

Proposed Housing Development, Whalley New Road, Billington

Planning Statement



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PLANNING STATEMENT

SITE: LAND BETWEEN WHALLEY NEW ROAD AND PAINTER WOOD, BILLINGTON

PROPOSAL: OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

1. INTRODUCTION

- 1.1 This Planning Statement is in support of an outline planning application submitted by Acland Bracewell Ltd for residential development of land at Whalley New Road, Billington.

2. THE APPLICATION AND DEVELOPMENT PROPOSALS

- 2.1 This is an outline application, which seeks approval to access only. Layout, appearance, scale, landscaping and associated details are reserved for future consideration.
- 2.2 An illustrative layout plan indicating how the site could be developed accompanies the application. The illustrative plan shows:
- thirty four dwellings are proposed (1 detached, 16 semi-detached and 17 terraced houses);
 - the sole vehicular access (serving 34 dwellings) will be from a central point on the site's Whalley New Road frontage;
 - the dwellings will be aligned, in three 'rows', to follow the site contours and the general orientation of existing housing in the area;
 - the four large trees to the site's Whalley New Road frontage will be kept;
 - ten dwellings will be 'affordable' (representing 30% of the total), to help meet the housing needs of the area. The 'mix' would be five affordable rent and five shared ownership. The units will be delivered through a Housing Association;
 - an area of public open space with an equipped children's play area is proposed within the development;
 - new tree planting is proposed to help soften views into the site; and
 - the existing public footpath will be retained and a link provided into the development.

2.3 In addition to this Statement, and the indicative layout drawings already referred to, the application is accompanied by:

- Design and Access Statement;
- Transport Assessment;
- Tree Survey;
- Noise Survey;
- Flood Risk Assessment;
- Community Involvement Statement; and
- Topographical Survey.

3. SITE AND SURROUNDINGS

3.1 The site is located on the edge of the settlement of Billington, some 750m to the south west of the centre of Whalley. The land extends to 1.58ha of grassland and slopes down in level towards the north. A small (now dilapidated) animal housing stands at the south west corner of the site. Field gates at the south east and north east site corners provide access for agricultural vehicles on to the land.

3.2 The site is bounded to the north, south and west by hedgerows and to the east by a post and wire fence alongside a public footpath that connects Whalley New Road and Whalley Old Road/Painter Wood. Beyond the north and south east boundaries are roads – Whalley New Road and Whalley Old Road/Painter Wood. Across Whalley New Road is an area of housing including a terrace of houses that (together with their gardens) back on to Whalley New Road. On the opposite side of Whalley Old Road/Painter Wood is a ribbon of housing including a number of post-war detached houses. To the east of the site, accessed from Whalley New Road, is Meadowville Works (last occupied by Richard Wilkinson and Sons – commercial vehicle body builders), and a small area of grazing land adjoining a terrace of houses on Whalley Old Road/Painter Wood. To the west of the site are fields used for grazing.

3.3 Billington lies between Langho and Whalley. It is a village having a mix of housing, including traditional stone and rendered terraced cottages and more modern post-war development of suburban character. There is a school (St. Augustine's Roman Catholic Secondary School), a shop, a church, a pub/restaurant, several

businesses and a working men's club in the village. A bus service runs along Whalley New Road. More extensive shopping and community facilities are to be found in Whalley. The Clitheroe-Blackburn rail line runs on a north east-south west alignment to the west of the site. The nearest station is at Whalley. More generally, the site is located on the lower part of land that rises above Billington and Whalley and forms the southern flank to the Ribble Valley.

4. PLANNING HISTORY

- 4.1 In 2010 outline planning permission was sought for residential development at the site (39 dwellings) – reference 3/2010/0751. Officers recommended that planning permission be granted. However, the Council's Planning and Development Committee, at its meeting on 13 January 2011, resolved to refuse planning permission. The refusal notice was issued on 20 January 2011. The following reason was cited:

"The proposed development is considered contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that the proposal would be detrimental to highway safety due to individual access points on Whalley Old Road and also would lead to an overburden on existing infrastructure provision in terms of drainage, health and education facilities."

- 4.2 The Council's Planning and Development Committee, at its meeting on 20 May 2010, resolved to grant planning permission (subject to a Section 106 Agreement) for redevelopment of the adjoining Meadowville Works (and associated open land) with 18 dwellings - reference 3/2010/0078.

5. PLANNING POLICY

- 5.1 The policies of the Development Plan are influenced by Central Government advice as set out in Planning Policy Guidance and Planning Policy Statements. The relevant parts of the Development Plan for the purposes of this planning application are the saved Policies of the Ribble Valley Local Plan adopted in June 1998 and the Regional Spatial Strategy for the North West approved in September 2008.

Ribble Valley Local Plan

- 5.2 The following saved policies of the adopted Ribble Valley Local Plan (which was written to cover the period 1991-2006) are relevant to the proposal.
- 5.3 Policy G1: Development Control – all development proposals will be expected to provide a high standard of building design and landscape quality. The various detailed criteria to be applied in deciding planning applications are set out in the policy.
- 5.4 Policy G2: Settlement Strategy – developments will be mainly directed towards land within the main settlement including development wholly within the built up part of the settlements of Billington and Whalley or the rounding-off of the built up area.
- 5.5 Policy ENV5: Open Land – states that until such time as those areas so defined may be allocated for development in a review or alteration of the Local Plan (which was written to cover the period 1991-2006) planning permission will be refused other than for agricultural etc development appropriate to a rural area. The application site is allocated on the Proposals Map as being subject to Policy ENV5.
- 5.6 Policy H19: Affordable Housing – states that the Council will promote the provision of affordable housing. In main settlements this will be achieved by negotiating for the inclusion of a proportion of affordable housing in all new planning consents for suitable sites.
- 5.7 Policy H21: Affordable Housing – requires details of the methods by which the accommodation will be sold or let, managed and retained as suitable for its original purpose.
- 5.8 Policy RT8: Open Space Provision – on all residential sites of over 1ha the layout will be expected to provide adequate and usable public open space.
- 5.9 Policy RT19: Footpaths – development that prejudices footpaths which meet various criteria will not be permitted.

- 5.10 Policy T1: Transport – a list is provided of criteria to which the Council will attach considerable weight in deciding planning applications. The criteria include the availability and adequacy of public transport and the location of development in areas which maintain and improve choice to walk, cycle or catch public transport rather than drive between homes and facilities.

North West of England Regional Spatial Strategy

- 5.11 The Rt Hon Eric Pickles (Secretary of State for Communities and Local Government) in his letter to Council Leaders dated 27 May 2010 confirmed the Government's intention to abolish all RSSs and setting out its expectation that the letter should be taken into account as a material planning consideration in any planning decisions they were currently taking. The subsequent letter from Steve Quartermain, CLG Chief Planner, dated 6 July 2010, confirmed that the RSSs have been revoked with immediate effect (and, thus, no longer form part of the Development Plan). However, it also stated that evidence that informed the preparation of the revoked RSSs may be a material consideration. The letter stated that the requirement for Councils to provide a five year supply of housing land remains. More recently, there has been a successful legal challenge against the revocation of the RSSs. This has the effect of re-instating them. Nevertheless, the Secretary of State has issued a statement that *'whilst respecting the court's decision this ruling changes very little.....the Coalition Government will be introducing the Localism Bill to Parliament, which will sweep away.....regional strategies. On 27 May 2010, the Government wrote to local planning authorities and to the Planning Inspectorate informing them of the Coalition Government's intention to rapidly abolish regional strategies and setting out its expectation that the letter should be taken into account as a material planning consideration in any decisions they were currently taking. That advice still stands'*.
- 5.12 The RSS set out the strategic planning and development framework at a regional level. It was primarily directed at providing a framework for policy planning at the local level. As such, it does not provide site specific guidance. Policy L4 (Regional Housing Provision) expected Councils to manage the availability of land identified in plans and through development control decisions to achieve the housing provision

levels stipulated. The provision levels required in Ribble Valley (net of clearance) for the period 2004 – 2021 was 2900. This figure equated to 161 per year.

National Policy

- 5.13 Planning Policy Statement 1: Delivering Sustainable Development – states that sustainable development is the core principle underpinning planning. Planning should facilitate and promote sustainable and inclusive patterns of development by making suitable land available for development, ensuring high quality development, and ensuring that development supports existing communities.
- 5.14 Planning Policy Statement 3: Housing – states that where Councils cannot demonstrate an up to date 5 year supply of deliverable housing sites, they should consider favourably planning applications having regard to the policies of the PPS including the considerations at paragraph 69. Those policies include reference to good design, achieving a mix of housing including affordable housing and ensuring the efficient use of land (although there is no longer a national indicative minimum density). In assessing design quality regard is to be had to various criteria including whether the site is easily accessible and well-connected to public transport and community facilities and services, and is well integrated with and complements the neighbouring buildings in terms of scale, density, layout and access. Paragraph 69 specifically refers to:
- achieving high quality housing;
 - ensuring a good mix of housing;
 - the suitability of a site for housing;
 - using land effectively and efficiently; and
 - ensuring the proposal is in line with planning for housing objectives.
- 5.15 Planning Policy Guidance 13: Transport – seeks to promote more sustainable transport choices and to reduce the need to travel, especially by car. Where developments will have significant transport implications a Transport Assessment should be prepared and submitted. The coverage and detail of the Transport Assessment should reflect the scale of development and the extent of the transport implications of the proposal.

