

Application for Planning Permission
Town and Country Planning Act 1990

320120007P

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.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:		Surname:	
Company name	Fort Wilson Properties				
Street address:	c/o Fort Vale Engineering			Country Code	National Number
	Calder Vale Park			Telephone number:	
	Simonstone Lane			Mobile number:	
Town/City	Simonstone			Fax number:	
County:	Lancashire			Email address:	
Country:					
Postcode:	BB12 7ND				

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

The proposal is to create five mounds on land in agricultural use to a maximum height of 4 metres using 26,000 cubic metres of inert construction waste to be generated from the development site at Calder Vale Park Simonstone. The operations involve removing the topsoil from the mound footprints and laying it to one side, landraising with the inert construction waste, replacing the topsoil, seeding with grass and strategic planting of hedgerows and woodland to reduce the visual effects of Calder Vale Park. The area to accommodate the mounds extends to 4.4 hectares.

Has the building work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)		Description:
House:		Site is on agricultural land to the west of Calder Vale Park
Suffix:		
House name:	Calder Vale Park	
Street address:	Simonstone Lane	
Town/City:	Simonstone	
County:	Lancashire	
Postcode:	BB12 7ND	
Description of location or a grid reference (must be completed if postcode is not known):		
Easting:	377161	
Northing:	433506	

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):

Officer name:

Title: Mr

First name: Rob

Surname: Hope

Reference:

3/M2 PJB/ASP/RH/CC

Date (DD/MM/YYYY):

15/08/2011

(Must be pre-application submission)

Details of the pre-application advice received:

Advice on what information should be submitted with an application for full planning permission (by letter).

Screening Opinion (13/10/2011) which considered that the proposed development would not have significant effects on the environment and, therefore, would not constitute EIA development.

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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. 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

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Roof - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Windows - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Doors - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

9. (Materials continued)

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Boundary treatments - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Others - description:

Type of other material:

Soft landscape

Description of *existing* materials and finishes:

Pasture land (grass); hedgerow remnant

Description of *proposed* materials and finishes:

Pasture land (grass); hedgerow planting; woodland belt planting

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:

Drawing number 632 200, Landfill masterplan

Drawing number 632 300, Landform proposals

Design and Access Statement, ref 632/C/02

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Not required

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. 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 an appropriate 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

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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

14. Existing Use

Please describe the current use of the site:

Agricultural land use - grazing.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

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

15. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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'.

16. Trade Effluent

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

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

04.40

hectares

22. 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:

None

Is the proposal for a waste management development?

☒ Yes

☐ No

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Please complete the following table:

	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	26,000	0

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

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.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes

☒ No

24. 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)

☒ The agent

☐ The applicant

☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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.

Title:

Mr

First name:

Dean

Surname:

Blackhurst

Person role:

Agent

Declaration date:

11/11/2011



Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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

☐

(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:

☒

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Notice recipient		Date notice served
Name:	Edmind Barnes	15/11/2011
Number:		
Suffix:		
Street:	Altham Hall Farm, Burnley Road	
Locality:	Altham	
Town:	ACCRINGTON	
Postcode:	BB5 5UL	

Title:

Mr

First Name:

Dean

Surname:

Blackhurst

Person role:

Agent

Declaration date:

15/11/2011



Declaration Made

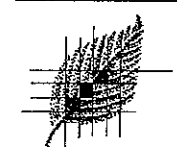
26. Declaration

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



Date

16/11/2011



WOOLERTON DODWELL ASSOCIATES
Chartered Landscape Architects
Environmental Planning Consultants

Mawson House, 4 Fenton Street, Lancaster, LA1 1TE
Tel 01524 842000 admin@woolertondodwell.co.uk

Project
CALDER VALE PARK MOUND FORMATION AND LANDSCAPE TREATMENT
for Fort Wilson Properties

TOPOGRAPHICAL SURVEY

Drawing No. 632.110	Date August 2011	Scale 1:1000 @ A1
Drawn By. SC	Checked By. DS	

