that would be secured via planning conditions, the evidence indicates that the appeal scheme overall need not have any significant effects on trees or woodland, including those that are the subject of the Green Nook Wood Tree Preservation Order in the north eastern portion of the site. On this basis it would accord with Policy DME1 (Protecting Trees and Woodland) of the Local Plan.

### ***Sustainable Transport***

10. Langho is classed as one of nine 'Tier 1 Villages' in the Local Plan via Key Statement DS1. DS1 states that the majority of new housing development will be concentrated within the principal settlements of Clitheroe, Longridge and Whalley, including a strategic site south of Clitheroe. Tier 1 Villages sit below these areas in

the adopted development hierarchy and are described as the more sustainable of the 32 other defined settlements.

11. Nonetheless, the evidence indicates that the range of services available in Langho has diminished since the Local Plan was adopted. It is also clear that residents of the development, like existing residents of Langho, are likely to have to leave the village to access most services and facilities, including medical, retail and post-primary school education, as well as employment. Nonetheless, Langho does have some facilities within the settlement, including a small convenient store, a pharmacy and two primary schools. It is also well served by public transport via bus services through the village and along the A59 as well as the rail services that stop at the station, which stands adjacent to the site.
12. The railway line, nonetheless, separates the main part of the settlement and the site. Access from the developed site to local services would be constrained to some extent for at least some of its residents. The constraints are chiefly due to distance, pedestrian / cyclist safety, including in Whitehalgh Lane, and the presence of steps, notably those associated with the railway station and railway underpass. These would be eased, but not fully resolved, by proposed mitigation, including a pedestrian link to and traffic calming within Whitehalgh Lane, footway/cycleways on the A59, improved road crossings, and enhanced bus stops.
13. The A59 functions as a main bus corridor, providing reasonably regular services to nearby centres, including Clitheroe, Whalley, and Blackburn. These centres offer a wide range of employment, education, and retail opportunities. The appeal scheme would improve existing facilities associated with those bus services via bus stops, improved pedestrian access to those stops, and payments to support public transport and modal shift away from the private car. The highways specific SoCGs, including with the County Council as local highway authority, indicate that the measures proposed would reduce reliance on the private car.
14. I am also mindful of the evidence associated with the 'Connectivity Tool'. This is a population-based tool, which indicates that 80% of the UK population is based in a location which is more accessible than the appeal site. In the context of the UK's highly populated urban areas and bearing in mind the site's rural location, this is unsurprising. Nonetheless, the evidence suggests that, for a rural area, the site's score of 50 performs reasonably well in terms of connectivity. This too is unsurprising given the existing nearby bus and rail services.
15. Overall, while it would not be ideal in this regard, the appeal scheme would offer a genuine range of transport options to residents, which would allow appropriate access to services and opportunities within Langho or elsewhere without reliance on private cars. The proposed station car park would also be likely to promote the use of the railway station. Therefore, the appeal scheme would be likely to have an acceptable effect on sustainable modes and patterns of transport. On this basis, it would accord with Key Statement DMI2 (Transport Considerations) and Policies DMG1 and DMG3 (Transport and Mobility) of the Local Plan as well as with the Framework, in these respects.

### ***Biodiversity***

16. The extent of disagreement between the main parties relating to biodiversity has narrowed substantially, as reflected in the two topic specific SoCGs. By the time

the Inquiry opened, the points of dispute related only to lowland meadow and biodiversity net gain (BNG).

17. The Council maintains that the proposed translocation of the lowland meadow, as a priority habitat, from its current location to another part of the appeal site would not follow the mitigation hierarchy of Framework para 193(a), which advises avoidance of harm. For similar reasons, it also maintains that the Biodiversity Gain Hierarchy would not be followed. I am not persuaded, however.
18. Nonetheless, had I adopted the Council's position on these matters, there would remain several important countervailing considerations, which in my view indicate that any biodiversity harm and associated policy conflict would be mitigated and / or outbalanced by related biodiversity considerations. Central to this conclusion are the existing and likely future condition of the lowland meadow habitat on site compared to what is proposed.
19. The lowland meadow is of poor quality at present. It seems likely that this is due, at least in part, to the site-at-large being grazed by horses. There is currently no management regime in place to improve the condition of this priority habitat. Were the appeal to be dismissed, there is no good reason to believe that this would change. Indeed, it seems most likely that grazing would continue and that this would lead to further deterioration in the condition of the lowland meadow.
20. In contrast, were the appeal scheme to proceed, the sward would be moved to an inaccessible part of the site where it would be actively managed. While there is a risk that the translocation would not work, this approach has been successful elsewhere. The evidence indicates that the prospects of it being a success in this particular case are good. Rather than simply attempting to replicate the existing habitat over time, what is proposed offers genuine ecological continuity, albeit in a different location within the appeal site.
21. The proposals would deliver a net gain of 1.92 units of lowland meadow at the appeal site. Additionally, off-site compensation within Ribble Valley Borough is also proposed. The combined package would deliver a net gain of some 113% in lowland meadow units.
22. For the foregoing reasons, therefore, the appeal scheme would have an acceptable effect on biodiversity, including in terms of BNG. In these regards, it would accord with Key Statement EN4 and Policy DME3 of the Local Plan, as well as with the Framework and relevant statutory requirements.
23. Although I have not, even if I had accepted the Council's case that there would be conflict with Local Plan Key Statement EN4 and Policy DME3 and Framework para 193, due to the existing circumstances and future uncertainty associated with the lowland meadow compared to the likely biodiversity benefits offered by the appeal scheme, as outlined above, any such policy conflict would be clearly outweighed.