- 5.16 Planning Policy Guidance 24: Planning and Noise – indicates that the impacts of noise can be a material consideration in deciding planning applications. The guidance introduced the concept of Noise Exposure Categories ranging from A to D to help Councils in their consideration of applications for residential development.
- 5.17 Planning Policy Statement 25: Development and Flood Risk – the aim of planning policy is to ensure that flood risk is taken into account at all stages in the planning process, with identified risks suitably managed or reduced. Planning applications for development proposals of 1ha or greater in Flood Zone 1 should be accompanied by a site specific flood risk assessment.

Local Development Framework

- 5.18 Ribble Valley Borough Council is only at a relatively early stage in the replacement of the Local Plan with a Local Development Framework (LDF). The Council has been engaged in a process of evidence gathering and produced a six page Core Strategy Issues and Options Consultation leaflet in late 2007. More recently, in late August 2010, a Core Strategy consultation document was published. The consultation document included a number of optional strategies for the distribution of housing development. The document confirms the level of housing provision to be at least 161 dwellings per year, and the requirement for affordable housing to be 30% of site yield. At the present time, no regard can be given to the LDF as a source of policy guidance, although reference may be made to relevant aspects of evidence documents. Those relevant are summarised below.
- 5.19 The Strategic Housing Land Availability Assessment (SHLAA) was consulted on in September 2008. The application site was appraised as part of the assessment. A copy of the assessment sheet for the site is appended (Appendix A) for information. The assessment concluded that the site is available in the 0-5 year period, also that development is achievable and deliverable. The sustainability score for the site was 80, which compared favourably with many sites. Representations were submitted on behalf of the landowner, these are also appended (Appendix B) for ease of reference. The representation welcomed the site's inclusion and made specific observations on the composition of the sustainability score. Apart from this representation, the only other comment was from United Utilities. They reported

that there is no record of internal public sewer flooding of properties in this vicinity as a result of overloaded sewers, ie. no properties on the 'at risk' register as compiled for their regulator.

5.20 The SHLAA consultation, as a whole, generated a large volume of responses. A report was presented to the Council's Planning and Development Committee at its meeting on 5 November 2009. The report included some technical amendments, although made no reference to the submissions made in relation to the application site. The finalised SHLAA contained no changes from the consultation document, in respect of the application site.

5.21 The Strategic Housing Market Assessment (SHMA) was adopted in December 2008. It concluded that Ribble Valley has high levels of owner-occupation, with considerable numbers of large detached houses and a relatively small social housing stock. The Borough's population is growing and average household sizes continue to shrink. More housing needs to be constructed, but it must be of the right tenure, size and quality to meet the needs of residents. The lack of affordable housing may be beginning to create problems for the indigenous workforce and the local economy. The report is clear in that there is significant demand for social rented housing in Ribble Valley, with severe pressure on the available stock. Drawing all available evidence together, including housing need analysis of the type specified in current DCLG guidance, the SHMA suggests a shortfall of 264 affordable rented units per year. While this is unlikely to be a realistic target for the provision of affordable homes, this highlights a clear and pressing need for more of this type of housing. Most households express a preference for houses or for units with two bedrooms. In short, the SHMA points to a need to increase the supply of market housing and to provide more social housing.

5.22 The Annual Monitoring Report (AMR) 2010 provides a statement on the 5 year supply of housing land based on RSS figures, to 31 March 2010. It indicates that the total supply of dwellings under construction and deliverable permissions (discounted by 10% slippage allowance) to be 462. When compared to the RSS annual provision requirement of 161 units, this figure equates to 2.2 years supply. With regards to affordable housing, the AMR states that a Memorandum of

Understanding sets out detailed requirements for the provision of affordable housing across the Borough. The AMR goes on to state that the Memorandum of Understanding is a material planning consideration on which further policy will be developed as the LDF progresses.

6. OTHER RELEVANT POLICY DOCUMENTS/INFORMATION

Affordable Housing Memorandum of Understanding

- 6.1 The Affordable Housing Memorandum of Understanding was approved by the Council's Health and Housing Committee in July 2009. It is stated to be a material consideration when deciding planning applications. It is said to be complementary with and supplementary to the relevant Development Plan policy. The Memorandum states that outside of Longridge and Clitheroe, for developments of 3 or more dwellings, the Council will seek 30% affordable units on sites. So far as tenure is concerned, this will be decided on the basis of available housing needs evidence. A report to the Council's Planning and Development Committee dated 17 June 2010 recommended consultation on a re-drafted version of the Memorandum. The only substantive change proposed is the raising of the threshold from 3 to 5. A further report to the Council's Planning and Development Committee dated 24 March 2011 also recommended consultation on a re-drafted version of the Memorandum. The change proposed a policy requirement for the provision of 15% of units on sites of over 30 units to be of a type to meet elderly requirements, with 50% of those units to be affordable. Consultation has yet to take place on any of the revisions.

Ribble Valley Sustainable Community Strategy

- 6.2 The Ribble Valley Sustainable Community Strategy was published in March 2008 to cover the period until 2013. The document sets out the community aspirations, needs and priorities. The strategy seeks to coordinate the actions of the public, private, voluntary and community sectors in meeting those needs. The Strategy cites the findings of a General Household Survey within the Borough in 2007 that identified three top issues people felt needed improving in the District. They were: Activities for Teenagers (44.8%), Road and Pavement Repairs (42.1%) and Affordable Decent Housing (39.2%). Over the previous three years it was perceived that the availability of affordable decent housing had become worse. The Strategy

identifies the provision of more affordable housing is one of the highest priorities for the Council. This priority links to and supports other aims of the Council, such as a reduction in commuting, addressing homelessness, ensuring a good mix of housing that meets the needs of all and retaining younger people within the Borough. One of the Strategy's Strategic Objectives is to increase the amount of affordable and appropriate housing brought on stream that is decent and of high quality in a well designed environment. A target for provision of 100 new affordable units a year within the Borough was set.

Housing Needs Survey

- 6.2 The Council published the results of a Housing Needs Survey for Billington and Langho in 2006. It indicated a need for 150 affordable units in the survey area over a 5 year period. This included 113 houses, 23 flats, 11 bungalows and 3 sheltered houses/bungalows. Similar studies have been carried out for other parishes within the Borough. For the adjoining area of Whalley the Housing Needs Survey of 2006 indicated a need for 77 affordable units in the survey area over a 5 year period.

Housing Waiting List

- 6.3 The Council's November 2010 Housing Waiting List shows 101 on the general housing needs list for Billington. All of the demand is for houses, comprising 22 for 1 bed units, 46 for 2 bed units, 30 for 3 bed units and 3 for 4 bed units. This is an increase of 26 on the List since April 2009, with the increase concentrated on 2 and 3 bed units. There are 155 shown on the list for the adjoining settlement of Whalley.

Housing Land Supply

- 6.4 In a report to the Council's Planning and Development Committee at its meeting on 20 May 2010, an update was provided on housing land supply to 4 November 2010. This showed a total supply of 532 units, equating to a 2.9 years' supply based on RSS provision levels.

Housing land Requirements

- 6.5 As referred to at 5.11 above The Rt Hon Eric Pickles (Secretary of State for Communities and Local Government) in his letter to Council Leaders dated 27 May 2010 stated that evidence that informed the preparation of the revoked RSSs may

be a material consideration and that the requirement for Councils to provide a five year supply of housing land remains. A report to Ribble Valley Borough Council's Planning and Development Committee, on 17 June 2010, confirmed that the RSS housing figures be adopted as the strategic basis for housing land provision in the Borough. Indeed, the Council supported the housing figures at the time of RSS preparation. This figure has been confirmed in the recent consultation on the Core Strategy (see section 5.18).

7. COMMUNITY INVOLVEMENT

7.1 The Council's Statement of Community Involvement (adopted in 2007) states that it is better for developers to talk to those who may be affected and refine their proposals while they are at a formative stage. Developers of major schemes are encouraged to do some or all of the following;

- make detailed proposals available for public view;
- circulate a leaflet to local residents outlining proposals;
- arrange a meeting with groups in the community;
- keep a record of all consultations carried out, and submit a consultation statement with the planning application.

7.2 The applicant has followed that guidance. A separate Community Involvement Statement is submitted with this application.

8. CONSULTATION

8.1 The applicant consulted with the Council and other agencies at an early stage in the formulation of proposals for the site. The results of those consultations are summarised below.

Ribble Valley Borough Council

8.2 A number of meetings have been held with Planning and Housing Officers along with consultation with other Council Officers, where the following advice has been provided.

8.3 June 2009 – Planning Officer- the site lies on the edge of, but outside of, the settlement boundary of Billington. The key Local Plan policy is ENV5. Ribble

Valley does not have a deliverable 5 year supply of housing land and, thus, there is a 'window of opportunity'. Any development would have to be justified with reference to PPS3. The site has a reasonable fit with the strategic pattern of development in the Borough. The site is not of such strategic significance as to warrant opposing development on prematurity grounds.

