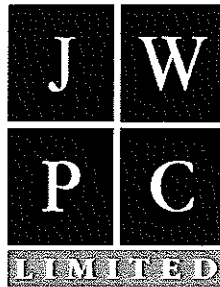


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**ADDENDUM TO PREVIOUSLY ENDORSED  
PLANNING SUPPORT STATEMENTS.**

**Applications for (a) approval of Reserved Matters; (b) variation of  
previously approved Reserved Matters; and (c) amendment to  
previously approved details for 12 unit apartment block (replacing  
Primrose Mill)**

**at**

**Primrose Mill and land adjoining, Woone Lane, Clitheroe**

**for**

**Miller Homes Ltd &  
Beck Developments Ltd**

**April 2012**

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## **PRIMROSE VILLAGE, CLITHEROE**

### **1 INTRODUCTION & APPLICATION BACKGROUND**

- 1.1 This Statement is intended to support the joint planning applications by Miller Homes & Beck Developments. The details which are the subject of the application closely follow the schematic development intentions of the Outline Planning Permission reference 3/2008/0526 – for the regeneration of sites around and including Primrose Mill for residential development (maximum 162 units) including improved site access, highways improvements and provision of public open space.
- 1.2 Since the grant of that (2008) Outline Permission in March 2010, the development intentions have been gradually clarified through the submission of applications either for the approval of Reserved Matters or in the form of full applications for selective phases of the overall scheme. In part, those applications have responded to the requirement to provide full details of the proposal prior to commencement of development but in other cases the changes have resulted from the need to adjust highway requirements (to respond to the guidance of the Highways Authority) as well as to adjust the type of accommodation (in response to changing demands of the present difficult housing sector).
- 1.3 Because of the project size and also the decision to accelerate delivery of the required 25 affordable units to the very first phase of the project, the whole scheme has had to be approached on a phased basis. The complex land assembly exercise associated with this large project also required a phased approach.

- 1.4 Phase 1a, the affordable component undertaken jointly by Beck and Contour (now Symphony) Housing Group, is now complete, with additional full scheme details also having been approved for phases 1b (via a full application) and 1c (via submission of Reserved Matters).
- 1.5 More recently detailed planning permission has been granted for the demolition of the existing Primrose Mill and its redevelopment for 12 apartments and 2 dwellinghouses (replacing the originally intended mill refurbishment apartment scheme). That leaves the western part of the site as the only part for which full details have not yet been submitted. The new RM application intends to complete that exercise but, at the same time, incorporates adjustments to the previously approved details to achieve a consistent development approach for the complete regeneration scheme.
- 1.6 Those adjustments respond to the latest changes in the housing market but also to the decision of the original developers, Beck Developments Ltd to bring in the expertise of Miller Homes Ltd with its house building and marketing experience on a national basis. This should help to accelerate delivery of the remaining homes on the development, especially in light of the recognised shortfall in housing numbers in Ribble Valley at present.
- 1.7 The amended and supplementary details of all three current applications therefore reflect the house building aspirations of Miller Homes Ltd so there are inevitable adjustments to the original (Outline) development intentions of Beck Developments, some 3 years ago.
- 1.8 However, a comparison of the originally proposed layout and the layout which form the subject of the 3 present applications confirm that the broad development intentions remain the same, albeit for a slightly reduced overall number of units (151 units as opposed to the originally approved 162). The updating of house types has inevitably impacted modestly upon originally

intended dwelling siting (and this in turn has, to a limited extent, slightly adjusted the originally intended secondary estate road alignment). However, we believe that the modifications do not go to the heart of the original Outline permission nor vary its development intentions in a manner which would require a fresh start to be made on any analysis of principle of development.

- 1.9 Instead we anticipate that the Planning Authority will be prepared to accept these composite applications, which seeks to update the previously approved full details by way of an application for substitute house types (and slightly modified secondary estate road layout/dwelling positions) for the Rectella site. To this would be added the outstanding full details for that part of the scheme for which Reserved Matters submission has not yet been made, with the final segment of the composite applications addressing the requirement to adjust the design of the mill replacement (apartment) building. The applications are supported by separate reports where appropriate although we are mindful that the original permissions included conditions, many of which will need to be discharged prior to commencement of development.
- 1.10 A separate (condition discharge) application will shortly follow dealing with outstanding matters of sample materials, renewable energy, stage 2 site investigation, surface water regulation system, wheel washing facilities, and noise mitigation. A noise mitigation background statement is included (as per condition 5 of the OPP) as part of the current application. Also, conditions relating to bats and archaeological survey have already been addressed.
- 1.11 Although landscaping is separately conditioned on the previous permissions, it was similarly treated as a reserved matter (still to be addressed) on the earlier approvals. Consequently, landscaping is included in the present applications.