### ***Further Considerations***

#### *Other Matters*

24. The Council did not defend its first refusal reason regarding alleged conflict with the spatial strategy for the area as set out in the Local Plan. Although they were cited in that reason for refusal, the Council no longer contests conflict, in this regard, with Key Statements DS1 (Development Strategy) and H2 (Housing Balance) and

Policies DMG2 and DMH3 (Dwellings in the Open Countryside & the AONB) of the Local Plan. Nonetheless, as the site is located outside the settlement boundary of Langho, in the open countryside, the appeal scheme clearly was not envisaged by the Local Plan and is at odds with the spatial strategy for the location of new housing.

25. Although the main parties have differing views on the extent of the housing delivery shortfall, it is common ground between them that the Council cannot currently demonstrate a Framework compliant supply of housing land. While it may be lower, I have used the Council's figure of some 3.5 years as a benchmark to assist in making my decision. Accordingly, that the appeal development would be at odds with the spatial strategy for the Borough and conflict, in that regard, with the Local Plan, currently carries limited weight.
26. The evidence also refers to other appeal decisions. Those in other areas would have been the subject of different development plan policies compared to those before me. Moreover, I am not familiar with the full circumstances of any of those cases. While I am mindful of the importance of consistency in appeal decision making, it is also important that each decision is made on its individual merits. So, although I have taken all of the other appeal decisions into account, I have assessed and determined this appeal on the basis of the evidence before me in the relevant policy context. Having done so, none have altered the outcome of the appeal.

#### *Interested Parties*

27. In addition to the main issues and the other foregoing matters, concern has been expressed, including by those who spoke at the Inquiry, in respect to a number of considerations. These include the appeal development's effect on highway safety and congestion, including for pedestrians and cyclists; on flood risk; on living conditions of neighbours during the construction stage and following completion of the development, including in respect to noise, lighting, air quality and privacy; on wider biodiversity considerations; on anti-social behaviour; on public health; on peace and community cohesion; on urban regeneration; on the historic environment; on confidence in the development planning process; on house prices; on public rights of way; on local taxes; on noise, air, litter, light and water pollution; on parking; on horses; and on tourism.
28. The concerns raised also relate to the adequacy of existing and proposed infrastructure, services and facilities, including highways, public transport, cycling, recreation, pedestrian, drainage, sewerage, education, pre-school, village hall, retail, garage, pub, refuse, parking and medical; the scale of the development relative to the existing settlement and population; alleged lack of need for the housing, including affordable housing, or the car park; the loss of agricultural land; the potential creation of a precedent for other development; whether the additional homes would encourage use of public transport; the adequacy of public engagement; compliance with the development plan and the Framework; whether the station car park would encourage use of the car; and whether acceptable living conditions would be secured for residents of the development.
29. The objections also concern whether there are sites elsewhere better suited to this type of development; alleged shortcomings in the assessment of the development, including highways matters; overhead powerlines; trees; prematurity in the context

of the emerging local plan; a private water supply that crosses the site; affordability of the proposed homes; accessibility for all; delivery and monitoring of proposed mitigation; proposed tree planting; consistency of decision-making; settlement pattern; public open space and access to the existing woodland; existing and future rail use from Langho Station; renewable energy; the mix of proposed dwellings; density; access to employment; cumulative effects with other development.

30. These matters are largely identified and considered within the Council officer's report on the appeal scheme such that they were before the Council when the planning application was determined. They were also before it when it prepared its evidence and when it submitted its case at the Inquiry and are largely addressed in its evidence and in the various SoCGs. Other than as set out above, the Council did not conclude that they would amount to reasons to justify withholding planning permission. I have been provided with no substantiated evidence which would prompt me to disagree with the Council's conclusions in these respects subject to the imposition of planning obligations and conditions as discussed below.