- 8.4 September 2009 - Housing Officer - the findings of the 2006 Billington and Langho Housing Needs Survey remain sound and indicate a need in excess of that since provided in the area. There is no need to carry out a further Housing Needs Survey to support a planning application. Would expect 2 or 3 bedroom accommodation (especially 3 bedroom family accommodation) units to be provided. A mix of approximately 25% social rented and 75% shared ownership, as at Petre Wood, would be acceptable. Would accept grouping of affordable units if a justification submitted. 30% of the scheme should be affordable and a Section 106 Agreement would be required to secure delivery.
- 8.5 November 2009 –Planning Officer- a noise survey may be necessary. The primary access should be off Whalley New Road. Levels will be an issue with development of the site. The form and scale of development should reflect that in the area. Requirements for public open space will be checked and further advice provided. Scope of documentation to support an application agreed – Planning Statement, Design and Access Statement, Topographical Survey, Tree Survey, Noise Survey, Flood Risk Assessment, Community Involvement Statement and indicative drawings showing layout and design. List of likely key issues agreed – Policy/Principle, Landscape Impact, Affordable Housing, Noise, Residential Amenity, Highway/Access, Layout and Design, Trees and Flood/Risk Drainage. Given current under-supply of housing land it is worth progressing to submission of a planning application, although there can be no guarantee as to the outcome.
- 8.6 December 2009 – Planning Officer – no requirements for consultation with Lancashire County Council other than in respect of highways/transport issues.
- 8.7 January 2010 – Housing Officer - indicated that because of the substantial waiting list for rented housing in Billington the proportion of social rented units could be

raised above the 25% previously indicated. In addition to the 3 bed family housing, it would best meet needs if some Category 1 elderly persons' bungalows could be included.

- 8.8 February 2010 – Environmental Health Officer - confirmed that he accepts the findings of the noise survey and concurs with its recommendations.
- 8.9 February 2010 – Planning and Countryside Officers – no up to date policy on POS provision. Referred to Local Plan Policy RT8. Will require POS (including an equipped children's' play area) on site. Policy RT9 (although not saved) to be a starting point for working out the appropriate size. Suggest that policies of other councils be looked at to calculate a reasonable minimum POS area. No requirement for habitat/ecological site survey, although a tree survey should be carried out.
- 8.10 April 2010 – Leisure Services Officer - advised that he would not seek new open space within the residential development. Instead, he suggested that contributions may be made to support existing open space areas or more innovative recreational provision off-site.
- 8.11 November 2010 – Planning Officer – stated that information relating to the following matters should be submitted in support of the planning application:
- the range and detail of the evidence base on housing needs;
 - specifics as to the type, tenure, size etc of the accommodation being provided;
 - detail the means of delivery;
 - set out the heads of agreement for a section 106 agreement, including eligibility criteria.
- 8.12 May 2011 – Housing Officer – stated that on the basis of a site yield of 34 units, ten affordable units should be provided, with five units to be affordable rent and five units to be shared ownership. In addition reference was made to the Health and Housing Committee (see paragraph 6.1 above) and the desire to see elderly persons' accommodation included within new developments, although this has yet to be formalised in revised policy.

Lancashire County Council Highways

- 8.13 May 2009 – no objection in principle to the site's development for housing. Suggest that access on Whalley New Road be positioned at least 20m from the site's north east corner to avoid conflict with the adjoining works access. 90m visibility splays required on Whalley New Road with a 5.5m wide carriageway. No objection to frontage houses being accessed off Whalley Old Road/Painter Wood.
- 8.14 April 2010 – confirmed that general access arrangements proposed to Whalley New Road are acceptable and that access for up to six frontage houses to Whalley Old Road/Painter Wood would be acceptable, subject to a contribution to improve traffic calming measures. Confirmation on technical road layout details provided.
- 8.15 September and December 2010 – confirmed detailed access layout to Whalley New Road is acceptable.

Network Rail

- 8.16 October 2009 – the response acknowledged that the site does not adjoin the railway infrastructure, but stressed that their interest should not be affected. The potential for noise impact from the operation of the railway should be assessed in the context of PPG24.

Environment Agency

- 8.17 November 2009 – the site is located in Flood Zone 1, defined as having a low probability of flooding. A Flood Risk Assessment will be required. This need only be brief unless there are site specific issues to consider. It will be necessary to demonstrate that surface water run-off will be no greater than the existing. No contaminated land or ecology surveys would be required.
- 8.18 May 2011 - confirmed that in relation to surface water drainage their comments in relation to the previous planning application 3/2010/0751 would apply to a resubmission of a similar application for the same site, but with a reduced number of dwellings. However, it is possible that there has been a change in circumstances regarding foul drainage. Contacting United Utilities is recommended.

United Utilities

- 8.19 November 2009 – the development should be designed on a totally separate drainage system with only foul water to be connected to the foul sewer within Whalley New Road. Surface water flows will need to discharge to a water course or by other sustainable means.
- 8.20 May 2011 – confirmed no objections in principle to a resubmitted application for 34 units as long as the drainage strategy mentioned remains applicable.

Lancashire County Council Education

- 8.21 May 2011 – confirmed that a claim of £142,079 would be made towards education provision.

9. PLANNING ASSESSMENT

The main issues for consideration in this case are:

- principle of the development;
- housing supply;
- highways, access and accessibility;
- landscape impact;
- layout and design;
- affordable housing;
- public open space;
- neighbour amenity;
- noise;
- flood risk and drainage;
- infrastructure provision; and
- trees.

- 9.1 Each of these issues is addressed in turn below.

Principle

- 9.2 The site lies outside of (but immediately adjoins) the settlement boundary of Billington. It is not, though, subject to any protective designations of the Local Plan

that were expected to last beyond the Plan period (ie to 2006), eg. countryside or green belt policies. However, Local Plan Policy ENV5 presumes against the site's development during the Plan period (1991-2006). There are a number of sound reasons why no weight should be accorded to Policy ENV5. In short, we are now beyond the Plan period and circumstances have changed. In more detail, the reasons are:

- The Local Plan only provides for development needs for the period up to 2006. Policy ENV5 itself acknowledges that there may be a need for further land release after the Plan period;
- Circumstances have changed considerably since preparation of the Local Plan. The Local Plan was prepared in the context of the then current Lancashire Structure Plan (1991-2006). That document has since been superseded by the Lancashire Structure Plan Review (2001-2006) and, in turn, by the RSS adopted in 2008. The RSS provides the most up to date and examined evidence base on the level of housing provision to be made in the Borough for the period to 2021. This has been affirmed by the Council, as referred to at 6.5 above; and
- Measured against these housing provision levels the Borough only has 2.9 years supply of housing land. This clearly demonstrates the inadequacy of provision within the Local Plan for housing development. The implications of this shortfall of housing land are considered more fully in the following sections 9.7 – 9.10.

9.3 In addition, the report to the Council's Planning and Development Committee on 17 June 2010 acknowledges that there is "very limited capacity (for development and growth) within existing tightly drawn settlement boundaries and no further (Local Plan) allocations of housing land in particular to be brought forward". The report also states that Core Strategy options developed so far will require the release of extensive areas of greenfield land.

9.4 Against this background, what becomes key in terms of Development Plan policy are the overall settlement strategy as envisaged in the Local Plan and the principles to which development should adhere.

9.5 The Local Plan sets out a hierarchy of settlements, with development mainly directed by Policy G2 towards the main settlements of Wilpshire, Clitheroe, Billington, Longridge and Whalley. It is, thus, clear that the scale and general location of the proposal accords with the overall development/settlement strategy for the Borough as set out in the Local Plan. The proposal is of insufficient scale to be in any way considered premature or prejudicial to the emerging Core Strategy. In any event, it is significant to note that the proposal is consistent with all of the optional strategies for the spatial distribution of housing development as set out in the Core Strategy consultation document.

9.6 To conclude, Policy ENV5 can no longer be regarded as an appropriate basis for an assessment of the application. The proposal accords with the overall development strategy for the Borough. Thus, subject to compliance with other planning policy/principles (as dealt with in subsequent sections) and PPS3 (in relation to housing under-supply), the proposal should be regarded as acceptable in principle.

Housing Supply

9.7 There is a national policy requirement for local authorities to maintain a continuing five year supply of housing. The only evidence based and independently examined figures for housing provision are as prepared for the RSS. Furthermore it is significant that the RSS for housing provision levels for Ribble Valley were supported by the Borough Council.

9.8 The report to the Council's Planning and Development Committee on 17 June 2010 acknowledges the above and confirms that the RSS housing figures be adopted as the strategic basis for housing land provision in the Borough.

9.9 There is an undoubted severe under-supply of housing land within the Borough, measured against the housing provision levels. As such, there is an added presumption in favour of the application. Paragraph 71 of PPS 3 states that proposals should be considered favourably having regard to the policies of PPS3 and, in particular, the provisions of paragraph 69.

9.10 Paragraph 69 of PPS3 specifically refers to the following criteria. The manner in which the proposal accords with the criteria is then assessed:

- achieving high quality housing – as detailed in the Design and Access Statement, this scheme has been designed to respond to the characteristics of the site and integrate well with the locality. Furthermore, the site is accessible and well connected to public transport and community facilities and services. The development provides for private garden space, amenity open space and an equipped play area;
- ensuring a good mix of housing – the proposal provides for a variety of housing in terms of size, tenure, price and appeal to a mix of different households. In particular, the proposal delivers 30% affordable housing;
- suitability of the site for housing – the site's suitability for housing is demonstrated by compliance with the Council's overall settlement strategy. It should be noted that the Inspector is determining an appeal proposal for housing on the adjacent Meadowville Works site (APP/T2350/A/10/2120718) stated that "the housing development would be within cycling and walking distance of a range of services in Whalley, including the railway station and would be served by a frequent bus service" (para 10). The same would apply to the housing development proposed at the application site. The development utilises existing infrastructure;
- uses land effectively and efficiently – whilst the site is a greenfield one policy (national and local) recognises that not all development can be accommodated on brownfield land. Indeed, based on available evidence, the RSS set a target of 65% housing development on brownfield land. The June 2010 re-issued version of PPS3 makes no reference to national minimum densities. The proposal is for a density of 22 dwellings per hectare. This density makes effective use of the site, consistent with the need for the development to reflect the characteristics of the site and its surroundings;
- ensuring the development is in line with planning for housing objectives – the proposal reflects the need and demand for housing in, and the overall settlement strategy for, the area. It does not undermine wider policy objectives, e.g. housing market renewal.

