



RIBBLE VALLEY  
BOROUGH COUNCIL

27 JUL 2012

TYPE  
TION OF

For office use only

Application No. 320120698 P

Date received

Fee paid £

Receipt No:

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

Application for Outline Planning Permission With Some Matters Reserved.  
Town and Country Planning Act 1990

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: | Henry | Surname: | Coupe                                                         |
| Company name:                                       |           |             |       |          |                                                               |
| Street address:                                     | c/o Agent |             |       |          |                                                               |
|                                                     |           |             |       |          |                                                               |
|                                                     |           |             |       |          |                                                               |
| Town/City:                                          |           |             |       |          |                                                               |
| County:                                             |           |             |       |          |                                                               |
| Country:                                            |           |             |       |          |                                                               |
| Postcode:                                           |           |             |       |          |                                                               |
| Telephone number:                                   |           |             |       |          |                                                               |
| Mobile number:                                      |           |             |       |          |                                                               |
| Fax number:                                         |           |             |       |          |                                                               |
| Email address:                                      |           |             |       |          |                                                               |
| Are you an agent acting on behalf of the applicant? |           |             |       |          | <input checked="" type="radio"/> Yes <input type="radio"/> No |

2. Agent Name, Address and Contact Details

|                   |                |             |        |          |                   |
|-------------------|----------------|-------------|--------|----------|-------------------|
| Title:            | Mr             | First Name: | Stuart | Surname: | Booth             |
| Company name:     | JWPC Ltd       |             |        |          |                   |
| Street address:   | 1B Waterview   |             |        |          |                   |
|                   | White Cross    |             |        |          |                   |
|                   |                |             |        |          |                   |
| Town/City:        | Lancaster      |             |        |          |                   |
| County:           | Lancashire     |             |        |          |                   |
| Country:          | United Kingdom |             |        |          |                   |
| Postcode:         | LA1 4XS        |             |        |          |                   |
| Telephone number: |                |             |        |          |                   |
| Mobile number:    |                |             |        |          |                   |
| Fax number:       |                |             |        |          |                   |
| Email address:    |                |             |        |          | sbooth@jwpc.co.uk |

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access

☐ Appearance

☐ Landscaping

☒ Layout

☒ Scale

Please describe the proposal:

ERECTION OF FOUR BUNGALOWS

Has the building or works already been carried out?

☐ Yes ☒ No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

**Description:**

|                 |                    |         |  |
|-----------------|--------------------|---------|--|
| House:          |                    | Suffix: |  |
| House name:     | Grimbaldeston Farm |         |  |
| Street address: | Preston Road       |         |  |
|                 | Longridge          |         |  |
| Town/City:      | Preston            |         |  |
| County:         |                    |         |  |
| Postcode:       | PR3 3BD            |         |  |

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

|           |        |
|-----------|--------|
| Easting:  | 360118 |
| Northing: | 436040 |

## 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: Gareth Surname: Fort

Reference: RV/2012/ENQ/00059

Date (DD/MM/YYYY): 20/04/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Principle of development and proposed scheme acceptable

## 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:

na

Description of *proposed* materials and finishes:

tbc

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:

Proposals - 132-10

### 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

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

## 9. (Materials continued)

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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:

Proposals - 132-10

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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

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

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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

☐ Mains sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

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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:

RESIDENTIAL GARDEN

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

##### Market Housing - Proposed

|                   | Number of bedrooms |   |   |    |         |
|-------------------|--------------------|---|---|----|---------|
|                   | 1                  | 2 | 3 | 4+ | Unknown |
| Houses            |                    |   | 4 |    |         |
| Flats/Maisonettes |                    |   |   |    |         |
| Live-Work units   |                    |   |   |    |         |
| Cluster flats     |                    |   |   |    |         |
| Sheltered housing |                    |   |   |    |         |
| Bedsit/Studios    |                    |   |   |    |         |
| Unknown           |                    |   |   |    |         |

Proposed Market Housing Total

4

##### Market Housing - Existing

|                   | Number of bedrooms |   |   |    |         |
|-------------------|--------------------|---|---|----|---------|
|                   | 1                  | 2 | 3 | 4+ | Unknown |
| Houses            |                    |   |   |    |         |
| Flats/Maisonettes |                    |   |   |    |         |
| Live-Work units   |                    |   |   |    |         |
| Cluster flats     |                    |   |   |    |         |
| Sheltered housing |                    |   |   |    |         |
| Bedsit/Studios    |                    |   |   |    |         |
| Unknown           |                    |   |   |    |         |

Existing Market Housing Total

0

##### Overall Residential Unit Totals

|                                  |   |
|----------------------------------|---|
| Total proposed residential units | 4 |
| Total existing residential units | 0 |

#### 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 ☐ Unknown

#### 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?

00.17

hectares

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**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:

na

Is the proposal for a waste management development?

☐ Yes☒ No**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:

Stuart

Surname:

Booth

Person role:

Agent

Declaration date:

26/07/2012



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

Title: Mr

First Name:

Stuart

Surname:

Booth

Person role:

Agent

Declaration date:

26/07/2012



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.