#### *Planning Obligations*

31. In the event that planning permission were to be granted and implemented, the planning obligations within the Legal Agreement and the UU would secure:
- Delivery of on-site affordable housing, split 50/50 between affordable rented units and shared ownership or discount sale units, at an overall rate of 30% of the developed dwellings;
  - Delivery of over 55s accommodation on-site at a rate of 15% of the developed dwellings;
  - Delivery of the proposed railway station car park;
  - Delivery of the proposed on-site open space;
  - Arrangements for the maintenance and management of the proposed on-site public open space and car park;
  - A series of BNG Monitoring Reports;
  - Payments to be used to deliver:
    - Off-site 'open space' in the form of improved facilities at Langho Football Club;
    - Healthcare facilities through the expansion of the current Whalley Medical Centre premises;
    - On and off-site BNG land monitoring;
    - Public transport support;
    - Travel Plan support, promotion, monitoring and evaluation;
    - Incentivisation of modal shift amongst residents of the development linked to targets in the Travel Plan; and
    - Additional secondary education places at St Augustine's Roman Catholic School, Ribblesdale School, Bowland High School, Clitheroe Royal Grammar School, Longridge High School or St Cecilia's Roman Catholic Technology College.
32. The Council and the County Council have both submitted detailed statements (the CIL Compliance Statements), which address the application of statutory

requirements to the planning obligations within the Legal Agreement and the UU, and include the relevant planning policy support / justification.

33. I have considered the planning obligations of the Legal Agreement and of the UU in light of Regulation 122 of The Community Infrastructure Levy Regulations 2010 (as amended) and government policy and guidance on the use of planning obligations. Having done so, I am satisfied that those obligations would be required by and accord with the policies set out in the CIL Compliance Statements. Overall, I am satisfied that all of those obligations are directly related to the proposed development, fairly and reasonably related to it and necessary to make it acceptable in planning terms.

#### *Conditions*

34. A schedule of 35 suggested conditions has been prepared jointly by the Council and the appellant. It includes the standard timing, implementation and reserved matters conditions. I have considered these in the light of government guidance on the use of planning conditions and made amendments accordingly. Of these 35 suggested conditions all but four are agreed between the main parties. Two are not considered necessary by the appellant. The remaining two are considered necessary by both main parties, but there remains disagreement between them regarding their precise wording.
35. To ensure that facilities, including public open space, are provided in a timely manner as part of the development relative to the proposed residential development, conditions would be necessary to control the phasing and detail of various aspects of the appeal scheme. In order to provide certainty, particularly in respect to the matters that are not reserved for future consideration, a condition requiring that the development is carried out in accordance with the approved plans would be necessary. A condition to control the detail and timing of the proposed station car park would be necessary in the interests of promoting sustainable modes of transport.
36. In the interests of highway safety, traffic management and to secure a satisfactory standard of development, a condition would be necessary to secure the proposed highways works. These include: footway/cycleways, signalised toucan crossing, reduction in speed limit to 40mph with enhanced gateway features and associated signing/lining on the A59; pedestrian/cycle link on Whitehalgh Lane with reduction of speed limit to 30mph and associated lighting and traffic calming measures; an upgrade of the zebra crossing and central pedestrian island on Whalley Road; and the upgrade/provision of bus stops on Whalley Road and the A59.
37. Also in the interests of highway safety, traffic management and to secure a satisfactory standard of development, conditions would be necessary to control details of on-site roads and the timing of implementation, as well as to secure their maintenance. To promote sustainable modes of transport, conditions would be necessary to secure the details and the delivery of the proposed pedestrian/cycle link onto Whitehalgh Lane and pedestrian link to Whalley Road via the existing public footpath as well as implementation of the Travel Plan.
38. To secure satisfactory living conditions would be achieved for occupiers of the site, a condition would be necessary to ensure the development complies with prescribed noise level criteria. A condition to ensure that the development proceeds in accordance with the appellant's Air Quality Assessment would be necessary in the

interests of air quality. Conditions to manage surface water during construction and to help secure the installation and management of sustainable drainage would be necessary in the interests of flood prevention and biodiversity, to provide appropriate and adequate facilities and to protect the environment.

