



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No.

Date received

Fee paid £

Receipt No:

220111064P

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:		First name:	
Last name:			
Company (optional):	Beck Developments		
Unit:	House number:	House suffix:	
House name:	Challenge House		
Address 1:	Challenge Way		
Address 2:			
Address 3:			
Town:	Blackburn		
County:	Lancs		
Country:			
Postcode:	BB1 5QB		

2. Agent Name and Address

Title:		First name:	John
Last name:	Willcock		
Company (optional):	Willcock Consulting		
Unit:	House number:	House suffix:	
House name:			
Address 1:	12, The Moorings		
Address 2:			
Address 3:			
Town:	Garstang		
County:	Lancs		
Country:			
Postcode:	PR3 1PG		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Co-joined application:

Proposed residential development schemes totalling 113 dwellings (81 market and 32 affordable units), comprising 81 dwellings on land off Wane Lane adjacent to Primrose Phase 1 site (OUTLINE APPN) and 32 dwellings on land to rear of Nos 59-97 Wane Lane (DETAILED APPN) plus related highway improvements at Whalley Rd/Primrose Rd junction.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: Sites off Woane Lane

Address 1: a) rear of 59-97 Woane Lane

Address 2: b) land to south-west of

Address 3: Primrose Village Phase 1.

Town: Clitheroe

County: Lancs

Postcode (optional): BB7 1BJ and BB7 1BP

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

Easting: Northing:

Description:

BB7 1BJ = rear of 59-97.

BB7 1BP = south west of Primrose Mill (+ phase 1 site).

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Sarah Westwood.

Reference:

Pre-app meeting

Date (DD/MM/YYYY):
(must be pre-application submission)

28/9/11

Details of pre-application advice received?

17 Nov 2011
re hybrid (part outline, part detailed application).

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☒ Yes ☐ No

Are there any new public rights of way to be provided within or adjacent to the site? ☒ Yes ☐ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

Adjacent footpath retained as part of scheme and shown on drawings.
(Footpath 17)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Domestic facilities

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

Domestic facilities

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

9. Authority Employee / Member

With respect to the Authority, I am:

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

Do any of these statements apply to you? ☐ Yes ☒ No

If yes please provide details of the name, relationship and role

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	N/A	Buff artificial stone	☐	☐	
Roof	N/A	concrete tile (grey)	☐	☐	
Windows	N/A	white upvc	☐	☐	
Doors	N/A	black woodgrain g.r.p.	☐	☐	
Boundary treatments (e.g. fences, walls)	N/A	fences/hedges (as per drawings)	☐	☐	
Vehicle access and hard-standing	N/A	bitmac road + bitmac parking	☐	☐	
Lighting	N/A	to be agreed (to adoption standard)	☐	☐	
Others (please specify)	—	—	☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

See plans schedule

Design + Access Statement

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	—	52 (incl disabled) 162 Pnuroze Village Phase 2.	Mearley Croft.
Light goods vehicles/ public carrier vehicles	—	—	
Motorcycles	—	—	
Disability spaces	—	(6 Mearley Croft) design as reserved matters - Phase 2.	
Cycle spaces	—	—	
Other (e.g. Bus)	—	—	
Other (e.g. Bus)	—	—	

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant ☐ Unknown

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Site plans

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No ☐ Unknown

How will surface water be disposed of?

- ☐ Sustainable drainage system ☒ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer ☐ Unknown

15. Existing Use

Please describe the current use of the site:

Meanley Croft - mostly vacant, incl private allotments

Phase 2 site - agriculture

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

Meanley Croft site is partially vacant
(last used private allotments)

When did this use end (if known)?
DD/MM/YYYY

(date where known may be approximate)

(last 10 yrs)

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes

☐ No

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Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐		50	30			80
Flats and maisonettes	☐		1				1
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							81

Social Rented + Discounted	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐		8	11			19
Flats and maisonettes	☐		9				9
Live-work units	☐						
Cluster flats Bung	☐		4				4
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							32

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total proposed residential units (A+B+C+D) = 113

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							0

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							0

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							0

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							0

Total existing residential units (E+F+G+H) = 0

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): + 113

19. All Types of Development: Non-residential Floorspace

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Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha)

0.88 Mearley Croft / 2.78 Primrose Ln 2.

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

320111064P

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. Ownership Certificates

320111064P

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates

(Notice sent 15.12.11)

Name of Owner	Address	Date Notice Served
David H. Eventhall	Earlscroft Lodge, Grosby Road, Altrincham, Cheshire, WA14 2AS	16.12.11
Vicky Anne Cawthorley	55, Standen Road Clitheroe BB7 1JY	16.12.11
Susan Wells	6, Balmoral Avenue Clitheroe BB7 2QH.	16.12.11
Paul Smith	Bradley Hall, Thornley Road Chaigley, Clitheroe BB7 3LY	16.12.11.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Ownership Certificates (continued)

320111064P

CERTIFICATE OF OWNERSHIP - CERTIFICATE D**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

--

Notice of the application has been published in the following newspaper
(circulating in the area where the land is situated):

--

On the following date (which must not be earlier
than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Agricultural Holdings**AGRICULTURAL HOLDINGS CERTIFICATE****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

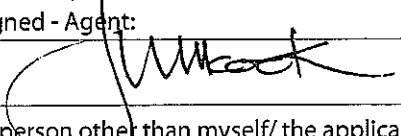
Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

--

Or signed - Agent:



Date (DD/MM/YYYY):

16.12.11.

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

27. Planning Application Requirements - Checklist

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

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

☒ The correct fee: ☒

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

☒ The original and 3 copies of a design and access statement: ☒

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

☒ The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☒☒ The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☒

28. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Redacted Signature]

[Redacted Signature]

16.12.11.

(date cannot be pre-application)

29. Applicant Contact Details

Telephone numbers (optional).

Country code: National number: Extension number:

[Redacted]

[Redacted]

[Redacted]

Country code: Mobile number (optional):

[Redacted]

[Redacted]

Country code: Fax number (optional):

[Redacted]

[Redacted]

Email address (optional):

[Redacted]

30. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

[Redacted]

[Redacted]

[Redacted]

Country code: Mobile number (optional):

[Redacted]

07825 154285.

Country code: Fax number (optional):

[Redacted]

[Redacted]

Email address (optional):

john.willcock@btinternet.com

31. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide: (optional).

Contact name:

[Redacted]

Telephone number:

[Redacted]

Email address:

[Redacted]

320111064P

PLANNING SUPPORT STATEMENT

for

**Proposed residential development schemes
totalling 113 dwellings (81 market and 32 affordable units)
at land (2 related sites) off Woone Lane, Clitheroe
plus related highway improvement scheme at
Primrose Road/Whalley Rd junction**

by

Beck Developments Ltd

November 2011

Willcock Consulting

12 The Moorings

Garstang

PR3 1PG

johnwillcock@btinternet.com

320111064P

CONTENTS

- 1 Introduction
- 2 Site and Development Context
- 3 Application Intentions
- 4 Planning Policy Background
- 5 Planning Assessment
- 6 Summary

1 INTRODUCTION

1.1 This Planning Statement supports the co-joined planning application by Beck Developments Ltd for their linked scheme for residential development on land to the rear of Nos 59-97 Woone Lane, (referred to as Mearley Croft), together with an extension of the ongoing Primrose Phase I housing scheme onto land (off Woone Lane) to the west of Primrose Mill. These are intended to form a further part of the 'Primrose Village' project and comprise three interdependent elements:-

a) Primrose Phase II (81 residential units) immediately to the west of the Phase I site and framed between Primrose House and the Clitheroe-Manchester railway line (outline appn)

b) Highway junction improvements at the Whalley Rd/Primrose Rd junction (detailed appn)

c) Mearley Croft, being 32 affordable housing units in a dedicated scheme on land adjacent to and to the rear of 59-97 Woone Lane (detailed appn)

1.1 Each of these sites is red edged on the application location plan, with the remainder of the applicants' "ownership" and area of control being blue edged. It is hoped that linking the 3 elements on an inter dependent basis will provide the Council and its officers with a clearer picture of the overall Primrose masterplan as well as the ability to secure phased delivery of the various components in a logical manner.