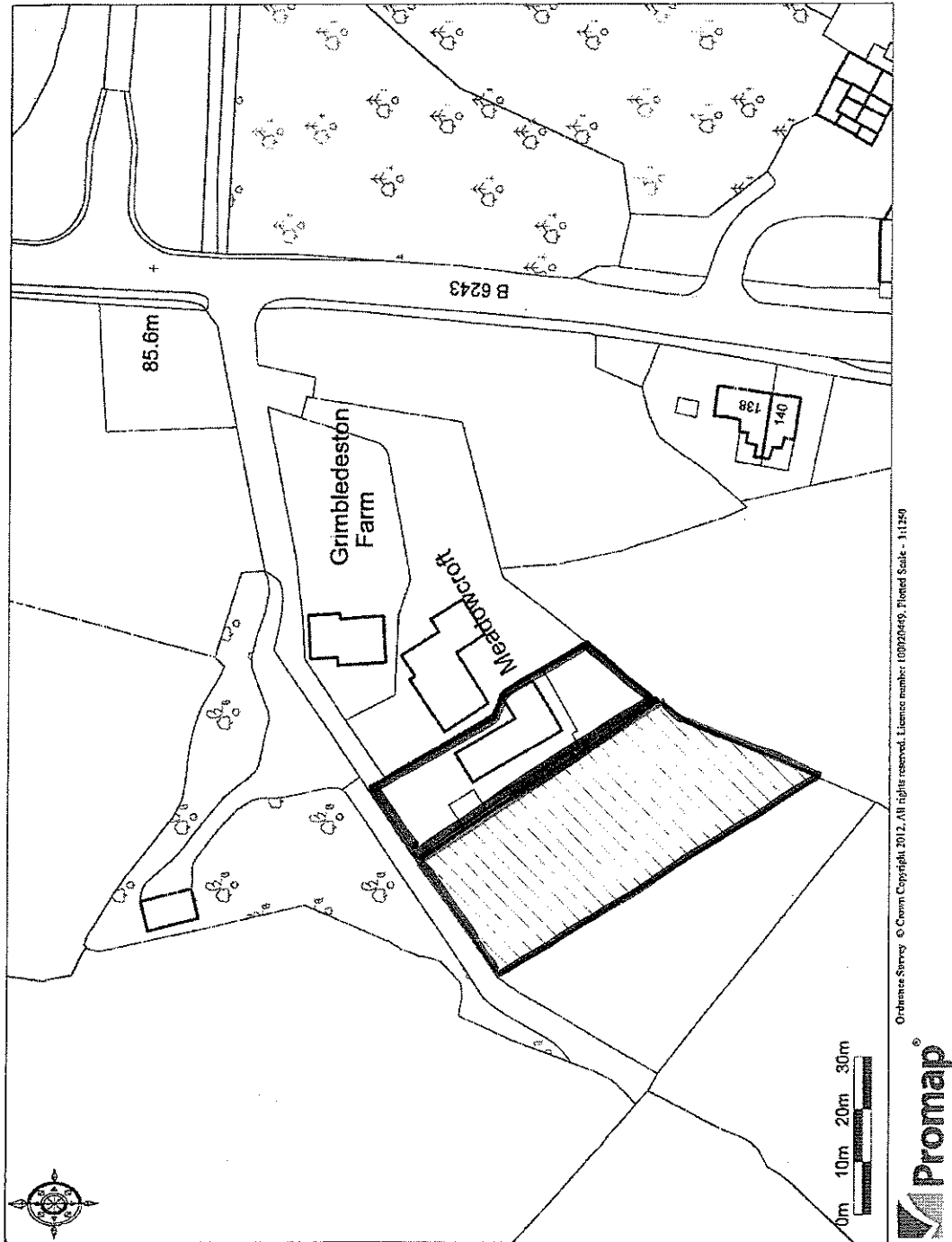


Date

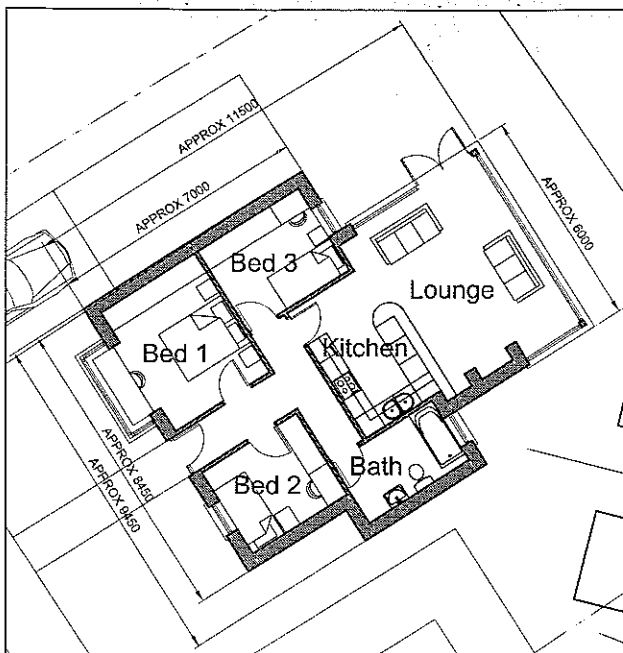
26/07/2012

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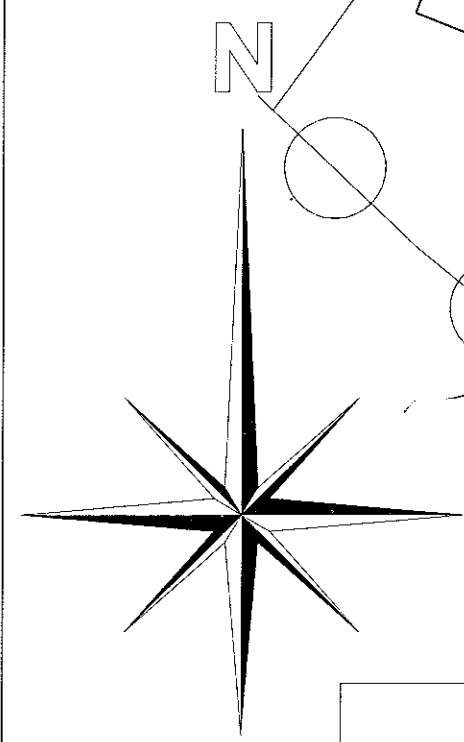
SITE LOCATION PLAN



320120698 P



Proposed House Floor Plan 1:100



APPROX PART LAYOUT OF RECENT APPLICATION TO DEVELOPE ADJACENT SITE  
EXTG ACCESS SERVING THE STABLES TO REMAIN  
CONNECT NEW ACES ROAD FROM APPLICATION SITE TO ACCESS POINT AS INDICATED ON RECENT ADJACENT APPLICATION SITE