## **2 PLANNING PROPOSAL**

2.1 The application updates the detailed development intentions for the Primrose Regeneration scheme and involves detailed adjustments to the original development intentions of the following planning applications / permissions:

- a) Outline Planning Permission 3/2008/0526 for site regeneration for 162 residential units
- b) Full Permission reference 3/2010/0055 – full permission for erection of 25 dwellings contained within original outline permission area
- c) 3/2010/0756 – Reserved Matters approval of 30 residential units (phase 1c)
- d) 3/2010/0897 – Full Permission for demolition of existing mill and erection of 12 apartments and 2 dwellinghouses, contained within approved residential scheme reference 3/2008/0526
- e) 3/2010/0472 – Full permission for adjustment of the site access, with revised domestic garage/parking court arrangements

2.2 The application also provides outstanding Reserved Matters details for the residue of the scheme with the exception of the 25 Symphony affordable units (accessed from George Street) which have been separately approved (3/2010/0054) and which have now been built.

2.3 The detailed design intentions of the individual dwelling units are described within the Design & Access Statement and through the submitted application drawings. In broad terms, however, the present scheme substantially follows the development intentions of the original outline proposal as amended by the above detailed approvals. Adjustments have been made in terms of internal layout, external appearance and intended materials which respond to market requirements and also reflect more contemporary design needs. This has resulted in an overall decrease in the originally intended number of dwellings for

the site (from the original – approved -total of 162 to the present intention of 151).

- 2.4 The reduction in numbers creates a modest reduction in anticipated traffic flows and also creates the opportunity for additional spacing between dwellings.
- 2.5 The need to retain project viability by building what most addresses potential purchasers' requirements has featured heavily in these adjustments.
- 2.6 Principal access from Woone Lane remains in the position as already approved in detail, with the main estate road then following a similar alignment to that already illustrated on the Outline Permission plan. The building line "set-back", creating a "Square" where the estate road turns, has been reorientated by 90 degrees to achieve better spacing, whilst still retaining a central focal point.
- 2.7 The majority of dwellings are then accessed from 3 cul-de-sacs which branch from the main estate road (as the original intention, although the detailed alignment has been slightly adjusted where original dwelling siting has been modified). The cul-de-sac at the southern end of the site is perhaps most altered by straightening out its originally intended curves – primarily as a consequence of the later approved modification of the mill regeneration intention.
- 2.8 A further change to the cul-de-sac at the western end of the site results from the Council's agreement that the 25 affordable units could be separately accessed via George Street (rather than as was originally intended through an extension of this cul-de-sac). This has resulted in a shorter cul de sac, with adjusted dwelling siting.

- 2.9 In other words, current layout modifications respond to the series of detailed permissions which post-date the original outline permission. Since the Council has already endorsed those modifications the applicants anticipate that the now proposed adjustments will not be viewed by the Council as a radical amendment requiring a fresh and full planning application to be made, but rather will agree that these are modifications that do not go to the heart of the original outline permission.
- 2.10 Nor would they involve issues which materially impact upon the consultation exercises previously undertaken as part of the existing permissions.
- 2.11 The Council's statutory planning policies have not changed since the grant of the original Outline Permission and the emerging Core Strategy contains no proposed strategic policies which would challenge the residential use of the application site. The current application is one of specific detail, rather than broad principle of development and we suggest that the revised development intentions are comparable with those previously endorsed by the planning authority and fully examined in the Planning Support documents which accompanied those applications.

### **3 PREVIOUS SUPPORT STATEMENT**

- 3.1 Of particular relevance is the JWPC Planning Support Statement (PSS) and supplementary Support Statements which accompanied the Outline and subsequent applications. The PSS carefully examined the residential development intentions of the Primrose scheme against prevailing local and national planning policy and also in relation to the Council's site-specific aspirations for the regeneration of outworn parts of the Primrose area. It also explained the application intentions and made a contextual analysis, taking account of the mixed character of the surrounding area.
- 3.2 Those documents are still relevant and remain to inform the present applications and their planning analysis, albeit modestly updated by this Supplementary Statement.

### **4 OBLIGATIONS**

- 4.1 Delivery of the overall scheme is conditioned by obligations in relation to affordable housing, open space and highway improvements. These are contained within the S106 Agreement which accompanied the original outline planning permission and by subsequent Deeds of Variation (in respect of the detailed follow up applications). The requirement in relation to affordable housing has already been discharged, and the open space contribution has been partially drawn down to assist preparatory remediation of Primrose Lodge.
- 4.2 The remaining obligations are still enforceable through the OPP (and do not require revisiting for any follow up Reserved Matters applications). However the new stand-alone full application for variations to the design of the previously approved scheme to replace Primrose Mill with a new 12 unit apartment block

will require a further Deed of Variation to add in any new application reference number but we anticipate that this can be dealt with as a routine administrative matter (prior to any grant of PP) and does not require any extensive redrafting of the terms or format of the existing Agreement.

JWPC Limited

April 2012