1.2 As well as the necessary form and plans (together with this Statement), the application is also accompanied by the following documents:-

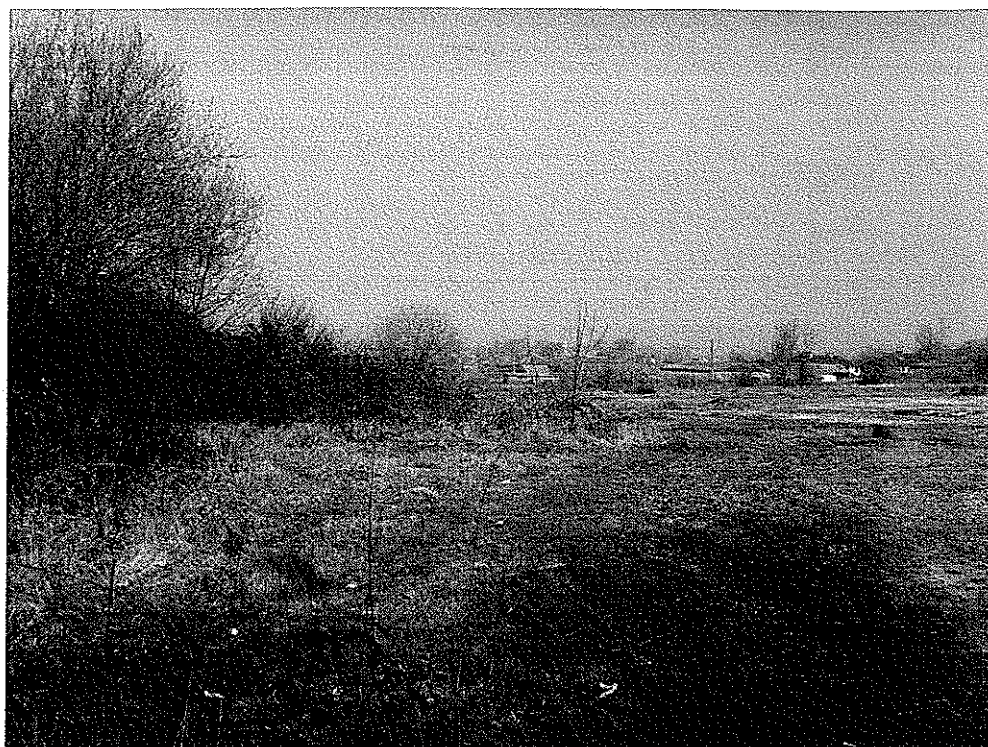
- Design and Access Statement prepared by Beck Developments
- Phase I Site Investigation prepared by GEA Ltd
- Flood Risk Assessment prepared by PSA Design Ltd
- Ecological Assessment prepared by TEP Ltd
- Tree survey prepared by TEP Ltd
- Traffic Assessment prepared by SBA Ltd
- Affordable Housing (& contributions) Assessment prepared by the BHP Consultants
- Draft Section 106 Agreement

1.3 The broader Primrose scheme is founded upon the longstanding Council intention to encourage the landscape regeneration of the disused Lodge and adjacent woodland in conjunction with the regeneration of adjacent areas of vacant, underused or neglected land for more worthwhile urban uses. Since that intention was first tabled, as long ago as 1991, there have been a succession of endorsements of the development potential of the Primrose area, accessibly located within the Clitheroe settlement boundary, within easy walking distance of schools, jobs, shops and the town centre itself. Central to those aims has been the strategic role of Primrose Lodge landscape regeneration, reflecting its potential to provide a substantial unifying area of public open space and nature conservation environment, and offering a key pedestrian/cycle link between the town centre and the open countryside. Indeed, the strong bonding of the available development sites at Primrose with the existing urban framework (and the existing local population) underpins the desire to take full advantage of the sites' development and landscape potential



Primrose Area, with Primrose Lodge/Mearley Brook centre

- 1.4 Notwithstanding those attributes, this scheme has been slow to progress, being frustrated for many years by the complex site features, fragmented land ownership, inherited contamination and high development costs associated with land restoration. In the 1990's, the Council indicated that (notwithstanding an increasing policy of housing restraint), it would support a limited area of new housing, to the rear of (and adjacent to) Nos 59-97 Woone Lane to generate balancing funding, this being reflected in the site allocation within the 1998 Local Plan (Area Policy A1). However even that allocation failed to find a developer until the present promoter, Beck Developments, was able to bring together the various landowners and, with the support of the Council, put together a scheme to develop some of the former industrial parts of the wider site for 162 dwellings in 2009. An integral part of that scheme was an intention, via a contribution through Section 106 Agreement, to financially support and promote the regeneration of Primrose Lodge and its wooded fringes for recreation, nature conservation and water environment use. Co-ordination of the landscape regeneration project now rests with the Council.



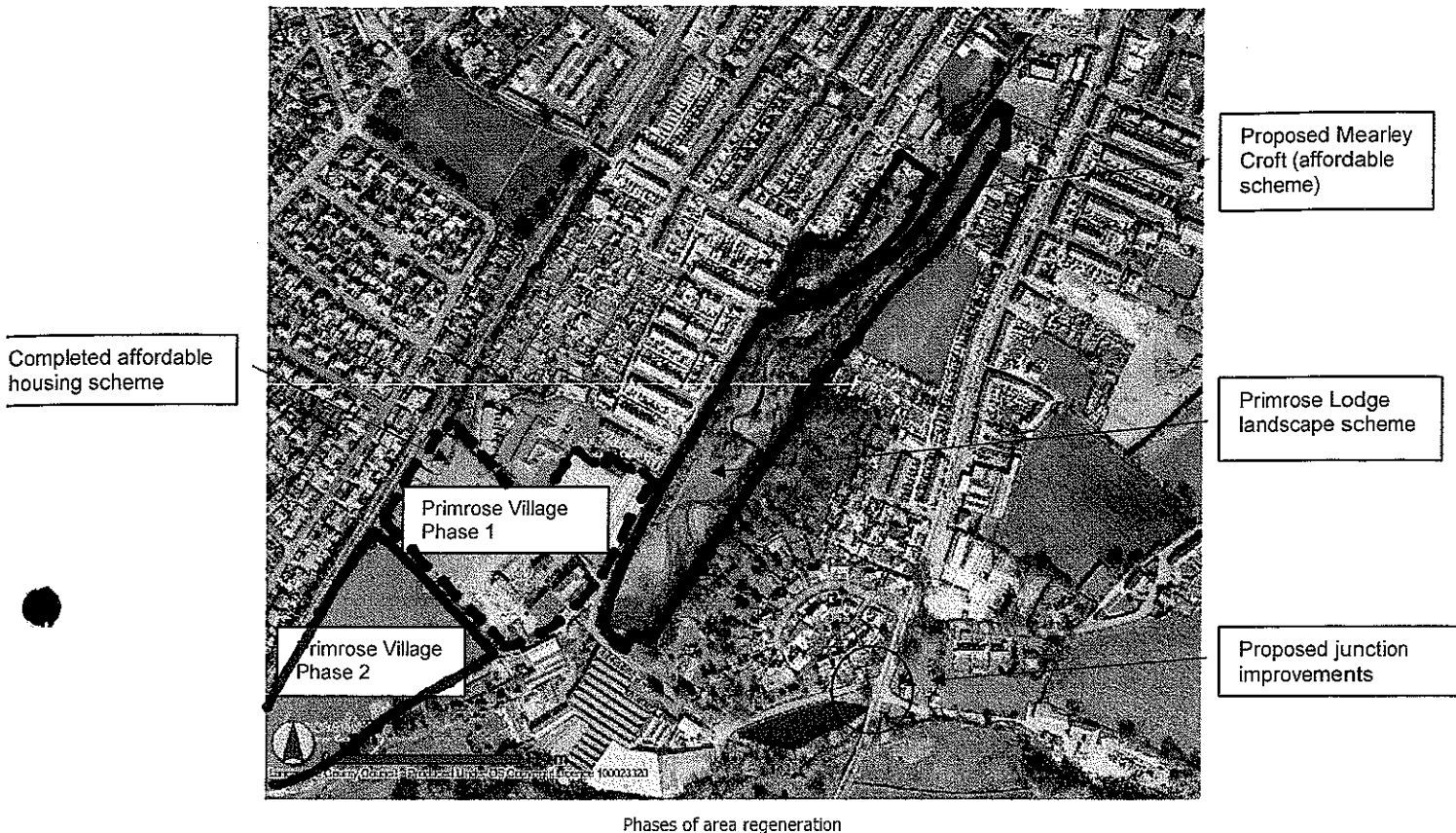
Phase I site (part) – former industrial land (now partly redeveloped for affordable housing)

- 1 5 A further key element was to deliver affordable housing and, encouragingly, Beck has already been able to meet its primary obligation to provide 25 affordable homes through Registered Social Landlord, Symphony Housing Group
- 1 6 The company is continuing to work closely with the Council and its consultants to support the Lodge regeneration project, both to serve the developing new housing areas but also the wider population. However, the Council and Beck recognise that the substantial funds already made available through the existing residential Section 106 will be insufficient to fund the overall landscape development costs. That is because the total area of land involved (and its associated restoration costs) far exceeds the open space requirements set down in adopted planning policy for a 162 unit residential scheme. Accordingly, discussions are continuing to review means of meeting any shortfall.