Grimbledeston Farm

The Stables

Meadowcroft

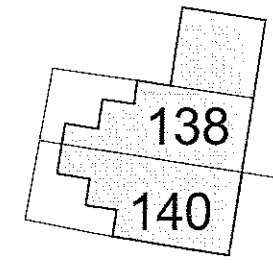
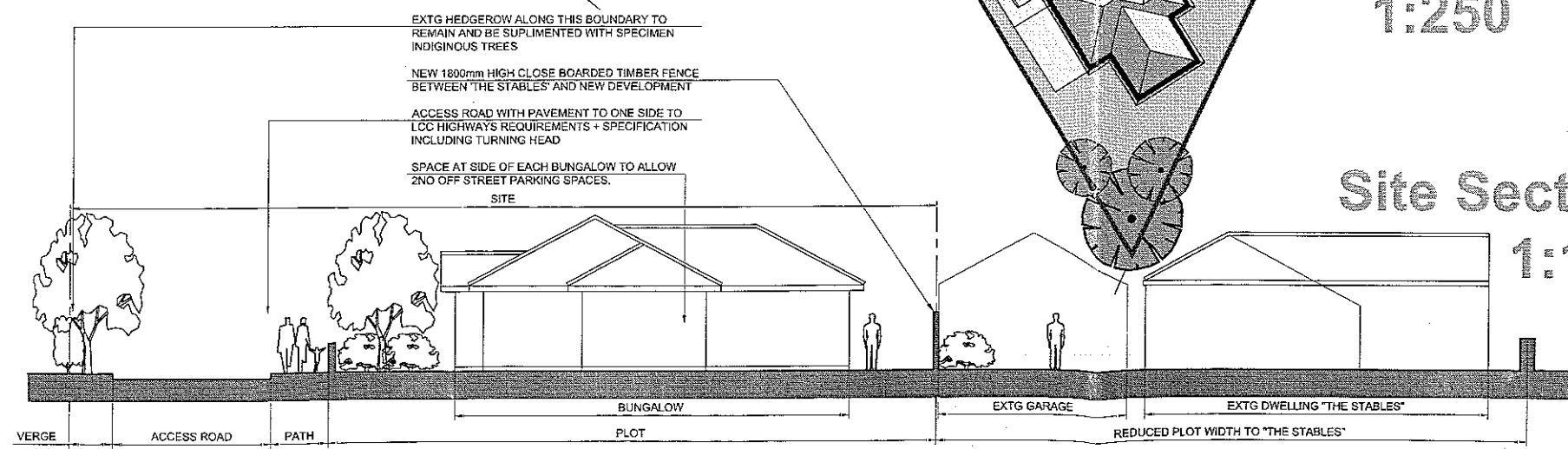
APPROX LAYOUT OF RECENT APPLICATION TO DEVELOPE ADJACENT SITE

EXTG HEDGEROW ALONG THI BOUNDARY TO REMAIN AND BE SUPLEMENTED WITH SPECIMEN INDIGINOUS TREES  
ACCESS ROAD WITH PAVEMENT TO ONE SIDE TO LCC HIGHWAYS REQUIREMENTS + SPECIFICATION INCLUDING TURNING HEAD  
SPACE AT SIDE OF EACH BUNGALOW TO ALLOW 2NO OFF STREET PARKING SPACES.