320120007P

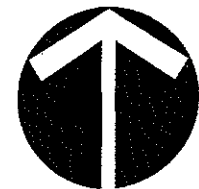
AREA SUBJECT TO
LANDFILL

Simonstone Brook

AREA SUBJECT TO
EXCAVATION ACTIVITY

Calder Vale Park

River Calder

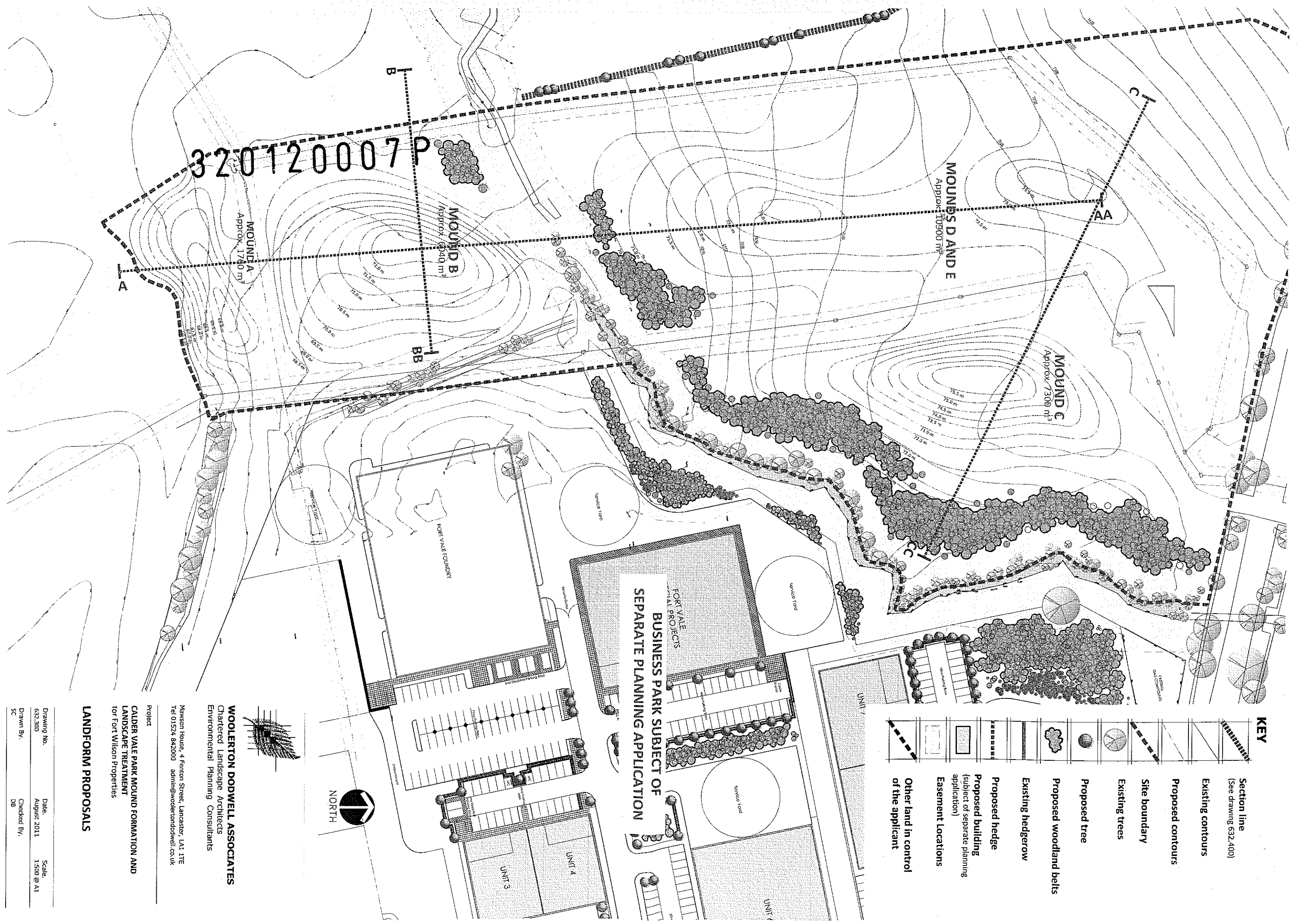


NORTH

Drawing No: 632 120 Project:
Scale: 1:2500@ A3 Mound Formation and Landscape Treatment
Date: Nov 2011 Calder Vale Park, Simonstone
for Fort Wilson Properties
Drawn By: DFB SITE WORKS LOCATION PLAN
Checked By: DW

WOOLERTONDODWELL
Landscape Architecture & Environmental Planning
Mowbray House, 4 Fenson Street
LANCASTER, LA1 1TE
Telephone: 01524 842000
Email: admin@woolertondodwell.co.uk
Website: www.woolertondodwell.co.uk

	KEY
	Section line (See drawing 632.400)
	Existing contours
	Proposed contours
	Site boundary
	Existing trees
	Proposed tree
	Proposed woodland belts
	Existing hedgerow
	Proposed hedge
	Proposed building (subject of separate planning application)
	Easement Locations
	Other land in control of the applicant