Primrose Lodge, water area badly affected by silting, woodland requiring management

- 1.7 In recent months further discussions have taken place with Council officers to assess whether the area can sustain further residential development without materially compromising local planning policy (both adopted and emerging) as well as Central Government intentions to accelerate housing delivery, especially in sustainable locations. This also takes account of the Council's acknowledgement that the Primrose area offers a strategic opportunity to help meet the Borough's future development needs (especially housing) in a sustainable manner. The most obvious initial area would be the site to the rear of Woone Lane, which is already designated for residential development. That area (comprising mostly underused private allotments, garages and open land) offers the opportunity to speedily promote a smaller scale residential scheme close to traditional housing areas and highly accessible to the town centre, schools and jobs.
- 1.8 Discussions with local authority officials confirm that the principle of residential development remains (consistent with other recent residential approvals within the Clitheroe settlement boundary) and that a suitably designed scheme, incorporating a required percentage of affordable housing would not compromise planning or highway policy. However, close attention would need to be paid to integration with the surrounding landscape (and landscape restoration project) and also to the relationship to any perceived flood risk associated with adjacent Mearley Brook. Any planning permission would also require a pro rata open space contribution to assist the recreation of the Primrose Lodge area.



- 1.9 However, discussions with Council officers have also explored the possibility of adding a further phase of development (Primrose, Phase II) to the main (2009) planning permission site in order to add a further 81 dwellings to the overall scheme. This would involve an extension of the already improved scheme infrastructure onto the adjacent triangular-shaped field located to the west of Primrose Mill and between the railway line and the countryside footpath track
- 1.10 Whilst this area currently lies outside the settlement boundary (and therefore conflicts with saved Local Plan Settlement Policies G5 & ENV3), it would be a logical extension to the Phase I ongoing housing project and would therefore benefit from similar sustainability and deliverability qualities. It would also offer the added important benefits of incorporating affordable housing, financially supporting the central landscape regeneration project at Primrose Lodge and triggering welcome highway improvements at the Primrose Road/Whalley Road junction. These features could be secured by condition or by Section 106 agreement in a similar manner to the Phase 1 planning permission.
- 1.11 In 2008, the Council invited landowners and interested parties to identify potential housing sites as a forerunner to its Core Strategy preparation. That exercise (SHLAA) broadly assessed site suitability and deliverability, with site potential being 'scored' as an indication of initial worthiness. Whilst the SHLAA has no statutory planning policy status (and can only be regarded as a non-publicly tested document) its appraisal does take account of key considerations against which future policies (and site allocations) could be similarly assessed.

- 1 12 The SHLAA identifies the Primrose Phase II site as a possible housing site, with a score which reflected its strong integration with the current settlement boundary and its ability to deliver accessible housing in the short to medium term. As current Government directives confirm, housing delivery is a key element of national planning policy, especially where local authorities cannot demonstrate at least five years housing land availability. That is presently the position at Ribble Valley – in which case considerable weight should be given to supporting further planning applications capable of delivering sustainable housing. This does not imply a 'free for all' approach, however, since sites still require careful sequential assessment to take account of key considerations such as sustainability, accessibility, integration with the existing urban framework, affect upon infrastructure and affect upon townscape/landscape.
- 1 13 Section 3 of this Support Statement explains the development intentions of the planning application, with Section 5 setting these against adopted (and emerging) planning policy. The latter analysis importantly explains that the Phase II site could form a logical extension to the Phase I project and would be consistent with the planning considerations which underpin the already approved main scheme. Whilst the proposal would not be in accordance with current Local Plan Settlement Policy G5 (being located adjacent to, but just outside the Clitheroe settlement boundary), it has commendable sustainable attributes and is readily deliverable. Moreover, it would have no material adverse impact upon local infrastructure and would assist landscape regeneration (through the provision of open space funding towards Primrose Lodge) and delivery highway improvements at Primrose Road/Whalley Road junction. These matters will no doubt feature in the Council's consideration of potential housing opportunities in its forthcoming development plan review.
- 1 14 One further benefit would be the delivery of affordable housing in line with Council policies, but a potential gain has been identified by linking the Mearley Croft and Primrose Phase II schemes. Discussions with planning officers have raised the possibility of 'front loading' the affordable housing offer and directing all or most of the Phase II affordable requirements to the more immediately developable Mearley Croft site on the periphery of the town centre (dependent upon the grant of a linked planning permission). Such an approach has proved possible for the Phase I scheme, through the relationship with Symphony Housing Group (who worked with Beck to deliver the full complement of 25 affordable housing units at the very start of the construction programme, (separately accessed from George Street). This avoided the normal approach of phasing affordable housing delivery more gradually throughout the longer construction programme, thereby securing valuable supported housing much earlier in the programme.
- 1 15 The potential integration between the development of the Mearley Croft and Phase II residential sites is a valid reason for co-joining the two applications through a hybrid, linked planning submission. A further reason for bringing forward the Phase II application is the likelihood that additional housing of this scale would trigger the need to improve the junction of Primrose Road and Whalley Road, the timing of which could be influenced by an early decision on the overall scale of development. Moreover, if Phase II was to happen, it would be more sensible to ascertain this sooner rather than later since the programming of the Phase I roads (through which any construction traffic associated with Phase II would have pass) could take account of any continued building work.
- 1 16 One further possibility is that the junction improvements at Whalley Road could possibly also be bought forward to the front of the (joint site) development programme, in much the same way as is being suggested for the affordable housing delivery. Whilst the highway authority has agreed that the Mearley

Croft scheme, itself, would not trigger the need to upgrade the Whalley Road junction (that requirement occurring later to meet the traffic flows generated by any additional Phase II site) it is recognised that Council Members and local residents have long expressed the wish for improvements to be carried out as soon as possible. Therefore, as part of the submitted application, the applicants would agree to undertake the junction improvements scheme concurrent with the first stage (Mearley Croft) of this joint housing project and prior to any commencement on the Phase II dwellings.

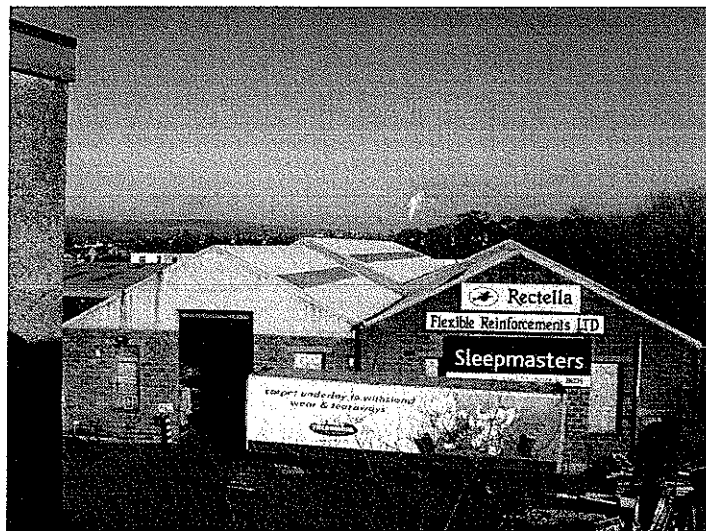
- 1.17 It is accepted that this would place a significant extra financial burden on the development now proposed, by "front loading" the bulk of the affordable housing and off site highway obligations so that these are delivered by the earlier Mearley Croft scheme. However the applicants hope that, to some extent, this can be balanced by deferring any off-site open space and education contributions until the later stages of the Phase II scheme (as suggested in the accompanying draft S106 Agreement)
- 1.18 Finally, from their close working with the Council team steering the landscape restoration project at Primrose Lodge, Beck are conscious of the potential funding shortfall and the impact which this could have, especially in the short term, on the important POS project. We feel that an early decision on the overall scale of housing at Primrose could allow a review of overall landscape regeneration budgets and the scheme programme – creating greater certainty of delivery and improving overall scheme quality. Because of the close bond between landscape and urban regeneration benefits (benefiting both existing and new residents at Primrose) which has apparent since the earliest meetings with the Council, the applicants feel that all outstanding and potential additional requirements at Primrose should be combined and viewed on a co-joined basis – as is the intention of the present application.

2 SITE AND DEVELOPMENT CONTEXT

- 2.1 The Support Statement which accompanied the Primrose Phase I outline application explained the physical and historical context within which the intended residential scheme is located. That application sought outline permission for the erection of 162 units on the combined former industrial sites located close to the junction of Woone Lane and Primrose Road. Those sites were of mixed character but were largely unused and badly in need of regeneration or revitalisation since they were regarded as a wasted asset in their present state.



Phase I site



- 2.2 The Support Statement also explained the significance of the substantial open area centred around Mearley Brook and Primrose Lodge which had suffered through years of disuse, leading to overgrown and inaccessible woodland, together with the silting up of the Lodge itself and its drainage channels. The regeneration of the woodland and water areas has been supported by the landowner, by the residential developer, by the Council and by local residents and was therefore seen as an important central and

unifying feature of any wider area regeneration. This is still the position today, with the Council taking the lead role in coordinating a series of detailed studies (funded by Beck) which are intended to eventually underpin the landscape regeneration proposal. Beck Developments, as the instigating developer has agreed to contribute a substantial sum towards this broader scheme and is working closely with the Council to assist delivery.