NEW 1800mm HIGH CLOSE BOARDED TIMBER FENCE BETWEEN 'THE STABLES' AND NEW DEVELOPMENT  
EXTG HEDGEROW ALONG THI BOUNDARY TO REMAIN AND BE SUPLEMENTED WITH SPECIMEN INDIGINOUS TREES

Site Plan 1:250

Site Section 1:100



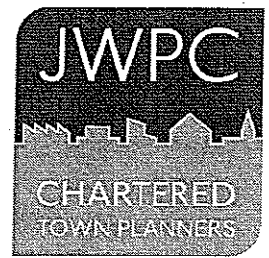
PROJ: The Stables  
Grimbledeston Farm  
preston Road  
Longridge

PROPOSALS  
For Illustrative Purposes  
Only

| JOB NO | REV | SCALE    | DATE  | DRAWN |
|--------|-----|----------|-------|-------|
| 132    | 10  | 1:250@A1 | 07/12 | kz    |

KARL ZALDAT/ BA(Hons) Dip Arch Dist RIBA

HATHERSAGE BARN MOORSIDE LANE WOODPLUMPTON PRESTON PR4 0TB  
t: +44 (0) 1772 691 712 m: +44 (0) 7770 976 548 e: kzarchitect@btinternet.com



**Land adjacent to The Stables,  
Off Preston Road, Longridge**

**Outline Planning Application for  
Residential Development of Four  
Dwellings**

# **DESIGN & ACCESS STATEMENT**

320120698 P

**Client:**  
**Henry Coupe**

**Design & Access Statement**

## **1. Introduction**

- 1.1 This Design & Access Statement has been prepared in support of an Outline Planning Application for the erection of four new dwellings within the land currently in ownership of The Stables, Preston Road, Longridge. The application seeks approval of the principle of development, siting and scale, with all other matters Reserved for future consideration. This Statement should be read alongside Plan Reference 123-10 and the detailed policy justification contained within the Planning Support Statement.

## **2. Use**

- 2.1 The majority of surrounding land is currently subject to agricultural use, with three residential properties to the north-east accessed from Preston Road named The Stables, Meadowcroft and Grimbledeston Farm. Significantly, the land north, adjacent to the site was recently subject to outline approval for the development of 60 new dwellings. The implementation of this consent (Application Number 3/2011/0316) is due to dramatically change the land to be predominantly residential character.
- 2.2 The current proposal subject to this Outline Application seeks to secure consent for the change of use of the private residential curtilage associated with The Stables, for residential use with associated gardens and parking. The new dwellings would form part of an extension to the recently approved larger scheme to the north, forming a well sited cul-de-sac of bungalows which add the current mixture of approved house types.

## **3. Amount**

- 3.1 The proposal site of 0.1 ha (985m<sup>2</sup>) will deliver four (single storey) bungalow properties, each with double parking spaces and garden areas. The proposal offers a single turning head appropriate for servicing, with the new highway benefiting from a single pavement line following the development pattern. The boundary with the stables will be fitted with a 1.8m high close boarded timber fence and where appropriate, additional indigenous tree plantings will be added to the existing mix of flora.

## **4. Layout**

- 4.1 The layout of the proposed development seeks to reflect the character of the recently approved residential development approved to the north, providing house types which positively add to the mix of this particular area. Plots 1-3 are positioned to the north-east boundary and plot 4 to the south-east corner, allowing for the appropriate continuation of the highway through the site. The bungalows will generally be of a greater overall footprint than the two storey dwellings within the site's immediate surroundings. However, the plots will each retain modest areas of private residential curtilage, with garden space to the front and rear.
- 4.2 The siting of the bungalows takes into consideration the presence of The Stables to the north-east, which is also a single storey residential property. The Stables will be located 9.7 metres from the rear elevation of the proposed dwellings and 6.5 metres from the boundary. It is perceived that the erection of a 1.8 metre high close boarded timber fence will adequately mitigate any potential concerns raised on these grounds.

## **5. Scale**

- 5.1 The proposed bungalows will be of 9.5m length and 11.5m depth, with a floorspace of 93m<sup>2</sup>, will be of 2.5m to eaves and 4.9m to ridge height.
- 5.2 Each property will benefit from a double parking space of 2.8m width which has been designed to meet adopted highways standards.

## **6. Landscaping**

- 6.1 Landscaping is a Reserved Matter set for consideration through a later application. As marked on the submitted plans however, it is the intention to retain the majority of existing trees and where appropriate supplement areas of existing flora where they would provide additional screening and improvements to the site appearance.

## **7. Appearance**

- 7.1 Appearance of the dwellings is also a matter Reserved for consideration as part of a follow-up application. It is the intention, as stated above that the dwellings will reflect the style and character of dwellings permitted to the north.

## **8. Access**

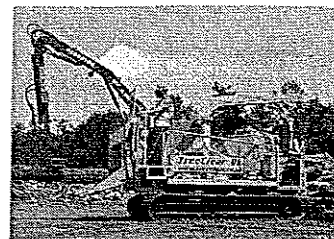
- 8.1 Access will be established as an extension to the road system previously approved through application reference 3/2011/0316. The development will effectively create an additional cul-de-sac, which in turn will, pass through the newly formed housing estate, connecting to Preston Road (B6243) to the east.
- 8.2 Each of the four plots will be accessible on foot, benefiting from pavement to the eastern side of the highway extension. This design is put forward in accordance with Lancashire County Council Highway standards.
- 8.3 The extended highway will feature a centrally located turning head to allow safe vehicle egress from each of the properties. The width of the road and turning head (at 5m and 4.3m respectively) is designed to be suitable for the access and turning of both emergency and refuse vehicles.