39. To protect the character and appearance of the area and in the interests of biodiversity, conditions would be necessary to ensure that retained trees are protected during the construction stage and to control lighting at the development. Also in the interests of biodiversity, conditions to secure the provision of biodiversity enhancement, reasonable avoidance measures for amphibians and the eradication of the Himalayan balsam on the site, the implementation of a Biodiversity Net Gain Plan, a strategy for the translocation of the lowland meadow, a Biodiversity Method Statement, a Construction Environmental Management Plan and a Habitat Management and Monitoring Plan, and measures to protect badgers.
40. A condition to safeguard against contamination that might affect the site, including unsuspected contamination, along with any requisite remediation, would be necessary to protect the health and well-being of future occupiers and off-site receptors as well as in the interests of biodiversity. To protect highway safety and the living conditions of local residents, a condition would be necessary to secure the implementation of a Construction Management Plan.
41. A condition would be necessary to secure the implementation of a strategy to protect the Ancient Woodland and in the interests of biodiversity. While I am mindful that the appellant would prefer greater flexibility in respect to the effect of this condition, given the importance and sensitivity of the Ancient Woodland, I have favoured the Council's preferred wording.
42. A condition would be necessary to secure the implementation of a Public Rights of Way Management Scheme in the interests of public safety and to provide a welcoming, attractive walking route through the site. In this case I have favoured the appellant's preferred wording on the basis it would afford reasonable flexibility while ensuring the timely, safe delivery of the Scheme.
43. The Council requested two further conditions. However, neither would be necessary. This is because the limit on the number of dwellings would be controlled via the description of the proposed development and building heights would be controlled by other proposed conditions. Therefore, neither should be imposed.

#### *Planning Balance*

44. I have found that the proposed development would have a harmful effect on the character and appearance of the area contrary, in that regard, to Local Plan Policies DMG1, DMG2 and DME2 as well as Framework para 135. This harm and the associated development plan policy conflict collectively carry significant weight against the appeal proposals.
45. For the reasons outlined above, I have not found that the application of policies in the Framework that protect areas or assets of particular importance, including in respect to biodiversity, provides a strong reason for refusing the development proposed. As the Council cannot currently demonstrate a Framework compliant supply of housing land, the so-called tilted balance applies, as set out in para 11 of the Framework. It provides that planning permission should be granted unless any

adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. In this case, they do not, such that planning permission should be granted.

46. Even when applying the Council's roughly 3.5 years supply figure, there is a serious and significant shortfall in housing delivery. It is unclear how and when this shortfall will be fully addressed. Within this context, the provision of up to 210 market homes, adjacent to an existing well-established settlement, carries significant weight in favour of the appeal scheme.
47. The development would also deliver up to 90 affordable homes. The evidence indicates that there is substantial unmet need for affordable housing in the Borough. The benefit of providing affordable homes differs from that of delivering market housing as they each respond to related yet discrete needs. Accordingly, the proposed provision of affordable housing also carries its own significant weight in favour of the appeal development.
48. Therefore, even without the 'tilted balance' the identified harm would be comfortably outweighed by the combined benefits of delivering the proposed market and affordable housing. Moreover, although I have not, had I agreed with the Council regarding the effect of the appeal scheme on sustainable modes and patterns of transport and on biodiversity, including in terms of BNG, it would not have altered the outcome of the planning balance due to the weight that I consider these matters would carry in this particular case.
49. I have not, but had I found that the development were to conflict with Local Plan Key Statement DMI2 and Policies DMG1 and DMG3 and the Framework in terms of its effects on sustainable modes of transport / patterns of development, that harm would attract no more than moderate weight bearing in mind the services that are available and fairly accessible in Langho or that are reasonably accessible by public transport elsewhere.
50. Similarly, had I found that the appeal scheme were to conflict with Local Plan Key Statement EN4 and Policy DME3 as well as with the Framework in terms of its effects on biodiversity, due to the existing circumstances and future uncertainty associated with the lowland meadow compared to the likely biodiversity benefits offered by the appeal scheme, any harm would carry no more than moderate weight rather than the significant weight claimed by the Council.
51. If these two matters and the conflict with the area's spatial strategy were combined with the harm to the character and appearance of the area and the associated development plan policy conflict, while collectively weighty, they would be outweighed by the substantial combined weight of the benefits associated with the delivery of market, affordable and over-55s housing alone, without taking into account wider, more modest benefits.
52. There is no doubt, therefore, that the appeal scheme would be sustainable development in the terms of the Framework for which there is a presumption in its favour. This is a material consideration that, in the particular circumstances of the case, outweighs the alleged conflict with the development plan as a whole, such that planning permission should be granted for the proposed development subject to the identified mitigation.

