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Chartered Town Planning



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Town Planning - Architectural Design - Building Regulations - Surveying

SUPPLEMENTARY PLANNING STATEMENT

SITES 3 AND 4, BARROW BROOK BUSINESS VILLAGE, CLITHEROE

OUTLINE APPLICATION FOR MIXED B1, B2 AND B8 INDUSTRIAL USE

June 2012

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- 1 The purpose of this Supplementary Planning Statement is to detail how the publication of the National Planning Policy Framework (NPPF) on 27 March 2012 impacts on the determination of the planning application. This statement supersedes in part but does not replace the Planning Statement dated March 2012.
- 2 Paragraph 5.1.6 of the Planning Statement noted that at the time of writing the NPPF was in draft form. Having now been published it replaces the Planning Policy Guidance (PPG) and Planning Policy Statements (PPS) that previously detailed government strategy and informed development plan policies. Reference to PPG's and PPS's is therefore no longer relevant and no weight should be attached to them when determining the application; conversely, full weight must be given to the advice detailed in the NPPF.
- 3 Paragraph 14 of the NPPF states that "*At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking*". The paragraph goes on to state that development proposals which accord with the development plan should be approved without delay, and that "*... where the development plan is absent, silent or relevant policies are out-of-date...*" planning permission should be granted unless "*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted*". Paragraph 197 confirms that "*In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development*".
- 4 It is important to note a number of essential points detailed in the NPPF, namely:
 - 1 that it remains the case that "*Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise*" (NPPF paragraph 11; also 196);
 - 2 that the NPPF "*... does not change the statutory status of the development plan as the starting point for decision making*" (paragraph 12; also 196);
 - 3 that "*Proposed development that accords with an up-to-date Local Plan should be approved...*" (paragraph 12); and
 - 4 that the NPPF "*... constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications*" (paragraph 13; also 196).
- 5 The NPPF also sets out 12 core planning principles that will ensure the provision of sustainable development. Of particular relevance to the application, bearing in mind that this is an outline application seeking consent for access only at this stage, is the requirement that planning should "*proactively drive and support sustainable economic development to deliver the homes, business and*

industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth". Furthermore, "Plans should take account of market signals, such as land prices ... and set out a clear strategy for allocating sufficient land which is suitable for development in their area ..."

- 6 Section 6.1 of the Planning Statement details why the proposed development is acceptable in principle: there is a demonstrably urgent need for the provision of substantially more employment land in the Borough, and the application site coincides with a preferred location identified in the Employment Land and Retail Study. The point is also made that business will only occupy locations that are perceived to be suitable for its needs, irrespective of any land use designation detailed in the development plan. Whilst it may be necessary for the Council to exert some constraint, it is important to have business needs in mind when allocating land for employment use.
- 7 Another of the core planning principles is a requirement to *"take account of the different roles and character of different areas ...recognising the intrinsic character and beauty of the countryside ..."*; there are also requirements to develop land of lesser environmental value and to promote mixed use developments. The application site does not have any environmental protection and there are no constraints to development in this regard or in respect of the flora and fauna.
- 8 The site is bounded on the east side by the A59 and on the south side by a major development commitment already partly implemented, and there is ribbon development to much of the west side of the site; it is only the northern boundary of the site which wholly abuts open agricultural land. These developments impact on visual amenity to varying extents, but it is the fact that they exist on three sides of the application site which means that it represents a logical extension to the Barrow Brook Business Village for development that is demonstrably needed.
- 9 Paragraph 2.2 of the Planning Statement describes the fact of the application site being situated adjacent to a development commitment for a range of urban land uses including residential, offices, light industrial, filling station, fast food restaurant and hotel/conference centre. Accordingly the proposal will compliment that development, adding to the mix of land uses, and thereby contribute to the success of nearby businesses and foster sustainable development.
- 10 With regard specifically to the economy, the NPPF states that *"The Government is committed to securing economic growth in order to create jobs and prosperity ..."* (paragraph 18). Furthermore, *"The Government is committed to ensuring that the planning system does everything it can to support sustainable*

economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth" (paragraph 19). The section goes on to detail how the preparation of Local Plans should assist the economy.

- 11 The relevant policies of the development plan are currently not up-to-date due to the need that has been identified for significantly more employment land. As we noted in paragraph 3 above, the NPPF requires that where the relevant policies of the development plan are not up-to-date planning permission should be granted unless demonstrable harm can be shown. As detailed in the Planning Statement and summarised here, there is no demonstrable harm in this instance and thus planning permission should be approved.
- 12 Paragraph 1.5 of the Planning Statement lists the Reports that have been prepared to support the planning application and comprise part of the planning submission. They demonstrate that matters including ecology, highway safety, and accessibility can be satisfactorily addressed. The proximity of the application site to the A59 and the ease of access from it following major highway works add considerable weight to the case that this is an ideal site to provide employment.
- 13 The Council would prefer that the nearby site known as Site 2 is used for employment purposes, and an outline application for residential use (planning reference 3/2012/158) has recently been refused. The reasons why employment use will never be achieved on that site are detailed in the relevant Planning Statement. Irrespective of that decision and the outcome of any appeal, this application must be determined on its merits.
- 14 In conclusion, it is essential that the overarching aim of the NPPF, which is to achieve sustainable development, and the presumption in favour of sustainable development are kept in mind when the application is determined. Paragraph 14 requires that in the absence of up to date policies planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework. That will not be the case here. None of the constraints to development listed in footnote 9 of paragraph 14, such as Green Belt or Area of Outstanding Natural Beauty, apply in the circumstances of the application site. Accordingly, planning permission should be granted.

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