# TreeClear Uk Ltd

**Tree Surgery & Site Clearance Specialists**

Spout Farm, Preston Road, Longridge, Preston, Lancashire PR3 3BE

Tel: 01772 783322 Fax: 01772 785877 Web: [www.treeclear.co.uk](http://www.treeclear.co.uk)

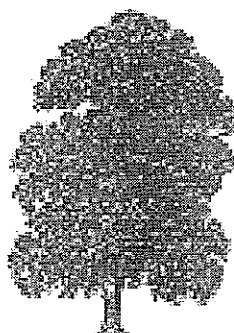


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## TREE REPORT

for

**The Stables  
Grimbaldeston Farm  
Preston Road  
Longridge  
Preston  
PR3 3BD**



Offering a complete service in the U.K. since 1968

Directors: **D.G. Lambert** Tech Cert. (Arbor. A) **A.L. Lambert** RFS (Cert Arb)

V.A.T No: 156 3577 45

Company No: 4752819

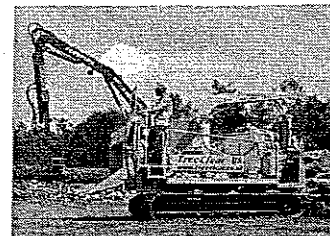


# TreeClear UK Ltd

Tree Surgery & Site Clearance Specialists

Spout Farm, Preston Road, Longridge, Preston, Lancashire PR3 3BE

Tel: 01772 783322 Fax: 01772 785877 Web: www.treeclear.co.uk



## TREE REPORT

**COMMISSIONED BY:** Mr H Coupe,

**ADDRESS:** The Stables  
Grimbaldeston Farm  
Preston Road  
Longridge  
Preston  
PR3 3BD

**INSTRUCTION METHOD:** Written

**BRIEF:** To inspect the tree and report on its health and liability and make recommendations accordingly.

**PROPERTY ADDRESS:** The Stables  
Grimbaldeston Farm  
Preston Road  
Longridge  
Preston  
PR3 3BD

**TREE LOCATION:** See attached site plan

**TREES ASSESSED:** One tree was inspected.

**REPORT DATE:** 16th June 2012

**TIME** 14.00 hours

Offering a complete service in the U.K. since 1968

Directors: D.G. Lambert Tech. Cert. (Arbor A) A.L. Lambert RFS (Cert Arb)

V.A.T No: 156 3577 45

Company No: 4752819

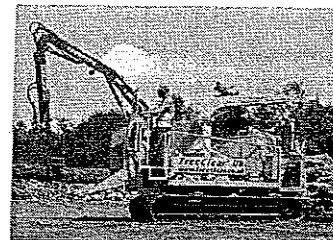


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Tel: 01772 783322 Fax: 01772 785877 Web: [www.treeclear.co.uk](http://www.treeclear.co.uk)



## OBJECTIVES OF THIS REPORT

320120698 P

1. TO IDENTIFY THE POSITION OF TREE/S ON A SITE PLAN.
2. TO LIST RELEVANT DETAILS OF EACH TREE, E.G. SPECIES, CLASS, AGE AND SIZE.
3. TO ASSESS THE PHYSICAL CONDITION OF EACH TREE.
4. TO RECORD DEFECTS ON TREES WITH PHOTOGRAPHS, IF NECESSARY.
5. TO MAKE RECOMMENDATIONS FOR TREE HEALTH AND SAFETY.
6. TO ASSESS THE POSSIBLE LIABILITY OF TREES IN THE NEXT FIVE YEARS.
7. TO INCLUDE RECOMMENDATIONS TO REMOVE OR REDUCE THE LIABILITY.
8. TREES AND SHRUBS NOT INCLUDED AND THEREFORE NOT SHOWN ON THE PLAN, HAVE NO LIABILITY AND ARE OUTSIDE THE OBJECTIVES OF THIS REPORT.

Individual tree characteristics, defects and liability are coded alphabetically.  
Please see Appendix 1 for descriptions and values.

All work is carried out in accordance with BS 5837 Tree Survey Assessment methods and trees evaluated using standard Safe Useful Life Expectancy categories.

Photographs of defects are numbered to correspond with the tree identification number.

Qualified, certificated and experienced personnel must carry out all remedial work in accordance with BS 3998 Pruning of Trees.