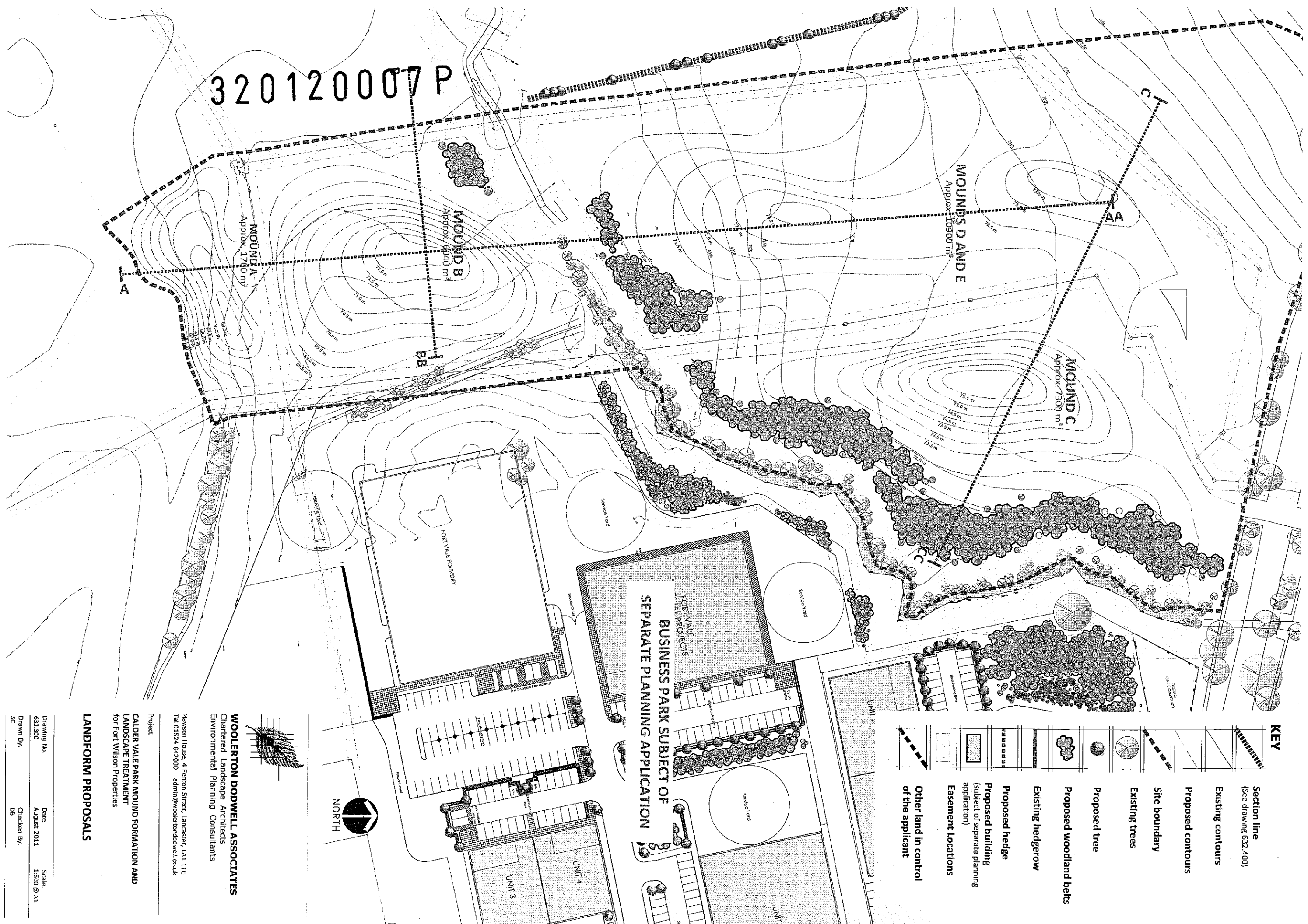
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Project
CALDER VALE PARK MOUND FORMATION AND LANDSCAPE TREATMENT
for Fort Wilson Properties

LANDFORM PROPOSALS

Drawing No. 632.300 Date, August 2011 Scale, 1:500 @ A1
Drawn By, SC Checked By, DB

	Section line (See drawing 632.400)
	Existing contours
	Proposed contours
	Site boundary
	Existing trees
	Proposed tree
	Proposed woodland belts
	Existing hedgerow
	Proposed hedge
	Proposed building (subject of separate planning application)
	Easement Locations
	Other land in control of the applicant



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Project
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for Fort Wilson Properties