Highways, Access and Accessibility

- 9.11 A Transport Assessment accompanies the application. It concludes that access to and from the site by public transport, cycle and by foot is relatively good and therefore these modes provide an alternative to travel by private car. The traffic likely to be generated by the development is relatively low and, as such, would have no material impact on the operation or safety record of the local road network in the vicinity of the site. Access would have adequate visibility to meet relevant standards.

Landscape Impact

- 9.12 An assessment has been carried out of the development's impact on the character and appearance of the locality and the wider landscape.
- 9.13 The site's hillside location means that the development has the potential to be viewed over a relatively wide area. However, the precise nature of local topography, and the location of stands of trees and other development means this is not the case.
- 9.14 Some distant views may be obtained from specific locations on the A59. These locations are identified on the accompanying plan, along with photos (Appendix C). These locations are at some 6-800 metres from the site. The lower part of the site is well screened to views from these locations. While some of the upper part of the site may be seen from these specific locations, it is viewed in the context of surrounding development and the large structure of the Whalley Viaduct. Furthermore the upper part of the site would remain undeveloped. Views of the site from other locations on the A59 are precluded principally by reason of the road being in cutting and additionally by intervening stands of trees.
- 9.15 Views of the site from Whalley New Road may only be obtained along a short section, in close proximity to the site, between the railway bridge and Meadowville Works. Views in this location are seen in the context of other built development. In addition, the mature trees along the site's frontage (which are to be retained) are visually dominant and filter views into the site. Views of the site from other locations on Whalley New Road are precluded by other development.

9.16 By reason of local topography, intervening stands of trees and frontage development views of the site along Whalley Old Road/Painter Wood may only be obtained between the terrace of properties 39-49 Painter Wood (immediately to the north-east of the site) and Butler Clough some 140 metres to the south-west of the site. On this stretch of Whalley Old Road/Painter Wood only partial views of the site may be obtained, filtered by hedgerows and viewed in the context of frontage development, in particular that along the south-east side of Painter Wood.

9.17 Having regard to the above, it is concluded that the site may only be viewed from specific locations, either distant or local. From these locations the proposed development would be viewed in the context of other development and, often, filtered by existing stands of trees and hedgerows. As such, the development would not appear visually intrusive nor would it appear as an uncharacteristic or inappropriate element in the wider landscape.

Layout and Design

9.18 The application is accompanied by a Design and Access Statement. This more fully describes the scheme and the process that has led to the submitted layout. However, with the exception of the access arrangements, all matters of detail are reserved for subsequent consideration and the layout and design is for illustrative and indicative purposes only.

9.19 Briefly the main considerations that have underpinned the design process are:

- the need to respond to the site's sloping nature and the character of the locality. There is much evidence of development of a modern suburban character in the area. However, traditional property is characterised by a restricted palate of materials including stone, render and slate. The development would utilise the same set of materials to ensure it harmonises with the traditions of the area. The predominant orientation of property in the locality is east-west or northeast-southwest, generally following land contours and the orientation of roads. To assist in integrating the development into the locality the new development is to be similarly orientated;
- the need to respond to trees of significant amenity value at the site. This issue is addressed in a later section. However, in short, all existing trees are to be

retained. In particular the access arrangement, internal road and house layout has been designed to avoid any detrimental effect on the trees from the new development;

- the need to respond to the alignment of the public footpath. The development has been designed so that it is open to the public footpath. This avoids typical problems associated with the new development backing onto public footpaths. Thus, providing a pleasant, reasonably supervised and safe path for walkers to continue to use. A link will be provided from the public footpath into the development; and
- the need to respond to traffic noise on Whalley New Road and to ensure an appropriate frontage to Whalley New Road. The noise survey and report recommends that houses face Whalley New Road to protect private rear gardens from road noise. This complements a desire on visual grounds to have a development that faces Whalley New Road and to avoid the visual amenity problems typically associated with developments backing onto through roads.

9.20 To conclude, the layout and design of the development represents a considered and appropriate response to the characteristics of the site and its context.

Affordable housing

9.21 In the first instance, it should be noted that the provision / delivery of affordable housing is a key ambition of the Council, as expressed through the Ribble Valley Borough Council Local Plan, Ribble Valley Sustainable Community Strategy and reaffirmed in other policy documents including the Affordable Housing Memorandum of Understanding and the recent consultation exercise on the Core Strategy. The applicant is committed to the provision of affordable housing as part of the development and, thus, will assist in the Council meeting its ambitions. Issues of need, type/tenure/size of accommodation being provided, the means of delivery and the content of the section 106 draft agreement are addressed below.

Need

9.22 The evidence base is detailed in sections 5 and 6 of this Statement. The evidence base draws on a number of sources. It clearly shows that at the Borough and the Parish levels there is a very substantial demand for affordable housing

9.23 The Housing Needs Survey for Billington and Langho indicated a need for 150 affordable units. Since the survey was carried out Great Places Housing Association have provided 45 affordable units at Petre Wood. The Council has resolved that it is minded to grant planning permission for a further 24 affordable units on land adjacent to the Petre Wood site and six affordable units as part of the proposed housing development at the adjoining Meadowville Works site. This suggests that there is an unmet need for 75 units in the area. In reality, the scale of need to be satisfied may be considerably greater than the figure indicated. This is because the site is well placed to meet needs identified in neighbouring parishes. Also, the need figures are for the period 2006-2011. In this regard, it should be noted that for planning policy purposes Billington is associated with Whalley as one of the Borough's main settlements (Policy G2 refers). Three bedroom houses have been confirmed by the Housing Officer as the most flexible and appropriate to meet the identified accommodation needs. Accordingly, the applicant proposes that all of the affordable units would be three bedroom houses.

9.24 It is acknowledged that the Billington and Langho Housing Needs Survey is now a number of years old. However, there is no reason to consider that the general indication of affordable housing need is any less or different in nature. Future surveys will no doubt show additional needs for future years, as indicated in the SHMA, and as generally indicated in the housing waiting list for the local area.

9.25 To summarise on evidence of need, there is clearly a continuing and unmet need for affordable housing in the area. This has been confirmed in discussions with the Council's Planning and Housing Officers. Indeed, the evidence base has been used by the Council to establish its requirements for affordable housing (in both the Affordable Housing Memorandum of Understanding and the Core Strategy) which, in turn, would be delivered through this proposal

Type, tenure, size etc of the accommodation being provided

9.26 The proposal provides for 10 affordable housing units. It is proposed that five units to be made available on a shared ownership basis and the other five units on a affordable rented basis. The mix has been discussed and agreed with Officers from

the Council and Great Places Housing Association (the applicant's preferred partner). It should be noted that the Council Housing Officer expressed a wish for some elderly person's bungalows to be included in the scheme. This has been investigated, but has not proved practical due to the sloping nature of the site. The affordable units are to be provided at plots 1 to 10. The 'grouped' arrangement of the affordable housing units is to satisfy the management requirements of the Housing Association. The relatively small scale of the scheme means that there would remain a reasonable dispersal of affordable units within Billington. The affordable housing proposed represents 30% of the site yield, to comply with relevant national and local planning and housing policy. Each unit would provide three bedrooms and have a floorspace of approximately 85m² to meet the appropriate Homes and Community Agency standards.

Means of delivery

- 9.27 The units will be delivered through a Housing Association. Great Places Housing Association is the applicant's preferred partner. The scheme has been worked up in close co-operation with officers from Great Places. Should planning permission be granted, delivery may be secured through the imposition of a condition in accordance with the 'affordable housing' model planning condition contained in practice guidance produced by the Planning Inspectorate. The condition is reproduced at Appendix D. The Council is respectfully invited to use this mechanism. However, in the event that the Council is not agreeable to this approach, a draft section 106 legal agreement is submitted along with this application. The heads of the agreement are detailed below. The affordable housing proposed represents 30% of the units proposed at the site.

Section 106 agreement

- 9.28 The draft agreement is submitted along with this application. The key heads of the agreement are detailed below:
- Affordable units – to be defined as set out at 9.26 above;
 - Nomination rights – rental units would be allocated by 100% nomination rights on first let to an approved person nominated by the Council. Subsequent lets to be on the basis of 50% nomination rights by the Council and 50% by the Housing Association;

- Shared ownership occupancy – shared ownership leases shall only be granted to an approved person who will occupy the property as their permanent residence. The minimum share to be purchased shall be 30%, with the option to purchase additional shares in units of 10%, thus providing for 'staircasing' of ownership;
- Perpetuity – all rental units shall remain social rented units in perpetuity and all shared ownership leases shall be restricted as detailed above in perpetuity; and
- Approved persons - a person approved by the Council and / or the Housing Association to rent or purchase on a shared ownership basis the affordable units to be provided and who meets eligibility criteria relating to a housing need requirement and can demonstrate that they do not have the finance / income to purchase or rent suitable accommodation on the open market and have a local connection to the Ribble Valley Borough.