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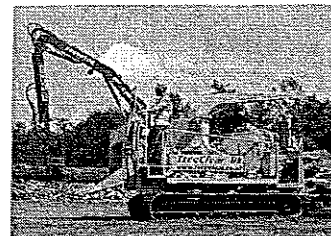


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## TREE REPORT

|                                   |                           |
|-----------------------------------|---------------------------|
| TREE NO:                          | T1                        |
| SPECIES:                          | Ash<br>Fraxinus excelsior |
| <b>TREE CHARACTERISTICS</b>       |                           |
| HEIGHT(metres):                   | 11                        |
| GIRTH (cms):                      | 172                       |
| FORM:                             | A                         |
| CROWN CLASS:                      | A                         |
| AGE CLASS:                        | B                         |
| FOLIAGE DENSITY:                  | B                         |
| LEAF SIZE:                        | A                         |
| CROWN SPREAD(metres):             | 13                        |
| PREVIOUS WORK:                    | B                         |
| <b>DEFECTS - ROOTS</b>            |                           |
| SUSPECT ROOTS:                    | B                         |
| FUNGAL PRESENCE:                  | C                         |
| BUTTRESS:                         | A                         |
| <b>DEFECTS - TRUNK</b>            |                           |
| CAVITIES:                         | A                         |
| FUNGAL PROBLEM:                   | A                         |
| INCLUDED BARK:                    | A                         |
| CRACKS / SPLITS:                  | A                         |
| DECAY:                            | C                         |
| <b>DEFECTS - CROWN:</b>           |                           |
| DEADWOOD:                         | B                         |
| OVERHANGING BRANCHES:             | A                         |
| TIMBER WEAKNESS:                  | C                         |
| <b>POSITION OF TREE (metres):</b> |                           |
| BRANCHES TO PROPERTY:             | 8                         |
| TRUNK TO PROPERTY:                | 12                        |
| TRUNK TO DRAINS:                  | 12                        |
| <b>LIABILITY:</b>                 |                           |
| SAFE USEFUL LIFE EXPECTANCY:      | D                         |
| RISK ASSESSMENT:                  | D                         |
| WATER DEMAND:                     | B                         |
| ZONE OF INFLUENCE(metres):        | 11                        |
| LIABILITY:                        | D                         |

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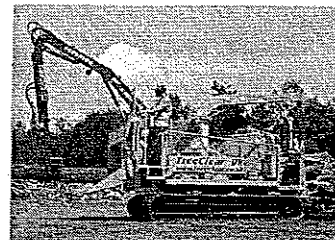


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## TREE HEALTH

### DEFECTS, LIABILITY AND RECOMMENDATIONS

#### **Tree Health:**

Despite being only being a young tree, there are signs indicating serious health defects.

#### **Defects;**

One half of the tree shows full foliage, the other half is lacking leaf cover.

The two main trunks above three metres and associated branches have open cavities running their entire length.

Two fungal fruiting bodies (*Ganoderma applanatum* / *adspersum*) are visible at the base of the tree.

The type of damage seen on this tree is similar to the electrical discharge pattern visible when a tree has been struck by lightning.

#### **Liability:**

The liability of the tree is the presence of the fungi, recognised to render trees liable to breakage of roots and stem and cause their death.

The longitudinal decay in the upper part of the tree will progress at a greater rate than new wood can be grown to compensate for the loss. This has already created much structural weakness within the upper half of the tree.

#### **Recommendations:**

There are two major elements of fungal decay, one affecting the upper scaffolds of the tree and the other undermining the roots and stability.

Both of these elements combine to recommend the tree be removed.

This will also remove any liability the tree has to nearby property.

#### **Time scale:**

None of the works are urgent but the demise of the tree has already started, and any liability would be removed when the tree is removed.

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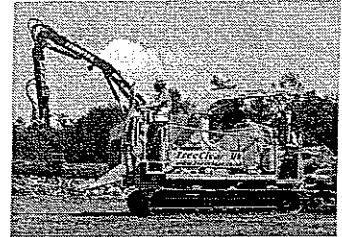


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## LIMITATIONS TO THIS REPORT

1. This report is valid for a period of 2 years.
2. This survey and inspection has been conducted visually and from ground level only.
3. Tree surgery work must be carried out as stated.
4. Written consent from the Local Planning Authority may be necessary prior to starting work. The tree may be covered by a Tree Preservation Order or is sited within a Conservation Area.
5. The liability of any tree will be reduced or removed providing the recommendations are undertaken within the given timescale.
6. No soil inspection or analysis has been undertaken.
7. Trees adjacent to drains may need a specialist report to check for damage and root ingress.
8. A separate report to assess possible structural defects to any property may be required.
9. Tree assessment assumes normal growth under normal weather conditions. Abnormal growth or severe weather may create problems outside the scope of this report.
10. Trees are living organisms and as such can succumb to viral, bacterial, fungal or pest infestations. It may be possible to provide solutions to some problems before trees become completely infected.
11. "Monitoring" to check a trees progress or deterioration should be done within 3 years.
12. This report is invalidated if the recommended times for completion are exceeded.

Author: Denis Lambert

Signed: *D G Lambert*

Date: 20/6/12

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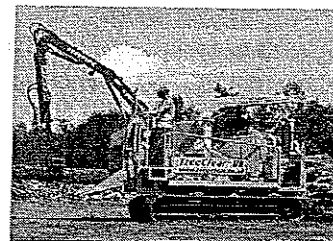


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## APPENDIX 1:

TREE ANALYSIS CODES

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### TREE FORM

|   |   |                       |
|---|---|-----------------------|
| A | = | Generally symmetrical |
| B | = | Minor symmetry        |
| C | = | Major symmetry        |

### CROWN CLASS

|   |   |                        |
|---|---|------------------------|
| A | = | Dominant / co dominant |
| B | = | Intermediate           |
| C | = | Suppressed             |

### CROWN SPREAD

The first number shows the length in metres  
The second figure shows the degrees of branch spread.

