Permission in Principle for the erection of one dwelling

Brookfield, Longridge Road, Chipping

Planning Statement

October 2026

Contents

		Page
1.	Introduction	1
2	Site and Surroundings	2
3.	Proposed Development	4
4.	Planning Policy	5
5.	Principle of Development	7
6.	Summary and Conclusion	11

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1 Introduction

1.1 This Planning Statement has been prepared on behalf of our client in support of an application for Permission in Principle (PiP) for the erection of one dwelling on land at Brookfield, Longridge Road, Chipping.

1.2 The application seeks to initially establish the principle of residential development for a single dwelling. Further details, including the final design, appearance, scale, layout and any other technical information will be addressed through a Technical Details Consent application to be made following approval of this PiP.

1.3 An indicative site layout has been submitted to demonstrate how a single dwelling could be accommodated comfortably within the application site. The accompanying Block Plan also provides further context, alongside the existing and proposed site layout which shows the existing dwelling and proposed dwelling in relation to the surrounding properties and Longridge Road.

1.4 The application site lies within the administrative area of Ribble Valley Borough Council. The adopted Local Development Framework currently comprises the Ribble Valley Core Strategy 2008–2028, adopted in December 2014.

1.5 This Planning Statement describes the site, its surroundings and planning history, whilst also identifying the relevant local plan policies and those within the National Planning Policy Framework (2026) which would be engaged in assessing development of this nature. Overall, it demonstrates that the site represents an appropriate and sustainable location for a single dwelling and that Permission in Principle should be granted.

Supporting information

1.6 This statement should be read together with the following list of plans and supporting documents submitted with the application:

- Location Plan 2111 2.0.4
- Existing and Proposed Site Layout 2111 2.0.2A
- Block Plan 2111 2.0.3

2 Site and Surroundings

2.1 The application site extends to approximately 450m^2 in size and currently comprises a section of residential garden associated with the host property, The Vicarage. The area contains no buildings at present and fronts Longridge Road sitting within the wider residential curtilage associated with the host property. The site is within the defined settlement boundary of Chipping.

2.2 The plot is surrounded by residential development on all sides. The host property lies immediately north-west of the wider site, with the Chipping Parish Council building immediately adjacent to the east. The site boundaries are defined by dense, mature hedgerows limiting views of the existing curtilage from public vantage points.

2.3 Longridge Road forms the southern boundary of the site and provides access through this part of Chipping. The road connects the site towards the centre of the village to the north. The surrounding area is characterised by a mixture of detached and semi-detached dwellings of varying types, sizes and designs, with variety in the range of external materials visible in the street scene.

2.4 The settlement of Chipping contains a range of local services and facilities including a farm shop, café, public house, a school, a village hall and outdoor sports pitches for recreation and leisure . The nearest bus stop is approximately 240 metres away on Longridge Road, providing services towards Clitheroe Town Centre and Longridge.



Figure 1: Site Location (@Google 2026)

Planning History

2.5 A review of the planning history of the site has been undertaken, and the most relevant applications nearby are set out in the table below.

Application Reference	Application Description	Decision
3/2003/0684	Glazed roof to side of garage to form potting shed and new semi-glazed greenhouse attached to rear of house	Granted
3/1999/0893	Repositioning of site entrance	Granted
3/1999/0549	Conservatory, rebuilding of garage and alterations	Granted

3 Proposed Development

3.1 Permission in Principle is sought for the erection of one dwelling on land within the grounds of The Vicarage, Brookfield, Longridge Road, Chipping. The proposal would involve the subdivision and development of a modest section of the existing curtilage fronting Longridge Road.

3.2 Permission in Principle is the first step in a two stage process and is limited in its scope to matters of location, land use and the amount of development proposed. A PiP will therefore establish whether a site is acceptable in terms of the type and quantum of development proposed. If approved, a second application, known as Technical Details Consent, is required to be made pursuant the PiP, in order to consider all detailed matters associated with the proposals.

3.3 Part 2A of the Town and Country Planning (Permission in Principle) (Amendment) Order 2017 confirms that the PiP process does not extend to major planning applications. Proposals therefore cannot be greater than 9 dwellings or on a site of more than 1 hectare. The scheme as proposed in this application falls wholly within those thresholds.