**Conclusion**

53. For all of the reasons given above and subject to the identified conditions, the appeal should be allowed.

*G D Jones*

INSPECTOR

## APPEARANCES<sup>1</sup>

### FOR THE LOCAL PLANNING AUTHORITY:

Shemuel Sheikh, Counsel	Instructed by Mair Hill, Ribble Valley Borough Council
He called	
Carl Taylor BA(Hons) LADip CMLI	Landscape and Visual Impact
Derek Richardson BSc(Hons) MPhil	Biodiversity
Chris Carter BA(Hons) Oxon MCIHT	Sustainable Transport
Kathryn Hughes MPI MRTPI	Affordable Housing and Planning

### FOR THE APPELLANT:

Paul Tucker <sup>2</sup> , King's Counsel	Instructed by Mark Saunders, NJL Consulting
He called	
Andrew Cook BA(Hons) MLD CMLI MISEP Env	Landscape and Visual Impact
James Stacey BA(Hons) DipTP MRTPI	Affordable Housing
Kurt Goodman BSc(Hons) CEcol MCIEEM	Biodiversity
Peter Blair BEng CEng FICE FCIHT	Sustainable Transport
Mark Saunders MA(Hons) MRTPI	Planning

### INTERESTED PERSONS:

Richard Evans	Local Resident
Chris Heap	Local Resident
Anne Slee	Local Resident
Tony Austin	Local Resident
Christopher Chadwick	Local Resident
Philip Collier	Local Resident

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<sup>1</sup> Additionally, Lyndsey Hayes of Ribble Valley Borough Council and Kathryn Lawrance of Bevan Brittan LLP for the Council and Elliott Bullock of NJL Consulting and Ellis Cleland of Walker Morris LLP for the appellant contributed to the conditions and planning obligations sessions

<sup>2</sup> Assisted by Constanze Bell, Counsel

## **DOCUMENTS submitted at the Inquiry**

### **ID01 - Replacement Plans:**

- a) Illustrative Masterplan Drawing no. 0101 Rev. G
- b) Parameter Plans Movement & Access Drawing No. 0103
- c) Landscape Masterplan P24-2318-EN-07-C

### **ID02 - Site visit itinerary plans**

### **ID03 - Appellant's Opening**

### **ID04 - Appellant's Appearances**

### **ID05 - Council's Opening**

### **ID06 - Council's Appearances**

### **ID07 - Suite of Suggested Planning Conditions, including final set of 11 May 2025**

### **ID08 - Plan showing full extent of Local Character Area**

### **ID09 - Parking notes for viewpoints**

### **ID10 - Not used**

### **ID11 - Final S106 and UU dated 26 May 2026**

### **ID12 - Note on On-Site (Access) Loop Road**

### **ID13 - Note on Connectivity Tool of 50**

### **ID14 - Note on Affordable Housing**

### **ID15 - Errata – Amendments to James Stacey's Proof of Evidence**

### **ID16 - Lancashire County Council CIL Compliance Statement**

### **ID17 - Appellant's note on the UU responding to Lancashire County Council**

### **ID18 - Council's closing submissions**

### **ID19 - Appellant's closing submissions**

**SCHEDULE OF CONDITIONS FOR APPEAL REF 6002485:**

1. An application(s) for approval of all the Reserved Matters, namely appearance, layout, scale and landscaping, of the site shall be made to the Local Planning Authority not later than the expiration of three years beginning with the date of this permission and the development shall be begun not later than whichever is the later of the following dates:
  - a) The expiration of three years from the date of this permission; or
  - b) The expiration of two years from the final approval of the reserved matter or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. Application(s) for approval of the Reserved Matters relating to scale and layout shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to the ground levels adjoining the site) including the levels of the proposed roads.
3. Prior to the commencement of development, a plan indicating the phasing of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The phasing plan shall include the development phases and completion sequence, estate streets for each phase, details of the number of units, housing mix, affordable units, older persons housing, the new pedestrian/cycle access onto Whitehalgh Lane and delivery of public open space and the railway station car park. The development thereafter shall be carried out in complete accordance with the approved phasing plan.
4. Unless explicitly required by a condition within this permission, the development hereby permitted shall be carried out in complete accordance with the following plans:
  - Site Location Plan - Drawing No 0100
  - Parameter Plan - Land Use & Heights - Drawing No 0102
  - Parameter Plan - Movement and Access - Drawing No 0103
  - General Arrangement - Drawing No 100-P-001
  - Engineering Layout - Drawing No 100-P-002.
5. As part of any reserved matters application where layout is applied for, public open space shall be provided on site in the general location shown on the approved Drawing No 0101 Rev G.
6. No less than 43 spaces, including 5 accessible spaces, shall be provided on the site in the general location shown on the Parameter Plan - Land Use & Heights - Drawing No 0102 for the development of a railway station car park. No more than 75% (seventy five percent) of the total dwellings permitted shall be occupied until the railway station car park has been completed and is operational.
7. Details of the proposed arrangements for the future management and maintenance of the estate road within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details.
8. Prior to the commencement of development full engineering, drainage, street lighting and constructional details of the internal estate roads shall have been submitted to and approved in writing by the Local Planning Authority. The