9.29 The above criteria reflect those set out in Local Plan Policy H19 and other recent obligations entered into by the Council.

Conclusion

9.30 The delivery of affordable housing is a key ambition / priority of the Council. The proposal, which includes affordable housing to be delivered through a Housing Association, would assist the Council in meeting that ambition. In accordance with national advice, the Council has set out its requirements for affordable housing based on its own evidence. The Council's Planning and Housing Officers have confirmed there to be a continuing unmet need for affordable housing in the area. Regard has been had to the considerable parish level and Borough wide evidence base on affordable housing needs. The type, size, tenure etc of the affordable housing reflects the identified needs and has been agreed with the Council's Housing Officer. The means of securing the delivery of the affordable housing is clearly set out. The development proposal would be in a sustainable location, being well located in relation to public transport, local services and facilities, would deliver a high-quality scheme and a mix of housing (including 30% affordable units) in accordance with PPS3. The proposal conforms to all relevant policies of the Local Plan and the Affordable Housing Memorandum of Understanding, and the principles

for acceptable/appropriate development as contained in national planning policy. In short, the proposal would contribute to the wider achievement of sustainable development, which underpins planning policy by ensuring that the needs of local communities are satisfied.

Public Open Space

- 9.31 The proposal is in outline, with only access detailed at this stage. All other matters (including layout) are reserved for subsequent approval.
- 9.32 Pre-application discussions with Planning and Leisure Services Officers showed conflicting Council requirements with one expecting on-site provision and the other not. The applicant is prepared to accede to either requirement and in this connection it should be noted that there is an existing play area within 100 metres of the application site. Also dwellings would be provided with private gardens. However, to conform with Local Plan Policy RT8, the illustrative master plan shows provision of an area of public open space. This is to be relatively centrally located, adjacent to the public footpath. The public open space would be provided with an equipped children's play area. In addition, an area of amenity open space would be provided alongside the trees to the site's Whalley New Road frontage. These areas would exceed the NPFA 'Six Acre' Standard as referred to in (the not saved) Local Plan Policy RT9.

Neighbour Amenity

- 9.33 The proposed development is situated within a housing area and the amenities of the occupiers of nearby housing deserve due consideration. Each of the nearby groups of existing housing are considered in turn below:
- 9.34 Housing on Painter Wood opposite the site – three large detached dwellings of individual design and dating from the 1960(s) would face the development across Painter Wood. The existing dwellings are set well back from Painter Wood and at an elevated level, with their slab levels at 4.5-5.5 metres above the levels at the site's southern boundary. Following comments received at the public consultation exercise and in connection with the previous application, the scheme has been revised to delete all houses that fronted and took access from Painter Wood. The

nearest proposed dwellings would have long rear gardens and be set between 55 and 90 metres from the existing dwellings and at an approximately 15 metre lower level. This distance far exceeds normal minimum interface distances. The existing hedge along the site's Painter wood frontage would be retained. As such, the proposed development would have no harmful impact on the amenities of existing residents, by reason of loss of outlook, loss of privacy, overbearing or overshadowing.

9.35 Bank Cottages, backing onto Whalley New Road opposite the site – a row of some 20 traditional terraced properties would face (from their rears) the development across Whalley New Road. The existing dwellings are set well back from Whalley New Road at a lower level, with intervening garden areas. The 13 proposed dwellings which would face Whalley New Road would be set some 70 metres from the existing dwellings. This distance far exceeds normal minimum interface distances. In addition, the existing trees to be retained along the site's Whalley New Road frontage would largely screen or filter views between the two sets of houses. As such, the proposed development would have no harmful impact on the amenities of existing residents, by reason of loss of outlook, loss of privacy, overbearing or overshadowing. The traffic generation associated with the development would, in the context of existing traffic levels on Whalley New Road, have no discernible impact on the amenities of the occupiers of those houses or others on Whalley New Road.

9.36 Housing on Painter Wood to the south east of the site – two rows of traditional terraced houses line both sides of Painter Wood. These properties (which include 32 and 49 Painter Wood) do not directly face the application site. Rather, they have tangential views across the site from (respectively) their front and rear windows. The end-terrace property 49 Painter Wood has no gable end windows or doors. The end-terrace property, 32 Painter Wood, has one ground floor gable and window. However, this has no clear views across the site by reason of the position of the garage, fencing and shrubbery at the property. The proposed dwellings would, at their closest, be positioned some 55 metres from the existing dwellings. This distance far exceeds normal minimum interface standards. As such, the proposed

development would have no harmful impact on the amenities of existing residents, by reason of loss of outlook, loss of privacy, overbearing or overshadowing.

- 9.37 Outline planning permission (subject to completion of a Section 106 Legal Agreement) has been granted for a housing development on land immediately to the east of the application site (land at and associated with Meadowville Works). The layout plan shows houses backing or siding on to the public footpath bounding the application site's eastern boundary. The distance between the rear windows to the proposed houses on the Meadowville Works site and side gables to the proposed houses on the application site would be approximately 30 metres. The distance between side gables on both developments would be approximately 20 metres. These distances far exceed normal minimum interface standards. As such, the proposed development would have no harmful impact on the amenities of future residents within the proposed Meadowville Works development.

Noise

- 9.38 A Noise Survey and Report accompanies the application. The assessment was specifically concerned with traffic noise on Whalley New Road, but also took account of noise from the adjoining Meadowville Works and the railway line.
- 9.39 The Report concludes that the part of the site lying within 5m of Whalley New Road would fall within PPG24 NEC C, with the vast majority of the site falling within a lower NEC. Having regard to these findings, no houses are to be sited within 5m of Whalley New Road.
- 9.40 In accordance with PPG24, noise should be taken into account when deciding planning applications on the remaining portion of the site and, where appropriate, conditions imposed to ensure an adequate level of protection against noise. The Report makes specific recommendations in relation to those houses that would be closest to Whalley New Road. More specifically, the Report advises that those houses should:
- be orientated so that their fronts face Whalley New Road, thus providing private rear amenity space protected from road noise;

- have noise attenuating double glazed units to windows facing Whalley New Road; and
- have a passive ventilation system to rooms with windows facing Whalley New Road.

9.41 To conclude, the layout of the development takes full account of noise especially that arising from traffic using Whalley New Road and is in accordance with the advice contained in PPG24.

Flood Risk and Drainage

9.42 A Flood Risk Assessment accompanies the application. The site is located in Flood Zone 1, ie an area of lowest risk from flooding. The report concludes that the risk of flooding from external sources can be managed and the development proposals would not increase flood risk either within the site or to the surrounding area. The Environment Agency and United Utilities have confirmed that they have no objections to the proposal subject to the imposition of suitable conditions to which the applicant is agreeable. The development is, therefore, appropriate in this regard.

Infrastructure Provision

9.43 There is no evidence to suggest that the local health infrastructure is at capacity and would be unable to support the additional patient numbers generated by a 34 house development. With regards to education provision the County Council has indicated that having regard to previous permissions in the locality and the scale of development proposed there is a potential shortfall in primary school places. As such, a contribution of £142,079 is sought. The applicant appreciates the importance of education infrastructure and accepts that if there is a potential future shortfall it is not unreasonable for the Council to seek a ring-fenced contribution towards provision. Indeed, this is a well-established and accepted practice of local planning authorities and one your Council has adopted in other cases, eg in relation to development of the adjoining Wilkinson's site. Without such contributions from development it is difficult to see how the necessary investment can be provided for, especially in the current public funding climate. The applicant can confirm a commitment to the contribution sought by LCC. To this end, the contribution is detailed in the draft section 106 agreement that accompanies the application.

Trees

- 9.44 A Tree Survey has been submitted with the application. This shows that the four lime and beech trees standing along the site's Whalley New Road frontage are of significant amenity value, although one has evidence of some defects. Given their importance, the scheme has been designed with the intention of securing the retention of these trees. A root protection zone has been identified around each tree, extending beyond their canopies. No development is proposed within these zones. In particular, the access has been specifically positioned within the widest gap available between the trees. Also, the access serving the frontage row of housing has been set back so that open areas extend beneath and around the trees. The houses facing these trees will be set approximately 20 metres from their canopies to avoid any overshadowing effect.
- 9.45 Whilst of a much lesser stature and of little amenity value, four hawthorn and oak trees positioned along the site's side boundaries are also to be retained.
- 9.46 To conclude, the layout of development takes full account of and retains the trees of public amenity value.

10. CONCLUSION

- 10.1 The site lies immediately adjacent to, but beyond, the Local Plan settlement boundary. The site is not protected from development by such as countryside or green belt policies. Nevertheless, its development for housing would represent a departure from Policy ENV5 which presumes against the site's development for the period of the Plan (1991-2006). However, there are very sound planning reasons why this policy should not prevail. The Local Plan period (to 2006) has now long expired. The Borough finds itself with a considerable under-supply of housing land, contrary to Government requirements as set out in PPS3, which the Council acknowledges can only be met through development of greenfield sites. The development proposal would be in a sustainable location, being well located in relation to local services and facilities, would deliver a high-quality scheme and a mix of housing (including 30% affordable units) in accordance with PPS3. The proposal conforms to all other relevant policies of the Local Plan and the Affordable

Housing Memorandum of Understanding, and the principles for acceptable/appropriate development as contained in other national planning policy. In particular, the development would have a safe access and generated traffic would be within the capacity of (and allow for the continued safe operation of) the local highway network; would be well integrated with and cause no harm to the character of the local landscape; would be of an attractive layout and design having regard to local characteristics; would provide public open space, including an equipped children's play area; would have a good physical relationship to existing housing, causing no detriment to the amenities of occupiers; would have appropriate regard to local noise sources; would be appropriately designed in terms of flood risk and drainage; would utilise adequate infrastructure to support the development / provision made as part of the development proposal; and, would retain all trees of significant amenity value.