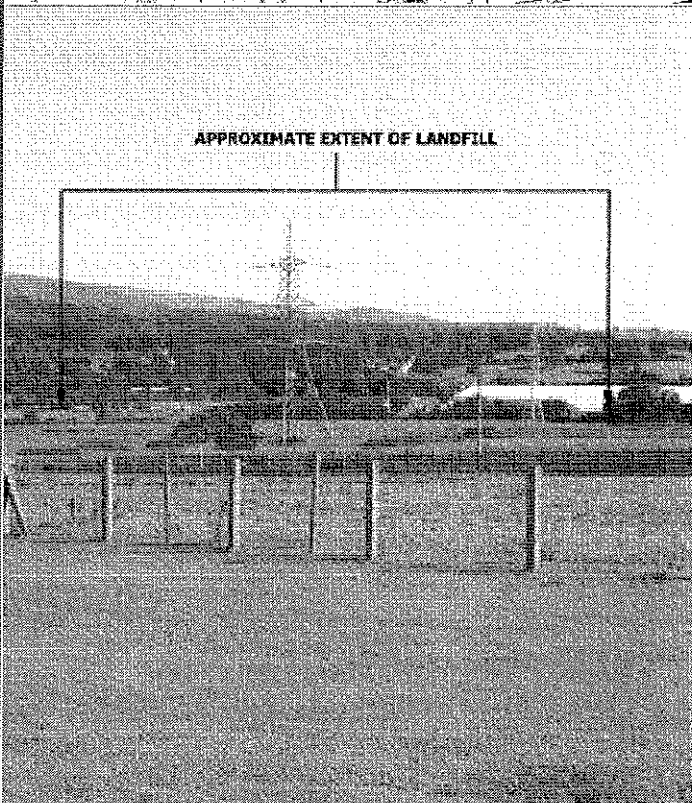
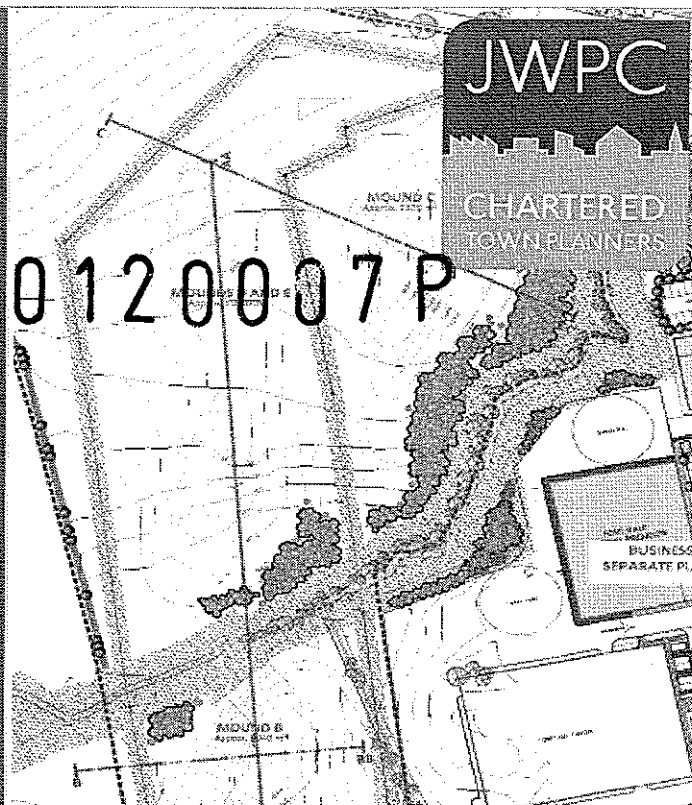
Mawson House, 4 Fenton Street, Lancaster, LA1 1TE
Tel 01524 642000 admin@woolertondodwell.co.uk

Drawing No. 632.300 Date: August 2011 Scale: 1:500 @ A1
Drawn By: DB Checked By:

320120007P

**Land Adjacent to Calder
Vale Business Park,
Simonstone Lane,
Simonstone, BB12 7ND**

**Planning application for
formation of mounds using
inert construction waste and
associated landscape
treatment**



Client:
Fort Wilson Properties

Planning

Support

Statement

Contents

- 1** Introduction
- 2** Site and Surroundings
- 3** Proposal
- 4** Planning Policy
- 5** Assessment
- 6** Summary and Conclusions

1. Introduction

- 1.1 This Planning Support Statement is intended to support a detailed planning application for the development of new land form and landscape treatment on the current agricultural land to the west of Simonstone Brook and Calder Vale Park, off Simonstone Lane, Simonstone, Burnley. It is proposed to remove approximately 26,000m³ of waste materials generated by the further development of Calder Vale Business Park and to relocate it to the west of Simonstone Brook. This proposal is necessary in order to facilitate regeneration of the former Mullards/LG Philips works site at Simonstone Lane for the development of a high quality business park providing Class B1, B2 & B8 uses totalling around 19,250 m³. That proposal itself is subject to a separate planning application to Ribbles Valley Borough Council (ref: 3/2011/0649) which remains pending with the Borough Council. The application for the disposal of inert sub-soils on land to the west of Simonstone Brook will be made on behalf of Fort Wilson Properties by Woolerton Dodwell Associates. JWPC Ltd has been commissioned to prepare a planning statement in support of this application.
- 1.2 Following pre-application discussions between Woolerton Dodwell Associates and Mr Rob Hope of Lancashire County Council, it was agreed that a number of documents be submitted alongside the planning application. In Mr Hope's letter of 15 August 2011 it was confirmed that a planning statement "*setting out the details of the proposal and include an assessment of impact on the Green Belt*" be submitted. The very special circumstances that may exist to outweigh any harm to the Green Belt and any other positive contribution the development would make to this should be considered in a planning statement. In his letter of 13 October 2011 (The Screening Opinion), Mr Hope also confirmed that the application would not constitute development that would have a significant effect on the environment so as to warrant a full Environmental Impact Assessment.
- 1.3 This statement should be read alongside the Landscape & Visual Impact Assessment and Design & Access Statement, both prepared by Woolerton Dodwell Associates.