- development shall, thereafter, be constructed in accordance with the approved details.
9. Details of the pedestrian/cycle link onto Whitehalgh Lane and pedestrian link to Whalley Road via FP03-06006a shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The details shall include provision for the design of access and surfacing, widths, gradients, landscaping and structures. The approved details shall be implemented prior to first occupation of any dwelling hereby permitted.
  10. The Framework Travel Plan Doc ref 4094 by Hydrock Fore dated 6 March 2025 shall be implemented in strict accordance with the actions and timetable contained within the Travel Plan Actions and Measures at Section 5.
  11. No dwelling shall be occupied until the carriageway and any footpath or footway from it which it gains access is constructed to base course level and connected to the existing highway network with any street lighting installed and in operation. The penultimate dwelling of any approved phase shall not be occupied until the access routes serving the development have been completed to wearing course level.
  12. Prior to the commencement of development, a scheme for the site access and off-site highway works shall be submitted to and approved in writing by the Local Planning Authority. The works shall include the following and be implemented prior to the first occupation of any dwelling:
    - a) New site access on the A59 and associated works shown on Drawing Nos 100-P-001 and 100-P-002, including new footway/cycleways on the A59, new signalised toucan crossing, reduction in speed limit to 40mph with enhanced gateway features and associated signing/lining;
    - b) New pedestrian/cycle link on Whitehalgh Lane with reduction of speed limit to 30mph with associated lighting and traffic calming measures;
    - c) Upgrade of zebra crossing and central pedestrian island on Whalley Road near Olive Bank and the primary school; and
    - d) The upgrade/provision of 4 bus stops (2 x Whalley Road A666 and 2 x Longsight Road A59) to support all users to travel to/from the site sustainably.
  13. a) The residential development hereby permitted shall be designed so that noise levels at each dwelling do not exceed the following levels as assessed in accordance with British Standard 8233 (2014) and WHO guidelines (or any subsequent replacement national standards / guidance):

LAeq 55 dB 16 hours - gardens and outside living areas, daytime (07.00-23.00)  
LAeq 35 dB 16 hours - indoors, daytime (07.00-23.00)  
LAeq 30 dB 8 hours - indoors, night-time (23.00-07.00)  
LAFmax 45 dB 8 hours - indoors night-time (23.00-07.00)  
LAFmax 45 dB 4 hours - indoors evening (19.00-23.00)

\*The evening standard LAFmax will only apply where the evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour.

    - b) Where noise mitigation measures are required to ensure compliance with the noise levels specified above e.g. acoustic glazing, noise barrier fencing and

ventilation, such mitigation details shall be submitted in each reserved matters application(s) relating to layout or appearance, demonstrating how they would mitigate noise to the approved levels together with a timetable for implementation. The approved noise mitigation measures shall be implemented in accordance with the approved timescale and shall thereafter be maintained and retained.

14. The development shall be carried out in strict accordance with measures set out in Section 7 (Mitigation) and Section 8 (Achieving Compliance with the PM2.5 Targets) of the Air Quality Assessment by Logika dated 25 February 2025.
15. No development shall commence in each approved phase until a detailed, final surface water sustainable drainage strategy for that phase has been submitted to and approved in writing by the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based upon the site specific Flood Risk Assessment (26 February 2025 / 49343-ECE-XX-XX-RP-C-0001\_Issue 3 / Eastwood) and indicative surface water sustainable drainage strategy (26 February 2025 / 49343-ECE-XX-XX-RP-C-0002\_Issue 3 / Eastwood) submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum:

- a) Sustainable drainage calculations for peak flow control and volume control for the:
  - i 100% (1 in 1-year) annual exceedance probability event;
  - ii 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep;
  - iii 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep.

Calculations shall be provided for the whole site, including all existing and proposed surface water drainage systems.

- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
  - i Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
  - ii Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
  - iii Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
  - iv Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;

- v Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
  - vi Details of proposals to collect and mitigate surface water runoff from the development boundary;
  - vii Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltration rates and groundwater levels in accordance with BRE 365.
  - d) Evidence of an assessment of the existing on-site watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.
  - e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

- 16. The occupation of any dwelling within each approved phase of development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system for the relevant phase, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report shall, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

- 17. The occupation of any dwelling within an approved phase of development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system of that phase and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The details of the manual to be submitted for approval shall include:
  - a) A timetable for its implementation;
  - b) Details of the maintenance, operational and access requirement for all Sustainable urban Drainage Systems components and connecting drainage structures, including all watercourses and their ownership;
  - c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;

- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

18. No approved phase of development shall commence until a Construction Surface Water Management Plan for that phase, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals and shall include for each phase:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that shall not exceed the equivalent greenfield runoff rate from the site; and
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

19. During the construction period, all trees to be retained within the site shall be protected in strict accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standard.