3.4 Submissions must be supported, as a minimum, by the relevant, completed application forms, a location plan identifying the land and the required fee. In this instance, and whilst not a requirement of the legislation, the application is also accompanied by an indicative site layout plan. Whilst the details of such a plan cannot be binding in any subsequent decision, it is intended to provide some comfort that the amount of development proposed in this instance is acceptable and compatible with the prevailing characteristics of the area.

3.5 The submitted site layout also demonstrates how a single dwelling can be accommodated within the site with ample space for a garden and separation distances from surrounding properties as well. The dwelling would be positioned to the east of the land with space retained for access, suitable levels of parking and more than sufficient outdoor amenity space for the respective parties.

3.6 Further matters regarding the design, scale, appearance, access and landscaping of the dwelling are not for determination at this stage and are reserved for the Technical Details Consent submission which would follow any PiP approval.

Planning Policy

3.7 Relevant planning policy is provided by the Ribble Valley Core Strategy (2008 – 2028) together with the National Planning Policy Framework (August 2026) and the Planning Practice Guidance (PPG), all of which are important material considerations in the determination of the application.

3.8 The extract of the Ribble Valley Polices map below shows that the application site is located within the settlement boundary of Chipping, washed over by the Forest of Bowland National Landscape designation (formerly the AONB).



Figure 2: Extract from Housing and Economic Development DPD Proposals Map

Ribble Valley Core Strategy (2008-2028)

Relevant policies include:

- Key Statement DS1 – Development Strategy
- Key Statement DS2 – Presumption in favour of sustainable development
- Key Statement EN2 – Landscape
- Key Statements H1 – Housing Provision
- Key Statement H2 – Housing Balance
- Key Statement DMI2 – Transport Considerations
- Policy DMG1 – General Considerations

- Policy DMG2 – Strategic Considerations
- Policy DMG3 – Transport and Mobility
- Policy DME1 – Protecting Trees and Woodlands
- Policy DME2 – Landscape and Townscape Protection

National Planning Policy Framework 2026

3.9 This sets out the Government's planning policies for England and how they should be applied. Relevant sections of the NPPF 2026 include:

Policy S3 — This policy sets out the overall presumption in favour of sustainable development. Where this includes development within a settlement, Policy S4 applies.

Policy S4 — Development within settlements should be approved unless its benefits would be substantially outweighed by adverse effects. The policy then goes on to list a range of circumstances where such effects may arise, subject to other decision making policies within the Framework.

Policy HO7 — This requires substantial weight to be given to the benefits of providing homes which contribute towards meeting evidenced housing needs, including homes for different sections of the community.

Policy L2(1)(d) — Substantial weight should be given to development which creates new dwellings within settlements, especially through additional development within existing plots. Such proposals should be consistent with the overall street scene and main safe access and egress, with acceptable living standards in terms of daylight, sunlight, privacy and external amenity space. Additionally, where development would involve the use of residential curtilages, it must not occupy more than twice the footprint of all existing buildings on the site and, following development, would retain at least 50% of the non-developed area within the curtilage of the existing buildings, unless additional development can be accommodated without harm to the overall character of an area.

Policy DP3(1) — This requires development to respond appropriately to the history, character and features of the site and its setting and will enhance its surroundings.

Policy TR3(1) — This requires development to support sustainable patterns of movements and good accessibility, the policy states that the type of development and its location should be considered.

Policy N4(1) — Development within Protected Landscapes should be limited in scale and extend and should be sensitively located and designed to avoid harm. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas.

4 Principle of Development

4.1 Permission in Principle is sought for the erection of one dwelling within the existing residential curtilage of The Vicarage. The proposal represents a modest form of development, on a contained parcel of land surrounded by residential uses in the settlement of Chipping. At this stage, the matters for consideration are limited to location, land use and the amount of development as defined in the relevant legislation and associated guidance.

4.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act and the requirements of the Framework, this application must be considered in accordance with the adopted development plan, unless material considerations indicate otherwise. The current development plan for Ribble Valley Borough Council is set out in Section 3 of this Statement.

4.3 A significant material consideration in the determination of this application is the Council's 5 Year Housing Land Supply ('5YHLS') position. In the Supply Position Statement, published on the 31st March 2026, it was confirmed that the 5YHLS currently sits at 2.24 years against a requirement of 1,682/ This equates to a significant shortfall of 898 dwellings and has a bearing on the application of a number of local and national policies, as set out below.

4.4 A further and notable consideration is the publication of the new Framework in August of this year, a matter which will be considered in greater detail below.