2. Site and Surroundings

- 2.1 A detailed assessment of the application site and its surroundings is included within the Landscape & Visual Impact Assessment submitted with this application. The assessment of the landscape and visual effects of the proposal has been discussed with Lancashire County Council and following those discussions it was agreed that the six viewpoints or receptors should be considered as locations from which the proposed development should be assessed. In a planning context, the following points are of most relevance.
- 2.2 The area of land to accommodate the inert material in the form of mounds, vehicular haulage route and a temporary topsoil storage area is 4.4 hectares. The site is bound to the east by Simonstone Brook for the most part; although to the southern part of the site boundary is drawn in a north-south direction to accommodate mounds A & B. The site is bound to the north by the embankment of the former Blackburn, Burnley, Accrington and Colne extension railway line, whilst open countryside lies to the west and south. It is proposed that the inert materials be removed from land to the east of Simonstone Brook from the site formerly known as The Mullards/LG Philips site. This is currently vacant urban land which previously accommodated a cathode ray production facility (Building R) operated by Mullards and more latterly LG Philips. As a heavy industrial process ancillary building, plant and other facilities, including lagoons were located there until their removal several years ago.
- 2.3 In total the applicants own approximately 29.5 hectares of land, including this area known as Calder Vale Park and which includes the Fort Vale Engineering site. Land in their ownership also extends to the west to include open farmland beyond this application site.
- 2.4 The main building which dominates the existing Fort Vale Engineering site is building S, which is the main production facility for Fort Vale Engineering. This has been extended in recent years to include an office/reception block and there is an extant consent for the addition of a further bay to the rear of building S (west). In addition, planning consent has been granted for the construction of an investment casting foundry to the north-west of building S under application number 3/2010/0537. That building will have a footprint of approximately 3330m² and measuring 65m x 50m. The maximum height of the building would be 9.3m. A significant proportion will fall within the Green Belt. Once planning permission has been secured for the removal of the inert material from the Calder Vale

Business Park site to the application site, the applicants intend to erect this foundry as a priority.

- 2.5 It is also a material planning consideration that the Calder Vale Park site, which is currently a level hardstanding area with a number of small buildings located on it, has an extant lawful use for purposes ancillary to the Fort Vale Engineering works. Therefore, given the historic nature of the original planning permission for the Mullards' site, there are no conditions or restrictions on external storage or operations from taking place.

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3. Application Proposal

- 3.1 The Design & Access Statement submitted with the planning application provides full details of the application. However, they can be summarised as follows.
- 3.2 It is proposed to relocate approximately 26,000m³ of excavated waste materials generated from the development of Calder Vale Business Park on land immediately opposite the application site, to the east of Simonstone Brook. The re-use of the excavated materials arising from site levelling activities will facilitate the construction of industrial/commercial buildings (Class B1, B2 & B8) proposed by Fort Wilson Properties on Calder Vale Business Park. It will also enable Fort Vale Engineering Ltd to increase and expand its operations and further enhance the positive contribution that the business means to the local economy.
- 3.3 The inert materials will be relocated to land immediately to the west of Simonstone Brook which is currently in agricultural use. The material will be used to create a new landform sensitive to the existing landscape and will be deposited to an average depth of 2m which rises to maximum height of 4m in places. The inert materials will be distributed across 4.4 hectares of land immediately to the west and south of Simonstone Brook and will be used to create five mounds, which will be designed to reflect the local topography of the area and will also serve to ameliorate any visual impact created by the proposed Calder Vale Business Park, particularly when seen from the south and the west.
- 3.4 It is proposed to create the five mounds in accordance with the characteristics of the 'Industrial Foot Hills and Valleys' Character Area in '*A Landscape Strategy for Lancashire*' and in addition to the mounds, a new woodland scheme will be created to reflect native species and the character of the existing local woodlands. Existing hedgerows will also be restored and improved. The new woodland belts will be planted on the south-eastern side of the proposed mounds C, D & E to the north-west of Simonstone Brook and wood, as the established interim views of the Calder Vale Business Park from the north-west of the site. It is also proposed to plant new hedgerows to the west of mounds D & E, which would interrupt views of the business park from the public footpath that runs east to west along the River Calder.
- 3.5 In order to construct the proposed mounds, it is necessary to establish an access route into the site from Calder Vale Business Park for earth-moving vehicles and machinery. This will be taken from a gateway in the security fence on the western boundary of the business

park. A designated haulage route is shown on figure 5 of the Design & Access Statement, which would be fenced to reduce the impact of the construction works on local ecology.

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4. Planning Policy

- 4.1 The policy background against which the application will be considered comprises national planning policy (in the form of Planning Policy Statements and Planning Policy Guidance), and to a lesser degree the draft National Planning Policy Framework (NPPF). Whilst this is in at the initial consultation stage, it carries material weight in the determination of planning applications. Conversely, the policies of the North West Regional Spatial Strategy (RSS12) which will be revoked once the Localism Act is passed, remain a material consideration. Finally, the saved policies of the Adopted Ribble Valley Local Plan are material. These saved policies will, in due course, be replaced by the Local Development Framework for Ribble Valley which will comprise a number of separate documents of which the most relevant will be the Core Strategy DPD and the Employment Land DPD. A consultation draft of the Core Strategy was published for consultation purposes in mid-2010. FVE has made representations on a number of points.

National Planning Policy Framework (draft July 2011)

- 4.2 The draft National Planning Policy Framework seeks to consolidate and revise the existing PPGs and PPSs into a single Statement. Until this document is finally approved, it can only have limited weight and the existing PPGs and PPSs remain important material planning considerations. Like its predecessors, the NPPF has at its core the message to support sustainable development. However, the Framework goes further by making clear that Councils should be '*positive and proactive*' in encouraging sustainable growth and addressing barriers to investment. They should set a clear economic vision and strategy for their area based on understanding of business needs across their areas.
- 4.3 Paragraph 73 makes it clear that the planning should not be seen as a hurdle to investment: '*investment in business should not be over-burdened by the combined requirements of planning policy*'. In considering applications for economic development proposals, local planning authorities should:

'...apply the presumption in favour of sustainable development and seek to find solutions to overcome any substantial planning objections where practical and consistent with the Framework'. (Para 74).