Furthermore, root protection measures shall be set up along the western boundary of the adjacent woodland to the northeast of the site. The exclusion zones shall remain in place throughout the demolition and construction phases and fully accord with the methodology set out in BS 5837:2012 during all site preparation/construction works.

No materials, soil, spoil or other substance shall be stored within the protective areas at any time and no changes in land levels shall occur within these areas. Any no-dig, hand-digging and protective membranes shall only occur within the protective areas with the prior written approval of the Local Planning Authority.

20. Notwithstanding the submitted details, and prior to the installation of external lighting, a "lighting design strategy for biodiversity" in accordance with ILP Guidance Note for the reduction of obtrusive light 2021 (or later versions) and ILP Publications Guidance Note 08/23 Bats and Artificial Lighting at Night shall be submitted to and approved in writing by the Local Planning Authority for all

proposed lighting within the development hereby permitted. The strategy shall be based upon the site being within Zone E2 Rural with low district brightness:

- a) Identify those areas/features on site that are particularly sensitive for bats and other nocturnal wildlife that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not cause further disturbance or prevent use of territory or restrict access to breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Under no circumstances shall any other external lighting be installed without prior written approval from the Local Planning Authority.

21. Prior to the commencement of development, a Plan by an appropriately experienced ecologist shall be submitted to and approved in writing by the Local Planning Authority of the location of biodiversity features (e.g. bat bricks, bird boxes) to be provided. The approved Plan shall show the number, location and specification of the features. All approved features shall be installed in the presence of an appropriately qualified ecologist prior to first occupation of the dwelling on which they are located and retained thereafter.
22. No development shall commence on site, including any vegetation clearance, earth moving or other enabling works, until such time as a Reasonable Avoidance Measures Strategy for amphibians (common toad) has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include the following measures:
  - Location of suitable protective fencing; and
  - Details of management of habitats and supervised (Ecological Clerk of Works) hand searching of features to be removed.The development shall be undertaken in accordance with the approved details.
23. A scheme for the eradication of the Himalayan balsam on the site shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The development shall thereafter be carried out in strict accordance with the approved measures.
24. The Biodiversity Net Gain Plan for the entire development shall be prepared in accordance with the principles outlined in the submitted Biodiversity Net Gain Strategy (Rev A, November 2025). Any phase biodiversity gain plan shall be in accordance with the Overall Biodiversity Gain Plan submitted to and approved in writing by the Local Planning Authority for the purposes of paragraph 13 of Schedule 7A of the Town and Country Planning Act.
25. Prior to the commencement of each approved development phase a re-survey of the site and adjoining land / ditches within a 30m buffer of the site shall be undertaken (unless proven to be inaccessible) for the presence of badgers together with proposals for mitigation/compensation, if required, and a timetable for implementation shall be submitted to and approved in writing by the Local Planning

Authority. Any approved mitigation measures shall then be implemented in accordance with the approved details and timetable.

26. No approved phase of development shall commence until a Habitat Management and Monitoring Plan (the HMMP) prepared in accordance with the approved Biodiversity Gain Plan for that phase (as required by the 'Statutory Biodiversity Condition'), has been submitted to and approved in writing by the Local Planning Authority (LPA).
- a) This shall include details of:
    - (i) A non-technical summary;
    - (ii) The roles and responsibilities of the people or organisation(s) delivering the HMMP;
    - (iii) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
    - (iv) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
    - (v) The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the LPA.
  - b) Notice in writing shall be given to the LPA when the:
    - (i) HMMP has been implemented; and
    - (ii) Habitat creation and enhancement works as set out in the HMMP have been completed.
  - c) There shall be no occupation of any dwellinghouse approved until:
    - (i) The habitat creation and enhancement works set out in the approved HMMP have been completed; and
    - (ii) A completion report, evidencing the completed habitat enhancements, has been submitted to and approved in writing by the LPA.
  - d) The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.
27. Prior to the commencement of development, a Biodiversity Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall be in accordance with the principles of the mitigation measures set out in Table 8 of the Ecological Impact Assessment by FPCR Environment & Design dated November 2025. The details shall include but not be limited to:
- a) Specification and location;
  - b) Programme and timetable for implementation;
  - c) Persons responsible for implementing the works;
  - d) Details of initial aftercare and long-term maintenance; and
  - e) Details of monitoring and remedial measures.
- The development shall be carried out in accordance with the approved details, and all enhancement measures shall thereafter be retained as such in perpetuity.