### AGE CLASS

|   |   |                        |
|---|---|------------------------|
| A | = | Young                  |
| B | = | Mature                 |
| C | = | Late mature, senescent |

### FOLIAGE DENSITY

|   |   |        |
|---|---|--------|
| A | = | Normal |
| B | = | Thin   |
| C | = | Sparse |

### DEFECTS TO ROOTS TRUNK AND CROWN

|   |   |       |
|---|---|-------|
| A | = | None  |
| B | = | Minor |
| C | = | Major |

### PREVIOUS WORK

|   |   |       |
|---|---|-------|
| A | = | None  |
| B | = | Minor |
| C | = | Major |

### SAFE USEFUL LIFE EXPECTANCY (S.U.L.E.)

|   |   |                        |
|---|---|------------------------|
| A | = | Long - 40 years        |
| B | = | Medium - 15 - 40 years |
| C | = | Short - 5 - 15 years   |
| D | = | Remove - up to 5 years |

### RISK ASSESSMENT + STABILITY + LIABILITY

|   |   |              |
|---|---|--------------|
| A | = | No hazard    |
| B | = | Monitor      |
| C | = | Hazard       |
| D | = | Major hazard |

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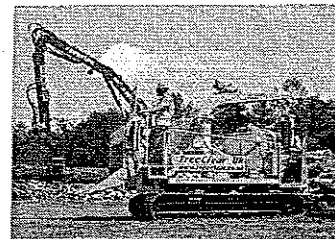


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## **APPENDIX 2: SAFE USEFUL LIFE EXPECTANCY (S.U.L.E.)**

A.) **Long SULE:** Trees that appear to be retainable with an acceptable level of risk for over 40 years.

- (1) Structurally sound trees located in positions that can accommodate future growth.
- (2) Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.
- (3) Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

B.) **Medium SULE:** Trees that appear to be retainable with an acceptable level of risk for 15 to 40 years.

- (1) Trees that may only live between 15 and 40 more years.
- (2) Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals.
- (3) Trees that may live for more than 40 years but would be removed for safety or nuisance reasons.
- (4) Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.

C.) **Short SULE:** Trees that appear to be retainable with an acceptable level of risk for 5 to 15 years.

- (1) Trees that may only live between 5 and 15 more years
- (2) Trees that may live for more than 15 years but would be removed to allow the safe development of more suitable individuals.
- (3) Trees that may live for more than 15 years but would be removed for safety or nuisance reasons.
- (4) Storm damaged or defective trees that require substantial remedial tree surgery to make safe, and are only suitable for retention in the short term.

D.) **Remove:** Trees with a high level of risk that would need removing within the next 5 years.

- (1) Dead trees.
- (2) Dying or suppressed and declining trees through disease or inhospitable conditions.
- (3) Dangerous trees through instability or recent loss of adjacent trees.
- (4) Dangerous trees through structural defects including cavities, decay, included bark, wounds or poor form.
- (5) Damaged trees that are clearly not safe to retain.
- (6) Trees that will become dangerous after removal of other trees for the reasons given in (1) to (5).

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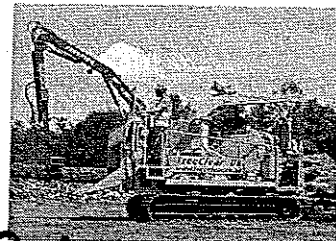


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## APPENDIX 3:

## BS 5837 TREE SURVEY RISK ASSESSMENT

The species and condition of all trees that have been included in this survey have been assessed by a person qualified in arboriculture.

In making this assessment, particular consideration has been given to:

- (1) The health, vigour and condition of each tree
- (2) Any structural defects in each tree, and its life expectancy
- (3) The size and form of each tree, and its suitability within the context of the site.
- (4) The location of each tree relative to existing site features, e.g. its value as a screen or as wildlife habitat

On the basis of this assessment, trees have been divided into one of the following categories.

### **A.) Trees whose retention is most desirable: No Risk**

- 1.) Vigorous, healthy trees, of good form, and in harmony with the proposed development
- 2.) Healthy young trees of good form, potentially in harmony with proposed development
- 3.) Trees for screening or softening the effect of existing structures in the near vicinity, or particular visual importance to the locality
- 4.) Trees of particular historical, commemorative or other value, or good specimens of rare or unusual species

### **B.) Trees where retention is desirable: Low Risk, Monitor.**

- 1.) Trees that might be included in the high category, but because of their numbers or slightly impaired condition, are downgraded in favour of the best individuals.
- 2.) Immature trees, with potential to develop into the higher category

### **C.) Trees which could be retained: Medium Risk.**

- 1.) Trees in adequate condition, or which can be retained with minimal tree surgery, but are not worthy of inclusion in the high or moderate categories
- 2.) Immature trees or trees of no particular merit

### **D.) Trees for removal: High Risk.**

- 1.) Dead or structurally dangerous trees
- 2.) Trees with insecure root hold
- 3.) Trees with significant fungal decay at base or on main bole
- 4.) Trees with a cavity or cavities of significance to safety
- 5.) Trees that will become dangerous after removal of other trees for the reasons given in items (1) to (4)