- 4.4 In terms of Green Belt, the Framework seeks to maintain Green Belt protection but states that designation of new Green Belt '*should not be necessary*'. Paragraph 144 reaffirms that the construction of new buildings in the Green Belt is inappropriate unless it is for one of 6 exceptional purposes. Very special circumstances can exist and may outweigh the harm caused by inappropriateness and any other harm to the Green Belt. It is for an applicant to demonstrate 'very special circumstances' exist.

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PPG2: Green Belts

- 4.5 PPG2 explains that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Complimentary to this core objective are the five purposes of including land within Green Belt. These are:-
- To check the unrestricted sprawl of large built up areas
 - To prevent neighbouring towns from merging into one another
 - To assist in safeguarding the countryside from encroachment
 - To preserve the setting and special character of historic towns
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.6 The PPG continues to explain that once Green Belts have been defined, the use of land in them has a positive role to play in fulfilling the following objectives:-
- To provide opportunities for access to the open countryside for the urban population
 - To provide opportunities for outdoor sport and outdoor recreation near urban areas
 - To retain attractive landscapes and enhanced landscapes, near to where people live
 - To improve damaged and derelict land around towns
 - To secure nature conservation interest, and
 - To retain land in agricultural, forestry and related uses.
- 4.7 From this it is clear that protected areas close to towns and cities have a dual (hopefully complimentary) role to play through encouraging respectful use on the one hand, whilst preventing urban encroachment (and loss of openness) on the other.
- 4.8 The general intention of Green Belt policy is to prevent new buildings which might harm the openness of the area, other than in a very limited number of cases, these being:-

- Agriculture and forestry
- Essential facilities for outdoor sport and recreation
- Limited extension alteration or replacement of existing dwellings
- Limited infilling of existing villages and limited affordable housing for local community needs
- Limited infilling or redevelopment of major existing developed sites identified in adopted Local Plans, which meets the criteria in paragraph C3 or C4 of Annex C.

4.9 Otherwise new buildings are viewed as inappropriate by definition and is considered harmful to the Green Belt. If exceptions are to be made it is for the applicant to show why very special circumstances exist which outweigh this harm in order to justify a grant of permission.

4.10 Paragraph 3.11 refers to mining operations and other development. Given that the application does not relate to any new buildings, this paragraph is of relevance in considering whether the proposal is inappropriate or not. It states that mineral extraction need not be inappropriate development and that such development needs to be assessed against the purposes of including land within the Green Belt.

4.11 Paragraph 3.12 is of most relevance to this proposal. It refers to engineering and other operations and confirms that such development will be inappropriate 'unless they maintain the openness and do not conflict with the purposes of including land in Green Belt. Given that no permanent change of use will occur, paragraph 3.13-14 is not relevant.

PPS4 - Planning for Sustainable Economic Growth

4.12 The Government's Policy Document – Planning for Sustainable Economic Growth (PPS4) is themed by an overarching objective to promote sustainable economic growth by building prosperous communities and by improving the economic performance of cities, towns, regions, sub-regions and local areas, both urban and rural. The objectives also confirm the need to deliver more sustainable patterns of development by reducing the need to travel, especially by car, and to respond to climate change. This Statement is relevant, insofar as the planning application is intrinsically linked to the redevelopment of the former Mullard's/L G Philips site as a business park providing around 19,125m² of Class B1, B2 and B8 floorspace.

4.13 Importantly, the PPS provides specific guidance to assist the determination of planning applications for economic development. Included with this is guidance on determining planning applications which are not in accordance with an up-to-date development plan. Here, Local Planning Authorities are advised to:

- a) weigh market and other economic information alongside environmental and social information;
- b) take full account of any longer term benefits, as well as the costs, of development, such as job creation or improved productivity including any wider benefits to national, regional or local economies; and
- c) consider whether those proposals help to meet the wider objectives of the Development Plan.

4.14 Policy EC2 of the PPS also required planning authorities to seek to make the most efficient and effective use of land, prioritising previously-developed land and buildings but also reflecting *'the different location requirements of business'*.

Regional Spatial Strategy

4.15 Following the decision of the Coalition Government to revoke Regional Policy, a number of High Court challenges have resulted in a decision that it is lawful for the Government to indicate its intention to revoke RSS's and this in itself is a material planning consideration (although this has yet to formally take place). In this instance, matters are of a site specific and of local interest and there is no need to explore RSS policy here.

Ribble Valley Local Plan

4.16 At District level, the broad thrust of the Local Plan (saved policies) is to promote sustainable development, whilst at the same time providing for the needs of the local population, in line with previous regional aims. Economic development is an important plank of planning policy.

4.17 Saved Policy G1 confirms that all development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be

permitted, unless it adversely affects the amenities of the surrounding area. Impact upon surroundings and also compatibility with existing and proposed land uses are other important considerations. Development should also be efficient in terms of land use and must safeguard safety on the highway network.