- 10.2 For the reasons set out in this Statement, the Council is respectfully invited to grant outline planning permission for this development proposal.

APPENDICES

- A. SHLAA Site 120 Assessment Sheet
- B. Representations made relating to SHLAA Site 120
- C. Photos of site and plan showing locations taken
- D. PINS model 'affordable housing' condition

APPENDIX B

Representations made relating to SHLAA Site 120.

7 May 2009

Colin Hirst
Planning Policy Manager
Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Colin

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2008: SITE 120 LAND AT BILLINGTON OFF WHALLEY NEW ROAD

I write on behalf of the land owner and would ask that you take account of the following comments as part of your consultation exercise on the SHLAA.

The inclusion of the above site within the SHLAA is welcomed and has the land owner's full support. The site is in single ownership and I confirm that it is readily available, achievable and deliverable within the 0-5 year period. I should point out that the comment on the assessment sheet that Bellway Homes are no longer interested in this site could be seen as misleading. Whilst Bellway Homes has no current interest, there is potential developer interest in the site.

With regards to the specific 'sustainability scoring criteria', I have the following observations:

S1 – Main development location – whilst the site does not lie within a settlement boundary, it immediately adjoins the boundary and is readily accessible to a full range of services etc.

S7 – Suitable infrastructure – the site is bound by two roads (with Whalley New Road providing the main opportunity for access) and utilities are understood to be readily available. Whilst that infrastructure does not extend into the site, I would have expected it to have scored '5' on this criterion.

S8 – Can infrastructure be adapted – the given score was '3', that is 'partially'. Rather, I would suggest the score should be '5' as infrastructure is fully capable of adaptation.

S10 – Constrained by topography – the site is sloping and, thus, the score will be either '3' (gentle slope) or '1' (steep slope / drop). You have given a score of '1' which I would suggest overstates the severity of the slope and the potential constraint on development. I would urge you to reconsider and to give a revised score of '3'.

Finally, I would add that the owners would wish to see the site promoted for development through the ongoing LDF process. We would be prepared to assist as necessary in demonstrating that a housing development can be delivered here. In the interim, I would be pleased to discuss with you means to deliver the site for housing and development.

Yours sincerely

Mike Gee BA (Hons) MRTPI

APPENDIX D

Planning Inspectorate Model Condition – Provision of Affordable Housing

The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of PPS3 or any future guidance that replaces it. The scheme shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than X% of housing units/bed spaces;
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing] (if no RSL involved) ;
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

(www.planning-inspectorate.go.uk/pins/appeals/modelconditions.html#afford)

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2008

Site Details		Suggested By...	
Site Ref:	120	Name:	320110460P Silver Homes (no longer interested in the site)
Site Location:	Land at Billington, off Whalley New Road		
Town/Village:	Billington		
Current Land Use:	Grassland	Potential Capacity:	55.3
Neighbouring Use:	Employment use/ vehicle repair	Gross Area (Ha.):	1.58
Visual Prominence:	Visible from the A59	Net Area (Ha.):	1.58
In Operational Employment Use:	No		
Green/Brown field:	Greenfield		

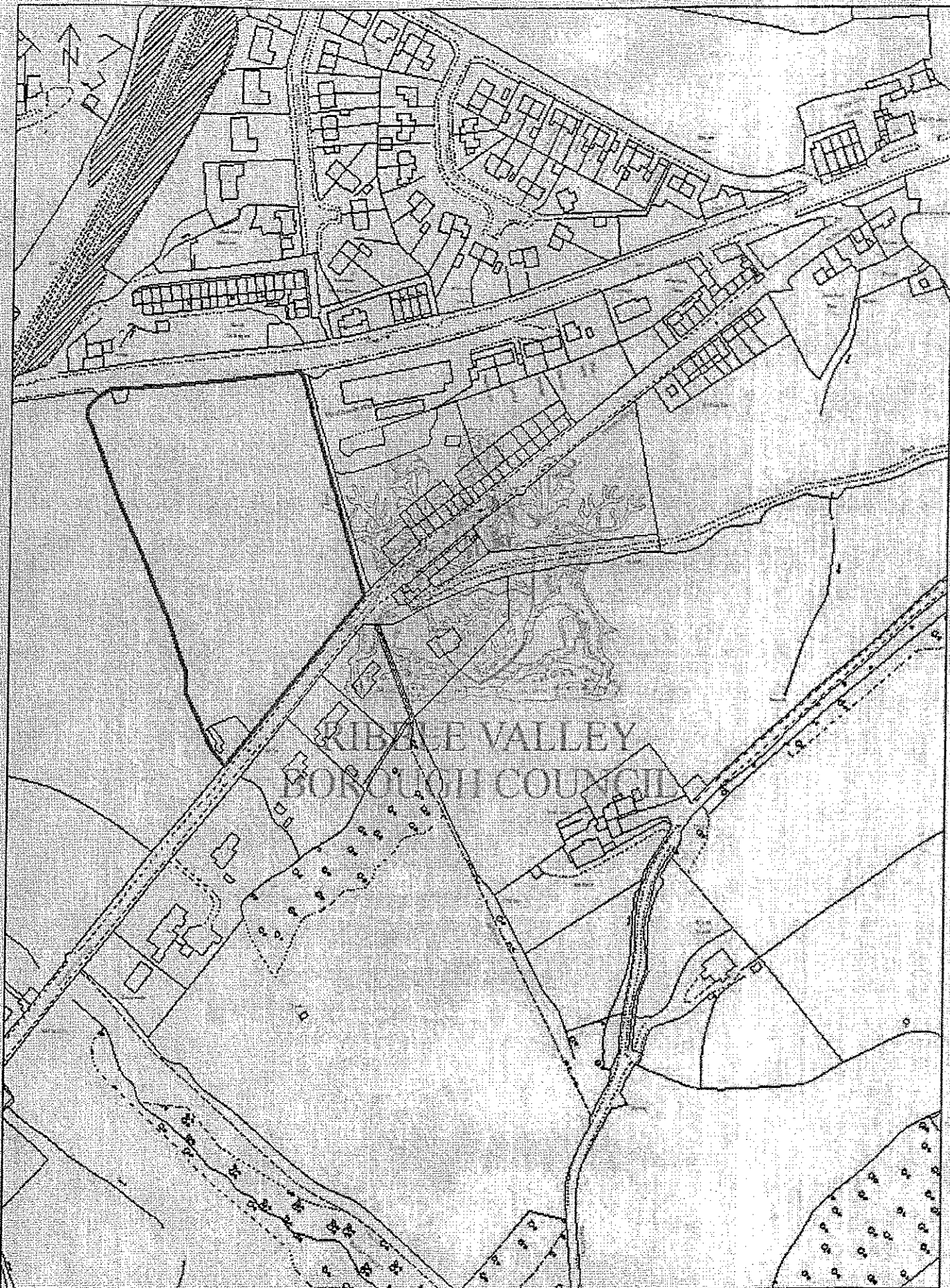
Availability		Achievability		Deliverability	
Site Availability:	0 - 5 Years	Is the Site Achievable:	Yes	Is the Site Deliverable:	INCLUDED IN 5-YEAR SUPPLY
Is the Site Available:	Yes				

Availability Comments:	The site is either unregistered or has one registered owner and is therefore available
Achievability Comments:	There is a reasonable prospect that housing will be developed on the site.

Sustainability Scoring Criteria

S1. Main Development Location:	1	S12. Within Conservation Area:	5
S2. Previously Developed:	1	S13. Impact on Listed Building/Setting:	5
S3. Covered by Essential Open Space:	5	S14. Impact on Scheduled Ancient Monument or Setting:	5
S4. Lead to Loss of Employment Land:	5	S15. In Archaeological Hazard Area:	5
S5. Car Parking at Minimum Level:	5	S16. Site Contains a TPO:	5
S6. Is Majority in Green Belt:	5	S17. Nature Conservation Area:	5
S7. Suitable Infrastructure:	1	S18. Development Adversely Impacts on Surrounding Uses:	5
S8. Can Infrastructure be Adapted:	3	S19. Any Bad Neighbour Land Uses:	3
S9. Within Landfill Consultation Zone:	5	S20. Consultation Zone for High Pressure Pipelines:	5
S10. Constrained by Topography:	1		
S11. Risk of River Flooding:	5		
S21. Other Constraints:	Designated as Open Land Policy ENV5 (DWLPlan)	Final Criteria Score:	80