No site, preparation, scrub/hedgerow clearance or tree works/removal shall be undertaken on the site during the bird breeding season (March - August inclusive) unless a pre-work nesting bird survey of the site has been undertaken by a licenced ecologist.

28. Prior to the commencement of development within the site or within an approved phase:
- a) A site investigation report for the site (or approved phase) shall be submitted to and approved in writing by the Local Planning Authority (in line with the principles of the submitted Preliminary Geoenvironmental Investigation Report no 5200/A1 by LITHOS dated February 2025) to identify the types, nature and extent of land contamination affecting the site (or phase) together with the risks to receptors and potential for migration within and beyond the site which has been carried out by an appropriately qualified geotechnical professional (in accordance with a methodology for investigations and assessments which shall comply with BS 10175:2001; and
  - b) In the event that the above report identifies the need for remediation, then a remediation strategy for the site (or approved phase) to include an implementation timetable, details of future monitoring and a verification methodology (which shall include a sampling and analysis programme to confirm the adequacy of land decontamination) shall be submitted to and approved in writing by the Local Planning Authority. All approved remediation measures shall be carried out in accordance with the approved measures and timetable.

Prior to first occupation of any dwelling requiring remediation, a validation report providing results of the verification programme of post-remediation sampling shall be submitted to and approved in writing by the Local Planning Authority to confirm that the approved remediation measures have been carried out in accordance with the approved details.

29. Prior to commencement of development operations, including ground investigation and vegetation removal, a detailed strategy for the translocation of the lowland meadow shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall follow the outline prescriptions provided in the Biodiversity Net Gain Strategy (dated November 2025). The strategy shall also provide further detailing including:
- The timing for the translocation exercise;
  - The precise location of the receptor site;
  - Details for the preparation and translocation of the area of lowland meadow; and
  - Details for the preparation of the receptor site.

Within 21 days of completing the translocation exercise, a report detailing compliance with the approved translocation exercise shall be submitted to the Local Planning Authority. Thereafter, long-term management and remedial measures shall be undertaken in accordance with the approved Habitat Management and Monitoring Plan.

30. No approved phase of development shall take place (including ground works and vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local

Planning Authority for that phase. The CEMP: Biodiversity shall include the following:

- a) Risk assessment of potentially damaging construction activities;
- b) Identification of "biodiversity protection zones";
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d) The location and timings of sensitive works to avoid harm to biodiversity features;
- e) The times during which construction when specialist ecologists need to be present on site to oversee works;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of an ecological clerk of works or similarly competent person;
- h) Use of protective fences, exclusion barriers and warning signs if applicable; and
- i) Details of the means of protecting trees, hedgerows and the watercourse during the construction of development.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

31. No approved phase of development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority for that phase. The approved Plan shall be adhered to throughout the construction period. It shall provide for:
- i) The parking of vehicles of site operatives and visitors;
  - ii) The loading and unloading of plant and materials;
  - iii) The storage of plant and materials used in constructing the development;
  - iv) The erection and maintenance of security hoarding;
  - v) Arrangements during construction period to minimise the deposit of mud and other similar debris on the adjacent highways, i.e. wheel washing facilities;
  - vi) Measures to control the emission of dust and dirt during construction;
  - vii) Control of noise and vibration emanating from the site during the construction period;
  - viii) External lighting of the site during the construction period;
  - ix) Scheme for recycling/disposing of waste resulting from demolition and construction works;
  - x) Details of working hours; and
  - xi) Routing of delivery vehicles to/from site.

The construction of the development shall be carried out in strict accordance with the approved CMP.

32. Any reserved matters application relating to layout shall include details of a strategy for the establishment and management of a 15m buffer zone surrounding the Ancient Woodland together with an ecological corridor within the site to provide

connectivity to the Ancient Woodland shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall provide details for the implementation of native species woodland or scrub within the buffer zone and corridor. The strategy shall not permit informal recreational use or development in the buffer zone and no formal footpaths shall be provided in the buffer zone. The development shall be carried out in accordance with the approved strategy.

33. Prior to the commencement of development, a Public Rights of Way Management Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision for:
- a) The design of access and public rights of way route and their surfacing, widths, gradients, landscaping and structures;
  - b) Any proposals for the diversion or extinguishment of Public Rights of Way and alternative route provision as part of a Public Path Order; and
  - c) Any proposals and phasing for the diversion and temporary closure of Public Rights of Way and alternative route provision as part of a Traffic Regulation Order.

The approved scheme shall be implemented prior to occupation of the 50th dwelling hereby permitted.