- 4.18 Policy G5 of the Local Plan relates to development outside of the main settlement and village boundaries. It permits certain types of 'small scale developments' including those for agriculture and forestry, tourism and limited housing. No specific mention is made of minerals or waste proposals and in this case it is clearly not 'small scale'. The justification text to the policy states that it is the purpose of the policy to 'protect the countryside from inappropriate development' but that some change is inevitable and if properly managed, can be accommodated without harm.
- 4.19 Policy ENV4 relates to Green belt in Ribble Valley and reflects the advice within PPG2. However, it relates only to the erection of new buildings or the change of use of existing buildings.
- 4.20 Policy ENV 13 seeks to protect important landscape features within the Borough whether they be *'traditional stone walls, ponds, characteristic herb rich meadows and pastures, woodlands, copses, hedgerows and individual trees'* etc.
- 4.21 Saved Policy EMP7 is relevant insofar as the application proposal is necessary in order to facilitate the expansion of Fort Vale Engineering Limited and to provide accommodation for suppliers and other business that would benefit from being within close proximity to FVE. The policy confirms that:

"the expansion of existing firms within the main settlement will be allowed on land within or adjacent to their existing sites, providing no significant environmental problems are caused and the extension conforms to the other policies of the plan".

The explanatory text confirms that *"the maintenance of existing sources of employment is essential to the continued economic viability of the area. Firms will benefit from the ability to expand their operations without necessitating their relocation".*

Ribble Valley Local Development Framework

- 4.22 The RVBC Core Strategy document is presently at draft stage and a 'Regulation 25' consultation took place in Autumn of 2010. Comments received by the Council led to the redrafting of the Core Strategy and the inclusion of additional Development Strategy Options. It was indicated that an alternative option was the preferred strategy in terms of number of respondents. The new document therefore proposes five further options. Given that the document appears no near to hearing and adoption, it would be premature to attach any significant weight to the Policies within the Core Strategy. Planning applications continue to fall to be determined in accordance with saved policies of the adopted Ribble Valley Local Plan

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5. Planning Considerations

- 5.1 Fort Wilson Properties and Fort Vale Engineering Limited have over recent months submitted and secured a number of planning permissions for the expansion of the existing engineering works. The most recent application is an outline/hybrid application for the erection of around 19,250m² of Class B1, B2 and B8 offices/factories/warehouses on what will be known as Calder Vale Business Park. This is a proposal of significant local relevance and has the potential to create several hundred jobs. It will also allow for FVE to develop its 'Special Projects' building which will be utilised to develop and manufacture new lines of products as they business seeks to diversify into other markets. In addition, planning permission has already been secured (following referral to DCLG) for the erection of a new 3300m² Investment Casting Foundry to the western side of the existing site which partly falls within Green Belt.
- 5.2 As the applicants have further considered the practicalities of these developments, it is clear that one inevitable consequence of their construction is the need to remove a significant amount of earth and inert material from the site (26,000m³). However, the applicants benefit from not only owning the FVE/ former Mullard's works site but also a significant amount of land to the west of Simonstone Brook which abuts the site of the proposed Foundry and the Calder Vale Business Park. Financial and environmental factors have therefore informed the decision to relocate this inert material on this land (over a 4.4 hectare area).
- 5.3 The principle consideration in the determination of this planning application is whether the proposal is appropriate development in the Green Belt and if it is not, then whether very special circumstances exist to override any harm caused by virtue of this 'inappropriateness'. Guidance within PPG2 is key to this assessment. Paragraph 3.12 states that 'engineering and other operations' are inappropriate *'unless they maintain openness and do not conflict with the purposes of including land in the Green Belt'* (Para 1.5 of PPG2).
- 5.4 Firstly, it is a material consideration that the application proposes no change of use of the land. Following the deposition of the inert materials and the construction of the five mounds, the land will be reinstated for use for agricultural purposes. The judgement of impact on the openness of the Green Belt is therefore limited to the visual impact of the proposed mounds and any additional planting etc.

- 5.5 The Landscape and Visual Impact Assessment prepared for this planning application confirms that the volume of inert material will be distributed across the site in a manner that will ensure it is consistent with wider existing character of the area. Whilst there would be some short term impacts on the visual amenities of the area, in terms of the storage of topsoil and the provision of a 485m long haulage track within the site, the direct affects of these will be of a *'low magnitude and would not result in significant change in existing landscape resources'* (Para 4.1 of the LVIA). The proposed mounds themselves are considered in the LVIA to have a medium-low impact on the landscape. The area has a weak landscape structure with few trees etc and is tolerant of some change. Visually, the impact of the mounds will lessen as distance increases and given the paucity of close-up vantage points, they will appear in the wider context competing with other landscape features in the locality.
- 5.6 The mounds will rise to a maximum height of no more than 4 metres and in the context of the Calder valley area; this is considered not to be unduly prominent or harmful to visual amenities. It is submitted therefore, that the application proposal would not harm the openness of the Green Belt in this location. Moreover, as no more than the remodelling of the landscape in a sensitive and appropriate manner, the proposal would not offend any of the five purposes for which land is included in Green Belt which are:
- To check the unrestricted sprawl of large built up areas
 - To prevent neighbouring towns from merging into one another
 - To assist in safeguarding the countryside from encroachment
 - To preserve the setting and special character of historic towns
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.7 Moreover, the proposal would actually contribute to the aims of urban regeneration by facilitating the redevelopment of vacant urban land extending to some 4.8 Hectares (the extent of the Calder Vale Business Park application site area). The recycling of this land will also lead to the creation of several hundred jobs in an area of relatively high unemployment. In this context, the proposal is also consistent with the aims of PPS1 and is an important material planning consideration. Moreover, it will allow for the consolidation and expansion