Location

4.5 Key Statement DS1 of the Core Strategy sets out the Council's settlement hierarchy and directs new development to the principal settlements of Clitheroe, Whalley and Longridge in the first instance. New development is also broadly permissible in 'Tier 1 Villages' which are deemed to be the more sustainable of the 32 defined settlements. Development within 'Tier 2 Villages', which includes Chipping, is subject to separate policy tests.

4.6 Policy DMG2 imposes restrictions on development within Tier 2 locations and any land outside of defined settlement areas, required it to meet one of 6 listed criteria in order to be acceptable. The only exceptions new housing could potentially meet include (1) – development essential to the local economy or social wellbeing of the area or (3) - local needs housing, supported by an appropriate assessment identifying such a need. The Council have, historically, not accepted that market housing can be deemed to comprise development essential to the local economy or wellbeing of an area, nor is this application seeking permission for local needs housing. Therefore, the erection of a new dwelling in this location would be in conflict with Key Statement DS1 and Policy DMG2

4.7 However, this conflict is tempered not only by the Council's current housing land supply position but also changes to the newly revised Framework as published in August 2026. Annex A of the Framework advises that development plan policies (or parts of those policies) which are materially inconsistent with its national decision-making policies should be given *"very limited weight"*.

4.8 The current housing land supply shortfall in Ribble Valley is considerable and cannot be understated. Policy HO7 of the Framework places substantial weight on the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community. The lack of a necessary 5YHLS represent such a need. Furthermore, homes which meet the needs of different groups will also be supported, as per the provisions of Policy HO1. These groups include older people and those with disabilities, amongst others. In this instance the proposed dwelling is intended to be a bungalow, which can help to meet the requirements of our ageing population and/or be fit for persons with mobility issues, with accommodation across a single floor.

4.9 In the context of the Council's notable lack of supply, the provision of even one dwelling should be attributed substantial weight on the basis of the clear directives of the Framework. Unlike previous versions of the NPPF, the most recent and newly formatted version is explicit in identifying where weight should be attributed to factors in decision making, rather than leaving this to the solely to the discretion of the decision maker.

4.10 In addition to this, Policy S4(1) of the Framework supports development within settlements unless the adverse effects of doing so would outweigh the benefits when assessed against the decision-making policies within the NPPF. This has been referred to as the 'default yes' by the Government and more recently as a *"universal tilt in favour of granting planning permission"* by the Housing and Planning Minister in his letter to the Planning Inspectorate on the 6th October 2026. The site lies within the defined settlement of Chipping and therefore benefits from the allowances set out in Policy S4(1), in principle.

4.11 Policy S4(2) goes on to outline a range of circumstances (although not exhaustive) in which the benefits of approving development in settlements are likely to be outweighed by adverse effects. These include where a substantial adverse impact would arise in relation to the application of a number of decision making policies within the Framework, those of relevance to this application include Policy N4 (National Landscapes) and Policy L2(1)(d) (development within residential curtilages).

4.12 With regard to Policy N4(1), any new development in National Landscapes is expected to be limited in scale and extent, being located and designed in such a way as to avoid harm to the statutory purposes of the Protected Landscape. The Framework affords substantial weight to the importance of conserving and enhancing the natural beauty of these areas.

4.13 In this instance, whilst the development site falls within the National Landscape, it forms part of an existing and long established settlement. It is surrounded by existing development on all sides and any future proposals would be seen in this context. The provision of a single dwelling within this area, subject to any further consideration at the Technical Details Consent stage, regarding design, appearance and scale amongst other matters, would not unduly impact or undermine the National Landscape, conserving its natural beauty. Development would clearly be appreciated as part of the existing village and not isolated, prominent or incongruous within the landscape. It is therefore clearly limited in scale and extent, and sensitively located as per

the requirements of Policy N4.

4.14 Policy L2(1)(d) requires that substantial weight be afforded to making effective use of land, and also given to the benefits of creating additional dwellings within settlements through additional development within existing plots. Any such development should be consistent with the overall street scene, maintain safe access and egress for occupiers and users, and ensure acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space.