Land to rear of Woone Lane



- 2.3 Nevertheless, the landscape project is a long term venture which will require significant support funding. Its delivery therefore will inevitably have to be phased over a number of years although it is anticipated that the Council will shortly consider an initial site appraisal and sketch master plan. Meanwhile, a start has been made on the Phase I residential scheme through the construction of 25 affordable dwellings by Symphony Housing group, working in conjunction with Beck developments. Following a series of amendments to the original permission (intended to clarify the details of the scheme) it is anticipated that the remainder of the Phase I housing project will shortly resume.
- 2.4 In broader terms, therefore, this part of the Primrose area has suffered decline for a number of years largely as a result of the limited use of its peripheral areas. That will soon change and this, in turn, should

have a beneficial effect upon the amenities of residents living within the more traditional adjacent terraced streets. This is a popular residential area, readily accessible to the town centre and a wide range of local facilities. Those same qualities would benefit further development in the area - as is the intention of this particular application. When completed, the adjacent Primrose landscape regeneration scheme will provide an important amenity area together with a key footpath and cycleway link between the town centre and the open countryside. The landscape project (coupled with the regeneration of the peripheral outworn areas) will also benefit existing residents environmentally.

- 2.5 The two housing schemes proposed by this application occupy separate sites and these are linked in procedural terms. Their respective site characteristics are as follows:-

Mearley Croft (rear of, and adjacent to) 59-97 Woone Lane

- 2.6 This site comprises land located between the traditional terraced housing area (along Woone Lane) and the watercourse at Mearley Brook together with its associated water reservoir. Much of the site comprises poorly used and untidy former allotments, garages and storage sheds, many of which are now in a state of disrepair. This is presently an unattractive area which would benefit from early remediation. However the strip of land immediately to the rear of 59-97 Woone Lane contains a mixture of garages and parking areas which are an asset to the occupiers of the Woone Lane properties. The loss of these parking facilities would unquestionably be resisted by the adjacent householders and therefore this area is excluded from the planning application. The developers intend to offer the current occupiers an opportunity to continue their use, thereby avoiding any risk of increased parking along Woone Lane itself.
- 2.7 Because of the long term limited use of the allotment area which slopes down to Mearley Brook, part of the site now contains areas of scrub and self sown trees which would have to be cleared to facilitate development. These are the subject of a detailed arboricultural assessment submitted with the application. However any tree loss would need to be balanced against the much broader and more important environmental and nature conservation gains achieved through wider landscape management. Similar trees extend along the narrowing and sloping strip between Woone Lane and the former reservoir water limit (to the South of number 97 Woone Lane) and a section of these would similarly require clearance.
- 2.8 Potential flood risk considerations require any built development to locate above the maximum flood level and this is achieved in the development scheme through property siting and also by selective balancing of the flood plain capacity itself. This requirement, together with the need to retain the parking strip to the rear of Woone Lane, limits the development site and has a bearing upon the intended layout. Similarly, the scheme access was predetermined through the original Council site development brief and the present Local Plan allocation so this, too, has a bearing upon layout options.



Woone Lane (view towards proposed access point)

- 2.9 This requires access to be taken from Woone Lane adjacent to number 97 and opposite the existing Victoria Street junction. At this point Woone Lane is at its widest and therefore has the capacity to accommodate a further access without any material impact upon existing traffic flows. The access point and highways geometry has been discussed and agreed with Lancashire County Council.

Phase II site (to the south west of primrose Mill)

- 2.10 This site is located immediately outside the present settlement boundary (also the Phase I scheme boundary) and comprises a single triangular shaped field bounded by the Clitheroe – Manchester railway line (to the north west), by the hedgerow alongside the Phase I development site (to the north east) and by a gravelled track (to the south-east). The site slopes gradually from north to south and contains no features other than the perimeter fence and hedge. However it is shielded from existing houses at Kemple View by the railway line and its embankment and also from Primrose House (to the south) by ground levels, together with the substantial mature tree belt around that property, as confirmed in the accompanying Landscape Report prepared by TEC.



Phase II site (between retained track & railway line/Kemple View)

Phase I site to right



- 2.11 Detailed appraisals which accompany the application explain site characteristics in more detail.
- 2.12 Vehicular access would be obtained from the intended roadways forming part of the Phase I scheme, with pedestrian links being created both into the Phase I project and also to the countryside footpath link along the adjacent track. That same track links with the new footpath and cycleway which would form part of the Primrose Lodge regeneration, providing a convenient and safe link into Clitheroe town centre with its wide range of facilities.

Junction Improvements at Primrose Road/Whalley Road

- 2.13 Discussions with Lancashire County Council have confirmed that although the Mearley Fold affordable scheme would have no material impact upon Woone Lane or local traffic flows, the larger Phase II project would require junction improvements to be undertaken on Whalley Road. The applicants' transport consultants have advised on these improvements and further discussions have been held with the County

Council to agree an appropriate design solution, involving highway/carriageway widening to form extra lanes and associated junction improvements.

- 2.14 The present position is that Woone Lane serves as a local distributor but also as a "short cut" and feeder route, linking Whalley Road with the western part of the town. Most of the present traffic is of a light nature but historically the several industrial sites around Primrose Mill and Primrose Works have generated significant volumes of commercial traffic. More recently the decline of many of those sites have led to a substantial reduction in heavy traffic flows and it is this which has created the spare capacity to service new residential development without any material impact upon road safety.

3 APPLICATION INTENTIONS

- 3.1 The application is unusual in that it comprises three separate elements on three separate sites, albeit with interdependency between each of these elements. It is also unusual in that part of the proposal is submitted in outline and part in detail. The three components are as follows:-

Primrose Phase II, erection of 81 dwellings (outline application)

- 3.2 This part of the application is submitted in outline in order to establish the principle of development, whilst at the same time providing information on layout, general siting, scale and general form of development. The application is accompanied by a series of detailed reports prepared by professional consultants which confirm that no material harm would result. A similar procedural approach was adopted for the Phase I scheme, allowing detailed design of individual properties (together with detailed landscaping) to be agreed as part of the reserved matters process.
- 3.3 Main access is gained via the Phase I scheme and its intended infrastructure (this being suitably "red edged" on the application site plan). Secondary (emergency) access is also available via the Phase I project although it is acknowledged that this would only be used in rare and exceptional circumstances. Footpath links would be created into the adjacent (new) housing area as well as to the track to the South East which would, in turn, provide links back into the town centre, to local bus services and to the open countryside.
- 3.4 The scheme will incorporate incidental areas of open space but the main recreational area would be provided (off site) by the nearby Primrose Lodge regeneration scheme, for which a financial contribution would be made through the mechanism of a Section 106 Agreement (as with the Phase I project). Residents would also have the benefit of easy recreational access to the open countryside via the countryside footpath link.
- 3.5 The application process will inform the applicants about the nature of any other contributions justified by the proposal but it is acknowledged that the main obligation will be the requirement to provide an agreed percentage of the intended dwellings as affordable units, in line with adopted policies. Discussion with Council officers, to date, indicate that, were the outline application to be approved, the officers would be prepared to recommend that the Mearley Croft linked application would be an appropriate location for the identified affordable obligation. In that way it may be possible to bring forward delivery of the affordable element for the linked scheme having regard to the highly sustainable qualities of the Mearley site, together with its almost immediate developability. On the basis of early delivery, the affordable offer would be 28.3%.
- 3.6 The Phase II scheme would also require highway improvements to be undertaken at the junction of Whalley Road and Primrose Road to reflect eventual raised traffic volumes but the timing of these works could be adjusted to coincide with an earlier phase (concurrent with the Mearley Croft affordable scheme), subject to a balancing of the delivery of the overall contribution package.

Mearley Croft (adjacent/to the rear of 59-97 Woone Lane) Erection of 32 affordable dwellings (Full application)

- 3.7 This part of the joint application occupies the site allocated for housing within Area Policy A1 of the saved Local Plan and proposes the erection of 32 affordable dwellings, comprising a mix of family housing, apartments and bungalows. Access is gained via a new link with Woone Lane, immediately to the south-west of number 97.
- 3.8 The scheme would require the clearance of existing structures and of trees from the majority of the development area. However it would allow for the retention of the parking and garaging areas immediately to the rear of the existing Woone Lane terrace (this strip therefore being excluded from the application boundary itself) The essential tree clearance would not diminish the landscape quality either of the new scheme or the existing townscape due to the presence of substantial wooded areas within the remainder of the Primrose Lodge landscape area, as well as the long term landscape management intentions which would safeguard tree health and general landscape quality for future years



Garages & parking areas to be retained at rear of Woone Lane terrace

- 3.9 This is a restricted site because of its elongated nature, the predetermined access position and also the need to respect measures to avoid flood risk. It nevertheless has significant qualities due to its proximity to the adjacent woodland and to the overlooking of Mearley Brook. It also benefits from close integration with the existing residential area, together with easy walking access to public transport, to the town centre and other local facilities.
- 3.10 As previously explained, the applicants anticipate that this part of the linked residential proposal could be developed in advance of the Phase II scheme and could either be conditioned in this manner or controlled by means of a Section 106 Agreement. The intended 32 dwellings would provide a 28.3% affordable offer for the combined scheme, slightly below the Council's normal target but reflecting the extra "up front"

project cost of advanced delivery. Because of the site location and its ready accessibility from Woone Lane it should be possible to bring forward development and provide highly accessible and much-needed affordable housing at an early stage. Provisional discussions have already been held with Registered Social Landlords and with the Council's housing team on this basis.