of the business of Fort Vale Engineering which is understood to be the second or third largest employer in the Ribble Valley.

5.8 Whilst the applicants firmly believe that the application proposal is appropriate development within the Green Belt, Paragraph 3.12 states that such developments may be inappropriate if they are judged to harm the openness of the Green Belt. Whilst they submit that this is certainly not the case, this is a judgement for the planning authority to make. If harm is considered to be caused by way of inappropriateness, the following points together constitute very special circumstances which outweigh this harm:

1. The proposed deposition of material creates mounds which together with new woodland planting will serve to screen a major commercial development at Calder Vale Business Park. Whilst this development clearly has to be considered in terms of its impact upon the openness on the Green Belt, in its own right, it is material that this application proposal will mitigate the impact of the existing site and that which is proposed upon it. It will also serve to screen the proposed Foundry which benefits from full planning permission and which will be implemented;
2. The five mounds will facilitate the consolidation and expansion of the engineering business of Fort Vale Engineering, protecting and creating jobs in the area. Moreover, it will allow for a major Business Park to be created;
3. The application proposes additional structural and woodland and hedgerow planting in the area will consolidate the rural character of the area and contribute to the vision and objectives in the Lancashire Woodland Vision for the Industrial Foothill & Valleys landscape type;
4. Appropriate planting and woodland habitats will be created to complement the existing flora and fauna identified in the Extended Phase 1 Habitat Survey;
5. The proposal will allow for the remediation of a former heavy industrial site in line with the recommendations of the ground investigation report;

6. The proposal will not offend the five purposes for including land as Green Belt (See Paragraph 5.6 above).

5.9 However, it is reiterated that the proposed development will be relatively low key and will not harm the openness of the Green Belt or offend the 5 purposes of including land within Green Belts. The proposal represents the most sustainable way in which the existing former Mullard's site can be remediated and redeveloped. The transfer of waste to land which immediately abuts the site ensures that vehicle journeys are minimised during the transfer process. This has the benefit of minimising carbon emissions and does not impact upon highway safety (all movements will be within the wider Fort Wilson Properties land once vehicles have arrived at site) and will not therefore unduly impact upon the residential amenity of site neighbours.

5.10 There are no other material planning considerations that would create any harm the Green Belt or would lead to the application being refused. In lieu of any specific Development Plan policies, the guidance in PPG2 is of most relevance. The proposal is entirely in accord with that document (particularly Paragraph 3.12) and taking Section 38(6) into account, the application ought to be approved.

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6. Summary & Conclusions

- 6.1 This Statement has sought to demonstrate that the application proposal is compliant with national planning policy advice and the Development Plan. The removal of inert materials from the adjacent Calder Vale Business Park is essential to its development. Not only will it facilitate the creation of 19,250m² of high quality business floorspace but it will allow for the pressing need for an on-site investment casting foundry for Fort Vale Engineering to be addressed.
- 6.2 The application proposal has been refined and carefully conceived following pre-application dialogue with officers of Lancashire County Council and others. The application proposal has been scoped to assess whether an Environmental Impact Assessment will be need and it has been confirmed by LCC that is not the case. In addition, LCC has provided advice on what supporting information is required to complement the application.
- 6.3 The content of this Statement has been informed by a letter from Rob Hope of Lancashire County Council which specifically addresses the matter of whether the proposal can be considered appropriate development within the Green Belt. The evidence submitted herein and supplemented by the Landscape and Visual Impact Assessment confirms that the proposal is appropriate by virtue of the advice within Paragraph 3.12 of PPG2. It has been demonstrated that the proposal would not harm the openness of the Green Belt either because of the use or the physical impact of the 5 mounds proposed. Moreover, the development would not offend the 5 purposes for which land is included in Green Belt. It follows that there would be no conflict with Green Belt policy.
- 6.4 Whilst the applicants firmly believe that there is therefore no reason to demonstrate that 'very special circumstances' exist (i.e. it is not harmful by way of inappropriateness), it is a fact that there are several material planning gains which add weight to the proposal. Not least the subsequent development of Calder Vale Business Park and the resultant job creation opportunities.
- 6.5 In accordance with Section 38(6) of the 2004 Act and the NPPF, there are no material planning considerations that would run against the presumption in favour of what is sustainable development. National Planning Guidance and Statements and the policies of the

Development Plan sanction this development and the local planning authority is therefore politely requested to grant planning permission.

JWPC Ltd

November 2011

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