4.15 In addition, Policy L2(1)(d)(iii) states that development within existing curtilages should not be more than twice the footprint of all existing buildings on site and 50% of the undeveloped area should be retained. It does, however, go on to say that these requirements apply *"unless additional development can be accommodated without harm to the overall character of the area, and taking into account the availability of infrastructure and the importance of locating development in sustainable locations (in accordance with policy TR3)".*

4.16 The application involves the partial subdivision of a substantial residential plot within the settlement boundary, which in itself is anomalous when considering the prevailing development pattern in the area. Whilst the final layout and design of any new dwelling is reserved for consideration at a later date, the indicative layout drawings associated with this submission demonstrate that the single dwellings can be comfortably accommodated without any undue harm to future occupants, existing residents or the appearance of the area as a whole.

4.17 In terms of the indicative details shown, the footprint of the proposed dwelling is slightly smaller than the footprint of the existing building, therefore comfortably within the size threshold set out Policy L2. Additionally, more than commensurate levels of amenity and curtilage areas would be retained for each property. In this regard, the provisions of Policy L2 are clearly satisfied.

4.18 In light of all of these factors, there are no issues or constraints present at this site that would disengage the presumptions set out in Policy S4 of the Framework with regard to the delivery of new housing within a settlement.

4.19 In terms of locational sustainability credentials and the requirements of Framework Policy TR3, whilst Chipping is identified as a Tier 2 settlement in the Core Strategy hierarchy, recent appeal decisions within the borough have confirmed that such a classification is not, and should not be treated as the sole, determinative factor when considering whether a site is sustainable. Appeal decisions in Ribchester (PINS ref – 6006097) and Hurst Green (PINS ref – 6009357) granted permission for new residential development within and just beyond the settlement boundaries of those Tier 2 locations, with the respective Inspectors giving due weight to the availability of local, walkable services and ability of residents to meet their daily needs in a sustainable way, helping to reduce the need to travel to do so.

4.20 Chipping has a range of facilities to serve the local population, with future residents of the application site able to reach nearby services (as listed in paragraph 2.4 of this Statement) located only a few hundred metres away, by utilising the existing pedestrian footways in the

vicinity which also benefit from street lighting. The village also has a local bus service enabling travel to larger settlements which contain a greater range of services, including Longridge, with a journey time of circa 17 minutes.

4.21 Key Statement DMI2 of the Core Strategy seeks to 'reduce the need to travel by private car', The presence of local services in Chipping, along with the availability of a bus service to enable sustainable travel beyond the village would mean that occupants of the development would not be wholly reliant on the use of private vehicles to meet their daily needs. This represents a proportionate application of such accessibility measures in the circumstances.

4.22 This stance was borne out in relation to an appeal for 300 dwellings on the edge of Langho, which was allowed in June 2026 (PINS ref – 6002485) in which the Inspector found that it was not unsurprising that more rural areas would not benefit from the same levels of connectivity and accessibility as highly populated urban areas. It was concluded that where a genuine range of transport options exist for residents, they should be treated as such and acknowledged as helping to reduce reliance on movement by private vehicles, in accordance with local and national requirements.

4.23 For all of these reasons and having demonstrated a clear absence of adverse effects which would weigh against the proposals, the principle of residential development in this location is wholly acceptable, particularly when due regard is given to all relevant decision making policies of the Framework.

Land use

4.24 Permission in Principle is sought solely for residential development. Whilst the PiP legislation allows for "housing led development", no alternative land uses are sought on this occasion.

Amount of development

4.25 Permission is sought for a single dwelling, within the range of the relevant PiP legislation. Whilst the final layout will be subject to detailed design proposals at the second stage of the process, the indicative drawings provided demonstrate that development of the scale proposed could be comfortably accommodated without causing any undue impacts.

5 Summary and Conclusion

5.1 This Planning Statement has been prepared in support of an application for a Permission in Principle for one dwelling at Brookfield, Longridge Road, Chipping.

5.2 The site lies within the defined settlement boundary of Chipping and the proposal would represent a modest form of residential development within a sustainable location. The development would make an efficient use of the site in accordance with the relevant decision making policies of the National Planning Policy Framework and whilst the contribution to housing supply would be small, that must be afforded substantial weight as per the provisions of Policy HO7, in the context of the Council's significant shortfall. This shortfall can only be remedied in the short term through the granting of planning permission in sustainable locations such as this.

5.3 The weighting afforded to a number of key housing related policies in the Core Strategy is limited due to their inconsistency with the Framework. Therefore, any conflict with the spatial strategy is offset by more up to date policies within the Framework and the clear benefits outlined in this Statement. Therefore, in the absence of any adverse factors which would warrant the withholding of permission, the "universal tilt" is applied and Permission in Principle should be granted.

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