Whalley Road/Primrose Road Highway Improvements

- 3.11 Pre-application discussions have been held with officers of the Borough Council and Lancashire County Council. These have identified the need to undertake highway improvements at this junction should the Phase II project be approved. The applicants have therefore engaged highway consultants, SBA, to agree a suitable scheme of improvements with the highways authority and this is reflected in the application drawings. The improvements require local widening of the existing carriageway to create additional lanes, improved visibility sightlines and improved junction radii. These should considerably improve existing traffic flows at the junction but will be sufficient to accommodate any increased traffic generated by the new residential scheme. The area physically affected by the improvements is included within the red edge boundary (as a separate, but linked site) so that the works can be conditioned to be carried out under the provisions of Section 278 of the Highways Act.
- 3.12 It is recognised that a point is reached following occupation of the Phase II dwellings where the volume and nature of traffic generated by any additional new units could affect the Whalley Road junction to the extent that improvements would be required to regulate flows. The Phase I residential scheme incorporated traffic management measures along Primrose Road to assist road safety but it is known that Council members ideally wish to see further physical improvements at the Primrose Road/Whalley Road junction. This would involve some widening to create a central right turn lane, together with reconfiguration of Primrose Road as it joins the main road at this point. The applicants and Lancashire are in agreement that there is sufficient space at the junction to create these physical improvements.
- 3.13 As previously indicated, the applicants could be prepared to bring forward construction of the junction improvements to accompany the (first stage) Mearley Croft scheme, subject to an appropriate balancing of other contributions to reflect prioritised need. In this way, construction of the dwellings on the Phase II site would not commence until the junction improvements had been completed.

4 PLANNING POLICY

- 4.1 Planning Policy relevant to the application is provided by Government Policy Statements and Planning Guidance, by the Regional Spatial Strategy, and by the saved policies of the adopted Ribble Valley District Wide Local Plan. The emerging Core Strategy of the Local Development will eventually have a bearing, although presently of only limited weight due to only partially tested nature. The draft Strategy is presently undergoing consultations on the Options and Issues stage.

The main planning policy is summarised below

Central Government Policy

PPS1 – Delivering Sustainable Development

- 4.2 PPS1 sets out the Government's broad aspirations for sustainable development, indicating that this is a core principal underpinning planning. The PPS provides guidance on how local authorities should shape their development plans in order to promote sustainable development at all levels and in particular to promote sustainable and inclusive patterns of urban and rural development by:-

- Making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life
- Contributing to sustainable economic development
- Promoting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities
- Ensuring high quality development through good and inclusive design and the efficient use of resources
- Ensuring that developments support existing communities and contribute to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community

Supplement to PPS1 – Planning and Climate Change

- 4.3 The sustainable aspirations of PPS1 have been reinforced by this Supplement which provides additional guidance on the measures which Central Government expects local authorities and developers to take in order to reduce carbon emissions and stabilise climate change. The Supplement emphasises that tackling climate change is a key Government priority for the planning system.
- 4.4 It explains that a number of measures can be taken ranging from influencing the location of new development towards brownfield urban sites wherever practical, to specific energy saving measures which can be incorporated into the design of development schemes.

Planning Policy Statement 3 (PPS3) - Housing

4.5 As with other Government Guidance, the PPS emphasises the importance of promoting sustainable development. It explains that the planning system should deliver:

- High quality housing that is well designed and built to a high standard
- Mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural
- A sufficient quantity of housing taking into account need and demand and seeking to improve choice
- Housing developments in suitable locations, which offer a good range of community facilities with good access to jobs, key services and infrastructure and
- Flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously developed land where appropriate.

4.6 The guidance continues to advise that *"good design is fundamental to the development of high quality new housing which contributes to the creation of sustainable mixed communities"*. Matters to consider when assessing design quality include the extent to which the proposed development:-

- Is easily accessible and well connected to public transport and community facilities and services, and is well laid out so all the space is used efficiently, is safe, accessible and user-friendly
- Provides or enables good access to, community and green and open amenity and recreational space (including open space) as well as private outdoor space such as residential gardens, patios and balconies
- Is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access
- Facilitates the efficient use of resources, during construction and in use, and seeks to adapt to and reduce the impact off, and on plan change
- Takes a design-lead approach to the provision of car parking space, that is well integrated with a high quality public realm and streets that are pedestrian, cycle and vehicle friendly
- Creates or enhances a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity
- Provides for the retention or re-establishment of the bio-diversity within residential environments.

4.7 The application contributes to each of these important aims

4.8 The PPS also explains the importance of achieving a mix of housing, particularly in terms of tenure and price. Affordable housing is an important element of most housing schemes

4.9 In advising on *"suitable locations for housing developments"*, the PPS advises that the Government's Policy is to ensure that housing is developed in suitable locations which offer a range of community

facilities with good access to jobs, key services and infrastructure. The aims should also be to create mixed use developments and to concentrate on the development of previously developed land, in particular vacant and derelict sites and buildings.

- 4.10 The importance of achieving effective use of land is also noted. Local planning authorities are advised to concentrate development on previously developed land and to achieve minimum set targets. Good design is fundamental to using land efficiently, as is also the promotion of higher density development, commensurate with the general urban setting.
- 4.11 Planning Authorities (and Housing Authorities) are also advised to ensure that allocated sites are truly deliverable and that emphasis should be placed on those sites which can be brought forward in the short term, especially those offering an opportunity to re-generate under-used or despoiled land, whilst at the same time taking advantage of existing services. Authorities are required to maintain a rolling 5 years housing land supply to ensure good housing delivery. Failure to not achieve this requirement places an onus upon the approval of applications for sustainable (yet unallocated) housing schemes. Ribble Valley presently has less than 4 years housing land supply and should therefore consider the merits of other proposals which come forward for new sites.
- 4.12 Advice is given on the determination of planning applications, where local authorities should have regard to:-
- Achieving high quality housing
 - Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular families and older people
 - The suitability of a site for housing, including its environmental suitability
 - Using land efficiently and effectively
 - Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the special vision for, the area and does not undermine wider policy objectives

Planning Policy Statement 9 (PPS9) – Biodiversity and Geological Conservation

- 4.13 PPS9 emphasises the importance of promoting sustainable development by ensuring that biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development. It also explains the importance of conserving, enhancing and restoring the diversity of England's wildlife by improving the quality and extent of natural habitat.
- 4.14 It is important for planning authorities to ensure that development takes account of the role and value of biodiversity in supporting new development.
- 4.15 Furthermore, sites of regional and local biodiversity which include local nature reserves and local sites have a fundamental role to play in meeting overall national biodiversity targets, contributing to the quality of life and to the well being of the community.

Planning Policy Guidance Note 13 (PPG13) - Transport

4.16 PPG13 emphasises the key role of Transport Policy in shaping a land use planning. The key objectives of the Guidance are to integrate planning and transport at National, Regional, Strategic and Local levels to:-

- Promote a more sustainable transport choice for both people and freight
- Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling and
- Reduce the need to travel, especially by car

4.17 It follows that new development will continue to focus upon existing urban areas where high priority will be given to satisfying community needs in the most sustainable and energy efficient manner.

Planning Policy Statement 23 (PPS23) – Planning and Pollution Control

4.18 The PPS (para 17) explains that *"the presence of contamination can affect or restrict the beneficial use of land, though development can present an opportunity to deal with it. Contamination is not restricted to previously developed industrial land but it can also occur on greenfield sites and it can arise from natural sources as well as from human activities. The real or perceived costs of treatment can act as significant barriers to successful development. Where land is affected by contamination, development can provide an opportunity to address the problems for the benefit of the wider community and bring the land back into beneficial use."*

4.19 The Government's objectives for contaminated land are:-

- To identify and remove unacceptable risks to human health and the environment
- To seek to bring damaged land back into beneficial use
- To seek to ensure that the cost burdens faced by individuals, companies and society as a whole are proportionate, manageable and economically sustainable

4.20 Paragraph 20 continues to explain that *"contamination of land may threaten public health and safety, the natural environment, the built environment and economic activities through its impact on the uses of the land. Land contamination, or the possibility of it, is therefore a material planning consideration in the preparation of Development Plan Documents and in taking decisions on individual planning applications."*

4.21 *Priority is placed upon the early remediation of brownfield contaminated sites as part of the examination of suitable locations for new residential development."*

Planning Policy Statement 25 (PPS25) – Development and Flood Risk

4.22 The PPS responds to the perceived increasing risk of flooding from rivers and coastal waters and seeks to avoid any adverse impact through good planning and management. Climate change is an inevitable

consideration, requiring particular attention to be given to the schemes whose development could give rise to risk of flooding – either to occupants of any new development or alternatively to adjacent areas

- 4.23 The PPS explains that any perceived risk must be properly appraised through the preparation of a Flood Risk Appraisal. Any material risk should be properly addressed as part of the development scheme and both the planning authority and Environment Agency must be satisfied that all perceived risks have been properly addressed.
- 4.24 Detailed advice is provided on the assessment of risk, together with the measures which should be taken in order to safeguard the development and the general public from future flooding.
- 4.25 Whilst the area proposed for new residential development at Woone Lane is partially at risk of flooding of the lower garden areas, (there is no risk of flooding elsewhere within the application site), the applicants are aware of the Environment Agency's interest in Primrose Lodge itself and the need for long term management of the water basin. The failure of its weir and overflow channel, together with years of accumulated silt have radically changed the water basin capacity, especially at times of extreme rainfall. Any scheme to restore landscape and water areas must therefore carefully consider potential flood risk and measures should ideally be taken to minimise potential flooding downstream from the Lodge (especially the Stalwart Mill). It is anticipated that any regeneration of that Mill site will require an assurance that improvements have been undertaken to Primrose Lodge and its weir to provide satisfactory flood risk safeguards.