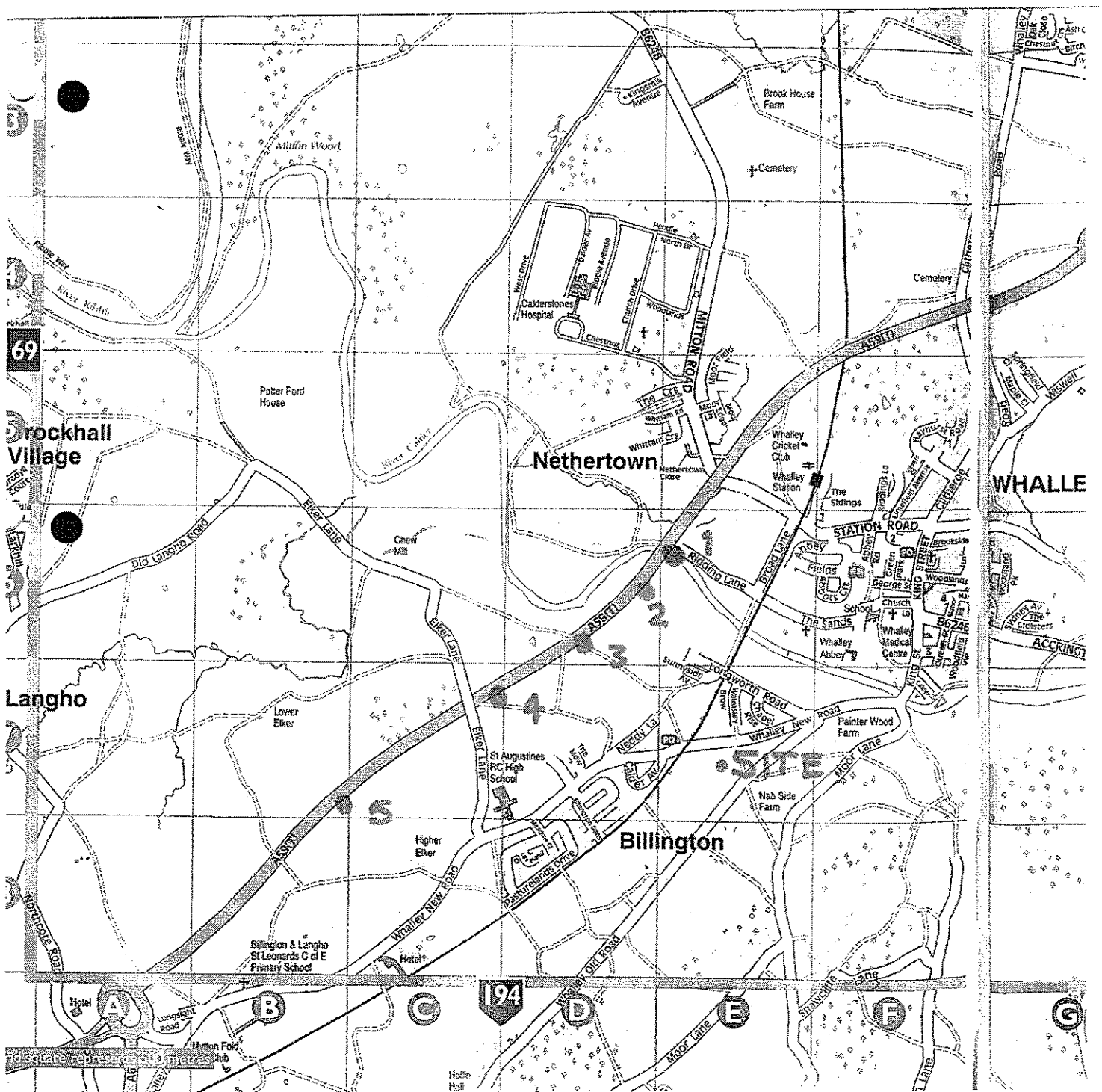
Has the Site been Excluded:	No
Reason for Exclusion:	N/A
Any other Comments:	Designated as Open Land Policy ENV5 (Districtwide Local Plan)



Site 120 Land at Billington, off Whalley New Road, Billington

Scale 1:2500 SD7235NE Do not scale from this plan. © Crown Copyright. All rights reserved. Licence No. 100018641 March 2009

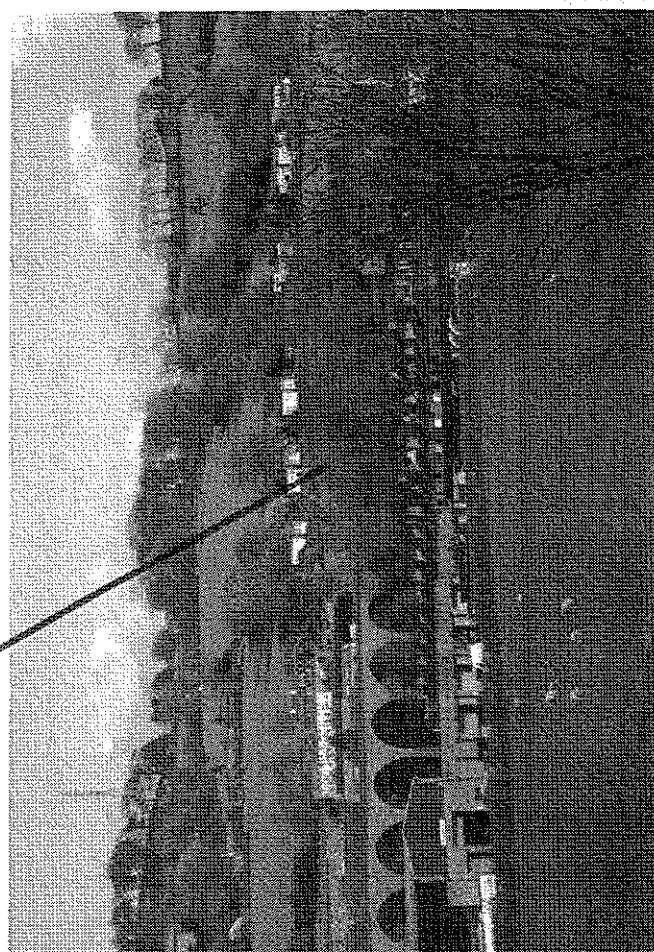
**Planning Application
Whalley New Road
Billington**