Regional Planning Policy

- 4.26 Regional Policy has been recently updated through the reviewed Regional Spatial Strategy but the new RSS policies may well have only limited life because of the governments declared intention to abolish this dear of planning as soon as possible. Nevertheless, the RSS remains, for the time being, as a relevant planning consideration, supplemented by emerging government guidance on the planning system as well as the saved policies of the adopted local plan. The overall vision of the RSS is to promote a region which has acted to deliver sustainable development, leading to a high quality of life for all and reduce social, economic and environmental disparities.
- 4.27 Manchester and Liverpool will remain firmly as the major growth centres, the growth and development of the Central Lancashire City Region (CLCR) is also acknowledged for the focus of economic growth, building on the existing individual strengths of the urban centres around commerce, higher education, advanced manufacturing and resort tourism.
- 4.28 As would be expected, sustainable development is a key priority reflected throughout the Strategy's Policies. This is reflected in **Policies DP1 – DP6** which seeks to deliver sustainable communities – places where people want to live and work.
- 4.29 Notably, **Policy DP4** emphasises the need to make the best use of existing resources and infrastructure. Priority should be given to developments in locations consistent with the Regional and Sub Regional Spatial Frameworks which build upon existing concentrations of activities and existing infrastructure and

also do not require major investment in new infrastructure. Development should accord with the sequential approach (i.e. first using existing buildings within settlements and previously developed land within settlements), only then moving on to the use of suitable infill opportunities within settlements and eventually to the development of other land where this is well located in relation to housing jobs, other services and infrastructure. The supporting text explains that *"there will be many opportunities to encourage the reuse of disused land and buildings. This is critical to improving the region's image. The region contains a very large extent of dereliction and a large number of old industrial buildings of historic interest and great character in need of new uses, especially in the urban areas. Greater use of land that has been previously developed, and lies within settlements, is required for all forms of development across the region."*

- 4.30 **Policy DP7** explains the need to promote environmental quality. This includes both air and water. The reclamation of derelict land and remediating contaminated land for other uses that are listed, together with the need to promote policies relating to green infrastructure and the greening of towns and cities.

- 4.31 **Policy DP9** explains the need to reduce omissions and adapt to climate change. Measures to achieve this objective include increasing urban density, encouraging better built homes, promoting walking, cycling and public transport and also focussing substantial new development on locations when energy can be gained from decentralised supply systems.

- 4.32 The Strategy explains the importance of promoting a suitable mix of development and also of improving/enhancing the region's economic base. Development plans must make adequate provision for the protection of the most important employment sites but other sites, especially those poorly located or offering inadequate premises should be considered for release/alternative use (**Policy W4**). The policy explains that *"alternative uses considered should include housing, and soft end uses, particularly where this will contribute to the delivery of Green Infrastructure networks. Appropriate remediation may also be required to address issues of land contamination before sites can be effectively reused. In de-allocating sites local authorities should be mindful of the need to create and sustain mixed-use communities where there is access to a wide range of services and facilities"*.

- 4.33 Local authorities should advise that they should monitor and manage the availability of land for housing provision (**Policy L4**). Phased policies should be introduced which secure the orderly and managed release of housing land over the period of the Development Plan in line with the sequential approach, taking into account the need for co-ordinated provision and necessary infrastructure and the overall availability of land for housing. In the case of Ribble Valley, the Plan identifies the need to deliver 2900 new dwellings during the plan period, at an average rate of 161 per annum. At least 65% of these dwellings should be located on previously developed land.

- 4.34 The originally stated intention that residential development should be no less than 30 dwellings per hectare net has been abandoned by the coalition government in preference to an aim for higher quality sustainable schemes.

- 4.35 Affordable housing forms an important component of Regional Strategy. **Policy L6** explains that plans and strategies should set out requirements for affordable housing and a location, size and types of development to which these requirements apply.
- 4.36 An equally important component of sustainable strategy is the need to manage travel demand. Local authorities are encouraged to develop a co-ordinated approach to managing travel demand by:-
- Ensuring that major new developments are located where good access to public transport already exists, backed by effective provision for pedestrians and cyclists to minimise the need to travel by private car
 - Seek to reduce private car use through the introduction of "*smarter choices*"
 - Consider the effective reallocation of road space in favour of public transport, pedestrians and cyclists
 - Make greater use of on-street controls and enforcement
 - Incorporate maximum parking standards
- 4.38 **Policy RT9** explains that local authorities should seek to develop integrated networks of continuous, attractive and safe routes for walking and cycling to widen accessibility and capitalise on their potential environmental, social and health benefits. High priority should be given to routes linking residential areas with employment areas, schools, hospitals and other community facilities
- 4.39 In terms of the broader environment, **Policy EM1** underlines the need to integrate the enhancement and protection of the regions environmental assets. Priority should be given to conserving and enhancing areas, sites, features and species of international, national, regional and local landscape, natural environmental and historic environment importance.
- 4.40 **Policy EN3** promotes the achievement of a green infrastructure where local authorities should work with partners in order to protect and deliver an improved green environment.
- 4.41 Finally, **Policies EN16 and EN17** explain the importance of promoting energy conservation and efficiency, together with the use of renewable energy wherever practical. The achievement of the National Objectives will feature in future Development Plans and should be reflected in planning decisions

Local Planning Policy

- 4.42 Planning applications are required to be tested against the adopted policies of the Ribble Valley District Wide Local Plan. Although the Plan was adopted in June 1998, most of its policies have been Saved by the Secretary of State for use until the emerging Local Development Framework is adopted. The LDF is presently at Core Strategy – Issues and Options consultation stage.
- 4.43 The adopted Local Plan was prepared within the context of Government Planning Guidelines, Regional and Structure Plan Policies and also took account of the specific planning characteristics of the Ribble

Valley. Inappropriate policies have now been deleted whilst additional Planning Guidance has been prepared to support any deficiencies, pending the adoption of updated Statutory Policy.

- 4.44 The Plan contains a series of policies which remain relevant to the application
- 4.45 **Policy G1** sets out the general development control considerations which will apply to all planning applications. The application has been tested against this policy in the following respects
- *Design and accompanying landscape, both in terms of general appearance but also within the historic building context*
 - *Car parking arrangements and sustainable transport measures*
 - *Access arrangements (these having been discussed with Lancashire County Council)*
 - *Density layout and relationship between buildings is an important matter. Emphasis will be placed on visual appearance and the relationship to surroundings*
 - *Adequate servicing arrangements shall be provided*
 - *Material should be sympathetic to the character of the area*
 - *Development should not damage sites of heritage or nature conservation importance*
- 4.46 **Policy G2** confirms that, consistent with National planning objectives, the majority of the new development will be directed towards land within the main settlement boundaries. Clitheroe is recognised as the main settlement within the Plan, where consolidation, expansion and rounding off of development will be allowed. In all cases this must be on sites wholly within the settlement boundary and must be appropriate to the town's size and form. The supporting text explains (3.2.8) that *"over recent years development wholly within settlements and rounding-off development has provided a number of opportunities for house building. Opportunities often arise on derelict land, through the closure of commercial premises and on sites where unfit buildings have to be cleared. In many cases the development has made a significant environmental improvement. It is assumed that sites will continue to come available throughout the plan period, and that these will make a contribution towards the Borough's overall housing land supply. This will help to protect less suitable greenfield sites on the edge of main settlements from development pressures"*.
- 4.47 **Policy G5** confirms that outside the main settlement boundaries planning consent will be restricted to small-scale development which is essential to the local economy, needed for the purpose of agriculture or forestry, required for local needs housing, related to small-scale tourism developments or appropriate to the rural area itself. The policy responds to the need to protect the countryside from inappropriate development but obviously remains to be reviewed against evolving needs, as part of the development plan process
- 4.48 **Policy ENV9** identifies important wildlife sites, recognised as of County status (designated as Lancashire County Biological Heritage Sites), this status being accredited to Primrose Lodge (both water and perimeter woodland areas). The schedule attached to the Local Plan identifies *"artificial habitats, flowering plants and ferns"*.

- 4.49 **Policy ENV13** explains the Council's aim to protect the landscape (and to resist development which materially harms important landscape features, including traditional stone walls, ponds, grasses and meadowlands, woodlands, coppices and individual trees.
- 4.50 The site-specific housing provisions contained within the Local Plan have been largely superseded by later policy. Ironically, one of the few allocated sites still remaining undeveloped is that to the rear of 59-97 Woone Lane, now the subject of this application
- Policy H1** (dealing with general housing allocations, especially within the main settlement boundaries) has not been Saved, reflecting the exhaustion of available (and suitable) housing sites. This situation has prevailed for several years, resulting in an accepted shortfall of housing to provide for the needs of the Borough. This is particularly the case with affordable housing where a serious shortfall to address local needs has been identified by the Council in recent Reports.
- 4.51 The shortfall is obviously accentuated by the uplifted figures contained within the current Regional Strategy, requiring 161 dwellings per annum (which target is not normally regarded as a maximum – as clarified in the previous Secretary of State's subsequent comments on the RSS)
- 4.52 Providing for affordable housing needs has been clarified in later Planning Guidance and in the Council's Interim Housing Working paper. This has been further updated to reflect the outcome of housing needs appraisals, together with the changing housing delivery picture. As a result the Council has moved away from the requirements contained within the adopted local plan to propose a 30% affordable requirement for those schemes associated with the main settlements (with a lower figure applicable to the rural areas). The Council has indicated its willingness to accept a level below the target 30% but only in exceptional cases supported by valid viability assessment
- 4.53 The approach taken by Beck Developments in preparing its scheme for Primrose Village Phase II reflects these broad guidelines and is fully explained in the accompanying Report prepared by its professional consultants, BHP.
- 4.54 For the time being, however Local Plan **Policy H19** governs the development of large sites within the main settlements and the affordable requirements which would be applied thereto.
- 4.55 **Policy RT8** confirms that *"on all residential sites of over 1 hectare, the layer will be expected to provide adequate and useable public open space levels of provision are based on figures provided under Policy RT9."* However Policy RT9 has not been saved although we anticipate that its schedule (based on the longstanding NPFA minimum standards) would still apply. This generally requires outdoor playing/amenity space to be made available at the rate of 2.4ha per 1000 population within or adjacent to the main settlement. Provision would need to be made for youth and adult recreation, for children's play and also for general amenity space. The explanatory text (para 7.8.9) identifies areas of shortfall where further provision needs to be made. Woone Lane/Primrose area of Clitheroe is identified as one of the six deficient areas within the Borough
- 4.56 **Policy RT18** confirms that the improvement of public rights of way, bridleways and byways will be permitted.

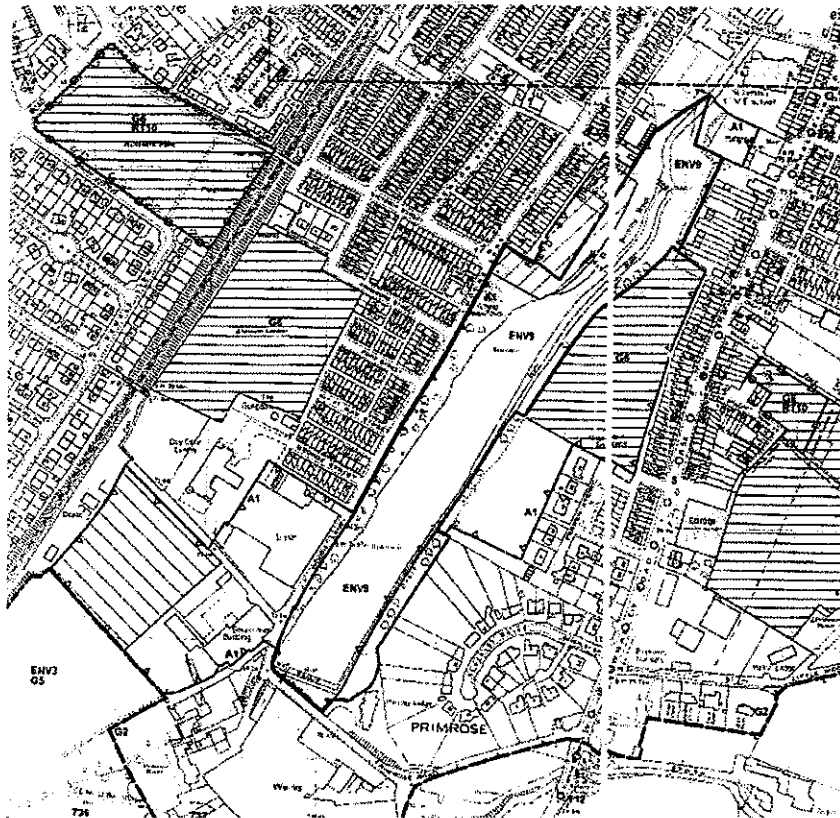
4.57 **Policy T1** endorses the principle of sustainability in terms of transportation, confirming that in making decisions on development proposals the Council will attach considerable weight to:-

- The availability of public transport to serve the scheme
- The relationship of the site to the primary route network
- The provision made for access to the development by pedestrian, cyclist and those with reduced mobility
- Proposals which promote development within existing developed areas at locations which are easily accessible by means other than the private car
- Proposals which locate major generators of travel demand in existing centres which are highly accessible by means other than the private car
- Proposals which strengthen existing town and village centres which offer a range of every day community shopping and employment opportunities by protecting and enhancing their viability and vitality
- Proposals which locate developments in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly
- Proposals which limit parking provision for developments to discourage reliance on the car for work and other journeys where there are effective alternatives.

4.58 The supporting text explains that any development proposal should first be weighed against the general development strategy (**Policies G2 – G5**). Its purpose is to ensure that all development is assessed in terms of its overall impact on the transport infrastructure.

4.59 Finally, area planning **Policy A1** – Primrose Lodge confirms the requirement to undertake environmental improvement works at Primrose Lodge, to make safe its associated boundaries and structure, to remove silt, to enhance the overall openness, amenity and natural history value of the Mearley Brook Valley between Primrose Road and Greenacre Street and to provide controlled public access. Such works will be permitted.

Local Plan Extract



4.61 The policy also confirms that in order to deliver the necessary funding for those works (and subject to **Policy ENV9** and other relevant policies of the Plan), the Council will permit proposals for:-

- a. Limited residential development within the northern part of the defined Policy area and
- b. Development or change of use of buildings for purposes within Use Class B1 in the south west of the defined Policy area.

4.62 In either case, this requires:-

- i. Measures to discourage the use of Woone Lane south of Victoria Street by heavy vehicles or non-local traffic
- ii. The junction between Primrose Road and Woone Lane to be realigned
- iii. Satisfactory access to be provided from Woone Lane into the potential development areas as indicated on the proposals map.

4.63 The supporting text explains that Primrose Lodge which was originally used in conjunction with Primrose Works has long since ceased to have any commercial relevance to the work. The Lodge and its surroundings have no public access at present and have deteriorated to such an extent that expensive repairs are necessary. These should be linked to environmental improvement works and works to allow public access to the site together with the management of the natural history value of the site. Works

within the defined Policy area will be promoted and controlled by the preparation of a Planning Brief which will be the subject of public consultation and a Council resolution. An important aspect of the Brief will be the funding arrangements for any works considered necessary.

- 4.64 It should be recognised that the Policy's foundation originates from the appraisal and provisional Planning Brief prepared in the early 1990s and that the technical assessment (on which **Policy A1** is founded) is now some 15 years old. Since then, the Lodge has continued to deteriorate, especially in terms of loss of water area and associated encroachment of unwelcome vegetation. There is therefore a more urgent and costly task involved in securing the environmental improvements anticipated by the Policy – this being an important part of the present application.
- 4.65 Moreover, in the 10 years since the adoption of the Local Plan, much has occurred in terms of National and Regional Policy in terms of prioritisation of uses for the regeneration of brownfield sites. This (linked with the availability of considerable areas of undeveloped B1 land on the Barrow Brook Business Park to serve the needs of Clitheroe) questioned the intention to utilise the identified sites to the north west of Woone Lane for Class B1 development purposes. An alternative residential use has since been agreed through the Phase I outline and detailed planning approvals.
- 4.66 In 2008 the Council Planning Committee reviewed its approach towards residential planning applications and reviewed its Local Plan housing requirements, in the light of reviewed policy contained within Regional Strategy. As a result, the Committee agreed to move to the updated RSS targets with effect to all applications determined on or after 1 September 2008. In making this adjustment, the officers and Committee have emphasised the need to continue to carefully assess where houses can be built and where they can make the maximum contribution to determined housing needs. As such, the priority will continue to be the regeneration of brownfield sites within existing settlement boundaries – especially those offering sustainable qualities and capable of making a meaningful contribution to affordable housing needs. Greenfield sites which have a good relationship to the existing settlements, which do not make unreasonable demands on public infrastructure and which also offer complementary benefits will also be favourably received – as demonstrated by recent planning decisions.
- 4.67 Logically, the highest priority will arise within the major settlements where the greatest needs for both market and affordable housing stock presently occurs. The applicants consider that their proposal complies with these aspirations and will make a genuine and major contribution to satisfying some of Clitheroe's short term housing needs in a confidently deliverable manner.