Planning Application
Whalley New Road
Billington

Site Photos from A59
Location 1

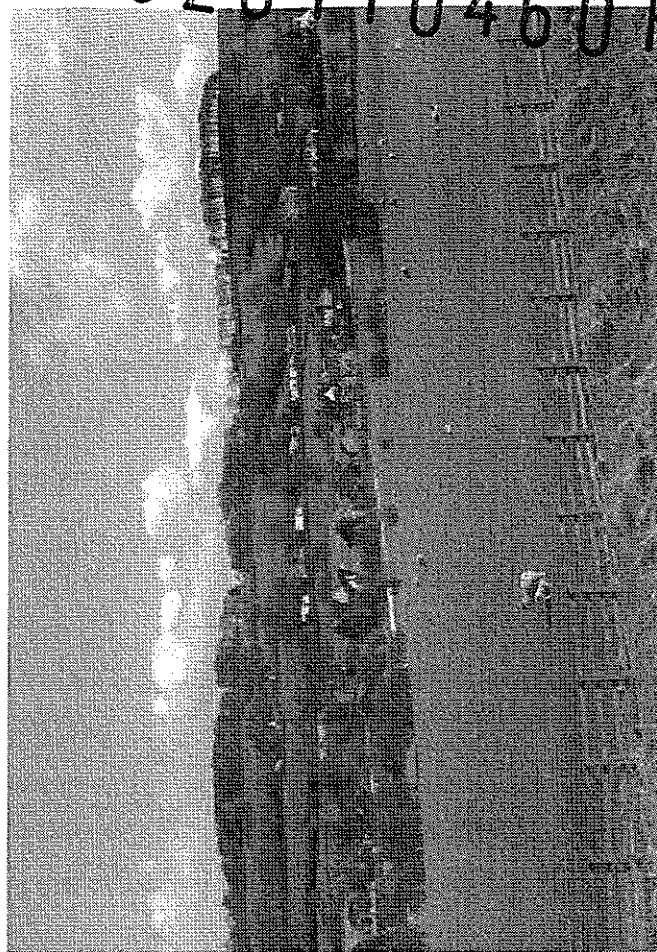
Site



Planning Application
Whalley New Road
Billington

Site Photos from A59
Location 2

Site

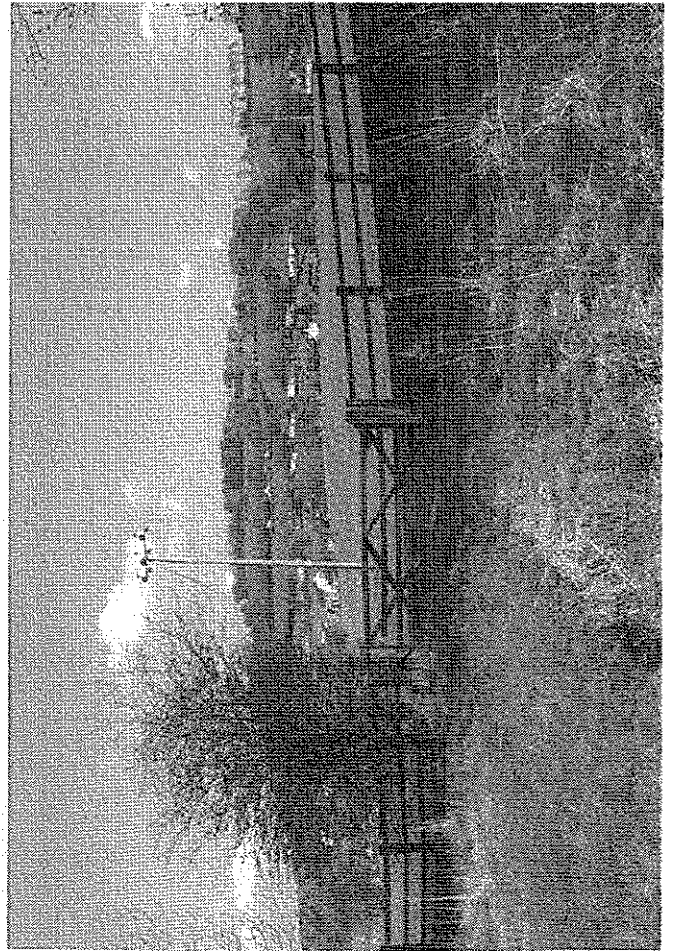
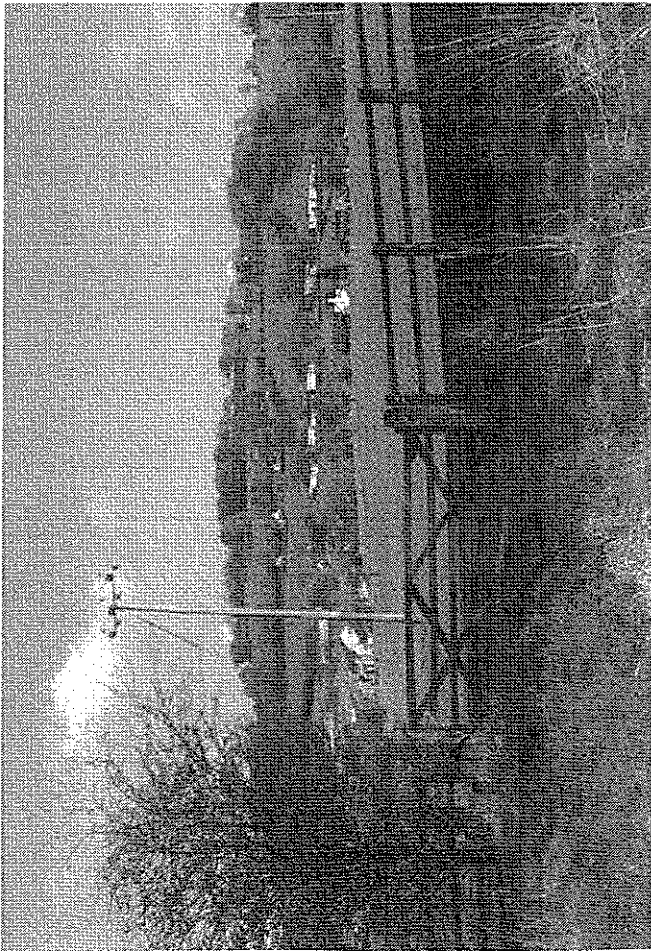
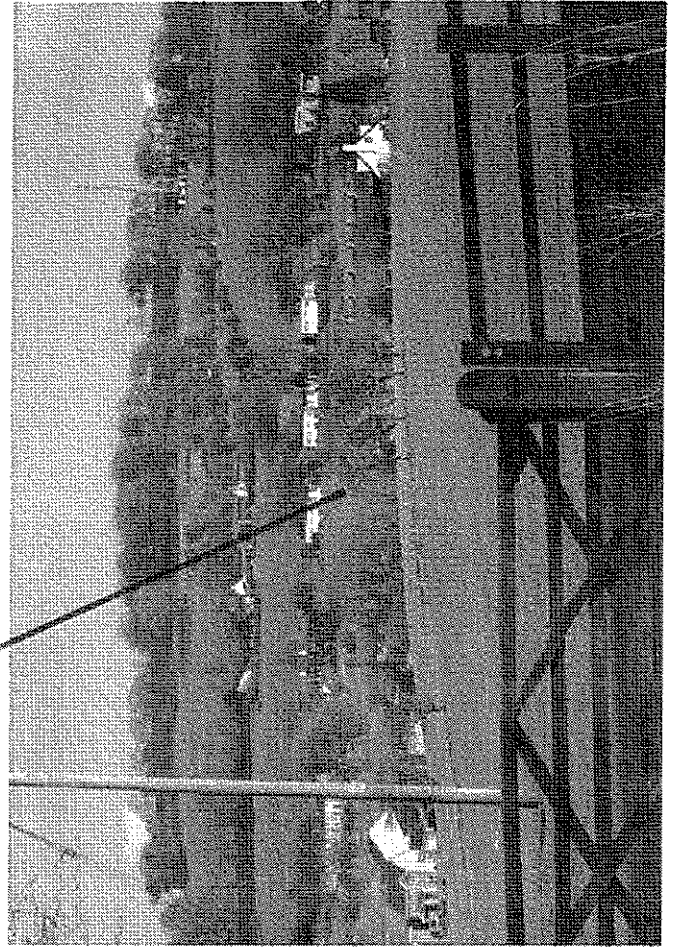


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Planning Application
Whalley New Road
Billington

Site Photos from A59
Location 3

Site

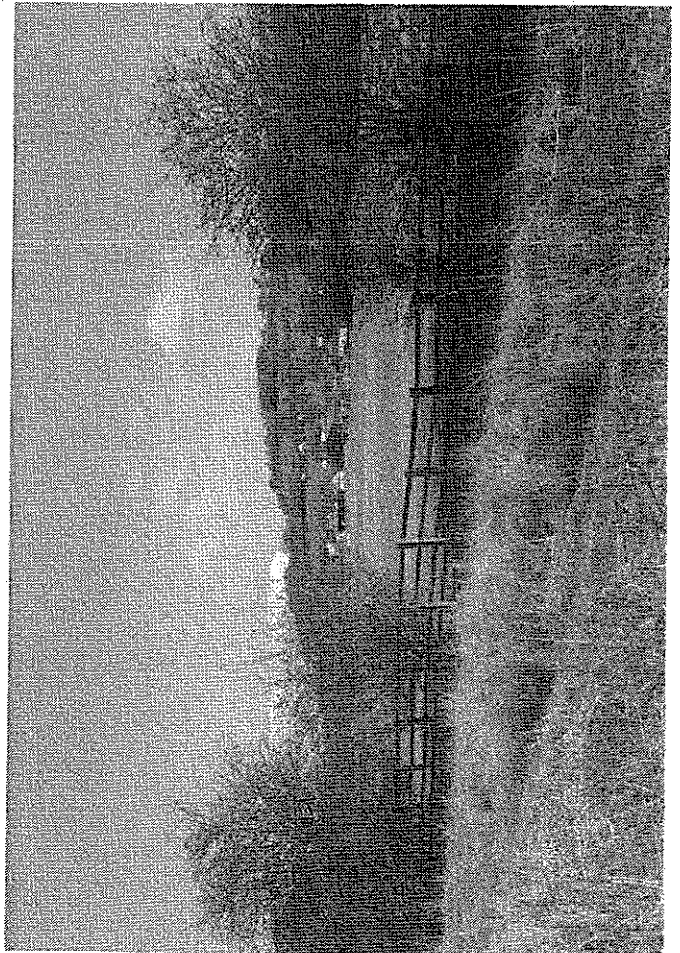
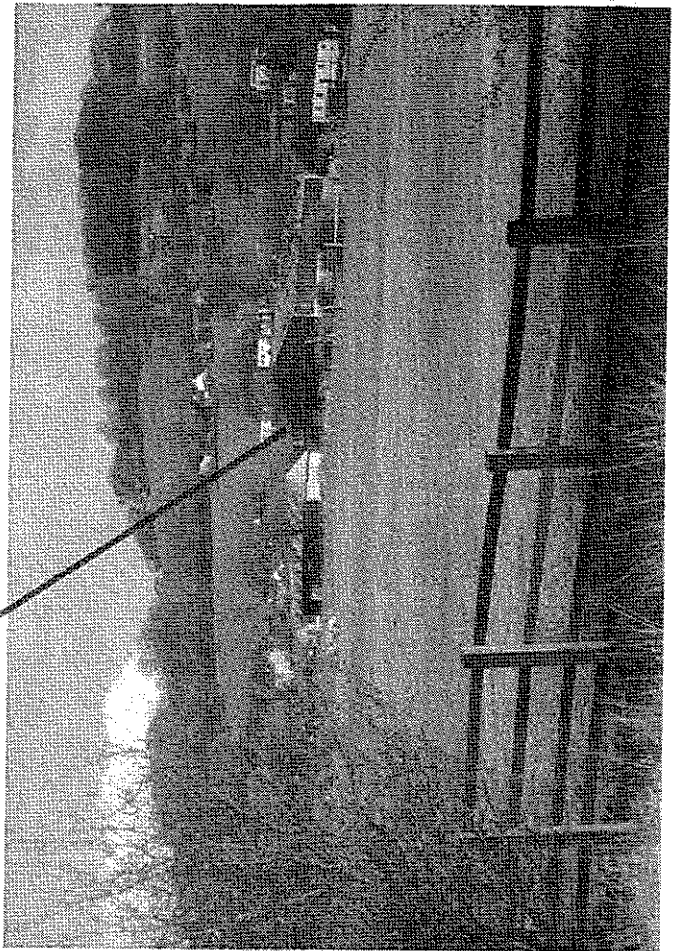


320110460P

Planning Application
Whalley New Road
Billington

Site Photos from A59
Location 4

Site



Planning Application
Whalley New Road
Billington

Site Photos from A59
Location 5

Site