Emerging Local development Framework (Core Strategy)

- 4.68 The Council is currently moving towards publication of its preferred Core Strategy following recent consultation on alternative options. Whilst eight options were put forward for public consideration it is clear from the responses that Option A, directing most new development to the main settlements, was most favoured and is therefore likely to be the strategy which will eventually be tested at a future Examination in Public.

- 4.69 The application proposal is consistent with the most popular option to take advantage of (and give future support to) the wide range of established facilities within the main settlement of Clitheroe (and to a lesser extent the service centre of Longridge) Moreover the option specifically identifies Primrose as a potential development area (this being repeated in some of the other alternatives) This is consistent with the Council's previously stated support for the regeneration and development of this part of Clitheroe in its planning submissions to the Pennine Lancashire Policy Group and more recently to the Mid-Lancashire Association
- 4.70 Whilst the Core Strategy still has to be refined and publicly tested through Examination in Public the applicants believe that further development at Primrose would be consistent with sound planning ideals and would reflect broader public opinion as to where the Borough's main growth areas should be located

PLANNING ASSESSMENT

- 4.71 This co-joined application is unorthodox in its procedural approach (linking three separate sites as a single application submission). It is also unusual to submit a single application which comprises part outline and part detailed elements. Nevertheless, the applicants believe that it would be logical to progress their proposal in this way, focusing upon the 81 unit Primrose Phase II residential scheme - linked to which would be an "off main site" highway improvement scheme, together with an "off main site" affordable housing project. In total, the application proposes the erection of 113 dwellings (of which 32 would be affordable) together with associated highway improvement works. As these would be identifiable on the application drawings and supporting documents there would be no reason why phased delivery could not be conditioned. It is however recognised that the Council would almost certainly require a Section 106 Agreement to address affordable housing and any agreed contributions, together with a S278 Agreement in respect of the highway (junction) improvements.
- 4.72 Although unusual in its approach, the development intention is nevertheless sound in its concept. It seeks to deliver sustainable housing, closely bonded to the existing settlement and readily deliverable. The intended housing is promoted by a local developer with proven experience working with difficult sites within the Primrose area. Indeed, the applicant has successfully unlocked a development project which has been a Council aspiration for over 20 years during which time its complex background has frustrated scheme achievement.
- 4.73 At the heart of the scheme is the eventual regeneration of Primrose Lodge with its woodland and its central water areas (Local Plan policy A1). This would unquestionably serve not only future residents but also the considerable local population already living in an area which the Council has previously identified as deficient in public open space. The landscape regeneration scheme is still at an early stage and is dependent upon considerable funding (whether supported by private enterprise or public schemes). It is nevertheless moving forward through the preparation of a series of detailed studies (funded by the applicants) which will in turn inform the preferred landscape regeneration strategy. A draft strategy has recently been submitted for the Council's consideration and hopefully will then serve as the basis for the phased delivery of an eventual highly beneficial scheme.
- 4.74 That scheme will deliver not only landscape regeneration and associated woodland management but will also include the repair of water features and the restoration of a permanent lake and more stable water channels. It will also include a new strategic footpath and cycleway link between Primrose road and the town centre - this serving not only the new population but also existing residents of the Borough who wish to take advantage of improved links between the town centre and the open countryside. These broader intentions are consistent with Local plan policies ENV 9 & ENV 13 together with RT8 & RT18.
- 4.75 However the regeneration opportunities at Primrose are not solely restricted to the former Lodge and its perimeter woodland. Previous studies and planning approvals have already endorsed the principle of regenerating former industrial areas and utilising the sites of underused buildings for new uses - with an emphasis upon residential schemes. The area has much to commend it as a location for new residential development with its close bond with the existing urban fabric yet with easy access to the open countryside for recreational purposes. Of equal importance are good access to public transport routes, to

jobs, schools, shops and other public facilities - with the town centre being within easy walking distance. As such, it can justifiably be described as a sustainable location where well-designed proposals for new development should be afforded high priority in any planning assessment, consistent with the aims of Local Plan policy T1.

- 4.76 Such assessment also must take account of housing provision to satisfy proven demands and against the five-year land supply target. The Council's present inability to identify five years' housing land supply imposes a requirement to give positive consideration to sustainable sites which might not be within the established settlement boundary nor comply fully with adopted planning policy. This is presently the case and would add weight to the present application for the Primrose Phase II project.
- 4.77 In its favour, Phase II is closely bonded with the ongoing Phase I scheme and could be readily serviced by its agreed development infrastructure. The site benefits from the same sustainability attributes as Phase I and has already been identified as a high scoring site within the SHLAA. Moreover, it is linked with the broader Primrose regeneration area which has been identified as a preferred development location within initial core strategy documents, with further Council support as part of its Pennine Lancashire submissions.
- 4.78 The site attributes commend the scheme from a sequential point of view, especially as the technical assessments submitted with the application confirm that development can be readily serviced and would not impact adversely upon important landscape or nature conservation matters. The site can also be readily drained and is not subject to flood risk. Whilst junction improvements would be required at Whalley Road/Primrose road these would be welcomed as an improvements to the existing highway system and can be delivered as part of the proposal (as the linked application intends). As such, we believe that there would be no material conflict with adopted planning policy.
- 4.79 It is proposed that the highway improvements should be implemented at an early stage of the overall scheme and would be secured by condition binding the applicants to the project and to an associated Section 278 Agreement. Discussions with Lancashire County Council have confirmed that the limited traffic volumes associated with the smaller Mearley Croft project would not trigger the requirement to upgrade the Whalley Road junction, which would theoretically allow the dedicated affordable project to be commenced at a very early stage (hence the decision that this should take the form of a fully detailed part of the application). Any further improvements to the Whalley Road junction would then normally await the later Phase II project.
- 4.80 However the applicants recognise that local residents and Councillors have long campaigned for junction improvements at Whalley Road and they have therefore explored ways of bringing forward the LCC agreed scheme to the front of the combined development programme - ie, to accompany the Mearley Croft scheme. The applicants have therefore agreed to fund the necessary junction design works upon commencement of the Mearley Croft scheme, with the junction improvements following on and being completed prior to the later Primrose Phase II scheme. Since the Mearley Croft scheme is already financially burdened by its total affordable content, any further distortion of scheme viability to accommodate advanced highway works would require a compensatory delaying of other justified

contributions (in respect of public open space and education) to a later stage of the Phase II scheme. This is the approach taken by the application.

- 4.81 A further factor to consider is that whilst the scheme intended for Mearley Croft has long been supported by planning policy (Local Plan policies G2 and A1), its delivery is far from straightforward, mostly due to the site's restrictive characteristics. The predetermined access position, the position of Mearley Brook with its flood risk requirements, the need to exclude from the application boundary the garages and parking spaces to the rear of the Woone Lane terrace and the existing site levels all have a significant bearing upon design options. The Council's tree officer has already recognised that tree loss will be inevitable but would be more than balanced by the longer term landscape and environmental benefits associated with the Primrose Lodge regeneration scheme, together with the opportunity for off-site tree planting on other land controlled by the applicants.
- 4.82 The site constraints inevitably require a balanced approach to be taken by the developers and hopefully also by the appraising planning authority. The submitted scheme nevertheless offers the opportunity to build a dedicated affordable scheme, with good access to the town centre and other key facilities, closely bonded to the existing urban fabric and yet offering attractive views over the adjacent watercourse and open space.
- 4.83 Scheme design acknowledges the Council's development control policies and the access intentions (and offered improvements) have been accepted by the highway authority, LCC. Further discussions have taken place with the Environment Agency to ensure that the proposal would not breach flood risk considerations.
- 4.84 Given the site's long-standing policy endorsement as a suitable location for housing we would anticipate that there would be no fundamental objection to the Mearley Croft proposal. Its unusual characteristic is that, rather than the normal approach of providing a percentage of the intended dwellings as affordable (in that case 10 units), the intention is that the whole scheme could be a self-contained (32 unit) affordable project. Clearly this would be at a significant cost to the land owner/developer and would not normally be practical in an urban context. In this case, however the link with the Phase II project restores viability and offers the opportunity to deliver the affordable scheme prior to commencement of the Phase II scheme.

5 SUMMARY

5.1 Whilst unorthodox in its hybrid application approach, we consider that this co-joined project has many attributes and would:-

- secure delivery of an additional 113 dwellings to a sustainable location within Ribble Valley's principal settlement and as part of an ongoing residential development scheme, within an area already identified by the Council as a preferred housing location
- respond to the present deficit in the Authority's 5 year housing land supply
- deliver 32 of the 113 dwellings as affordable units on a highly accessible site as the agreed first phase of overall development
- provide an opportunity to inject further funds (by means of commuted off-site contributions) to assist the landscape regeneration of the Primrose Lodge landscape and nature conservation site and
- deliver welcomed improvements to the Whalley Road/Primrose Road junction as an agreed first phase of the co-joined project

5.2 For the reasons set out in the above Statement we therefore commend the proposal to the Council and hope that the housing schemes and co-joined approach will be supported.