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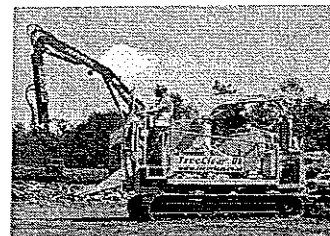


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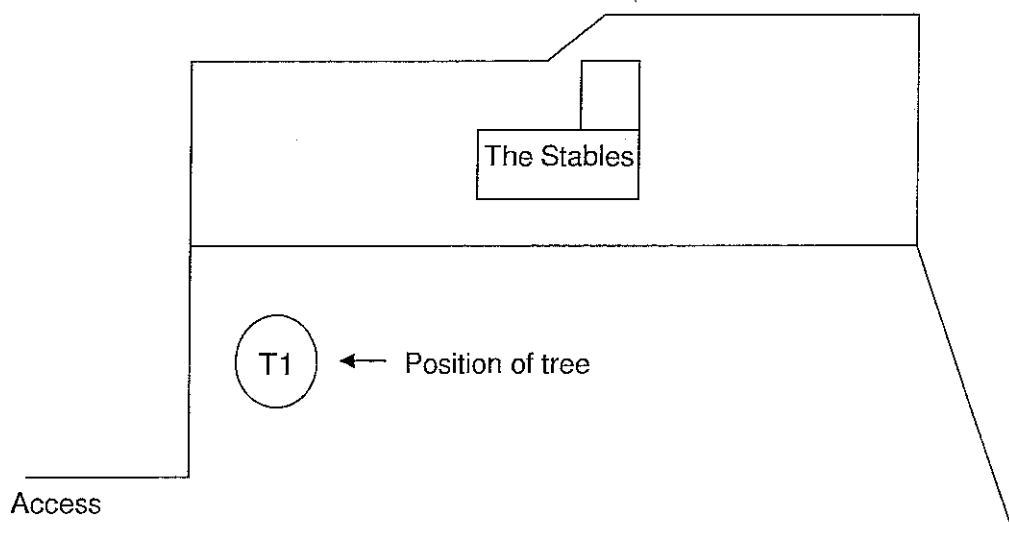
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## SITE PLAN

(Not to scale)

The Stables  
Grimbaldeston Farm,  
Longridge,  
Preston  
PR3 3BD



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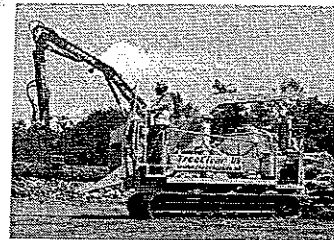


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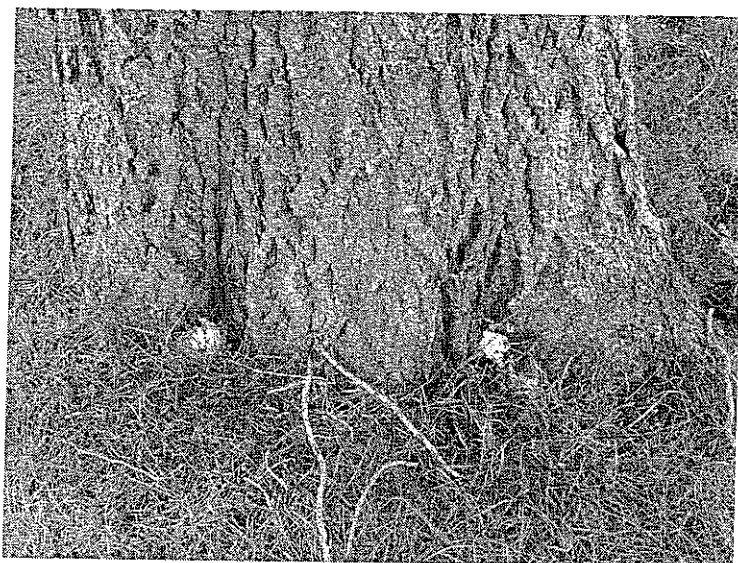
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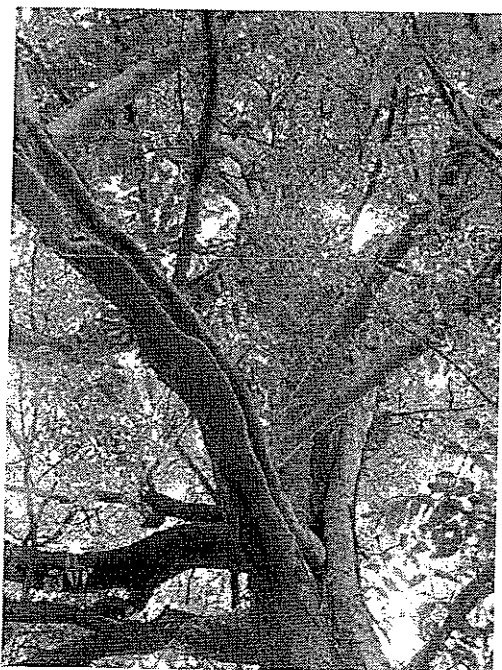
## PHOTOGRAPHS

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Fruiting fungal bodies at the base of the tree



Structural damage within the crown of the tree



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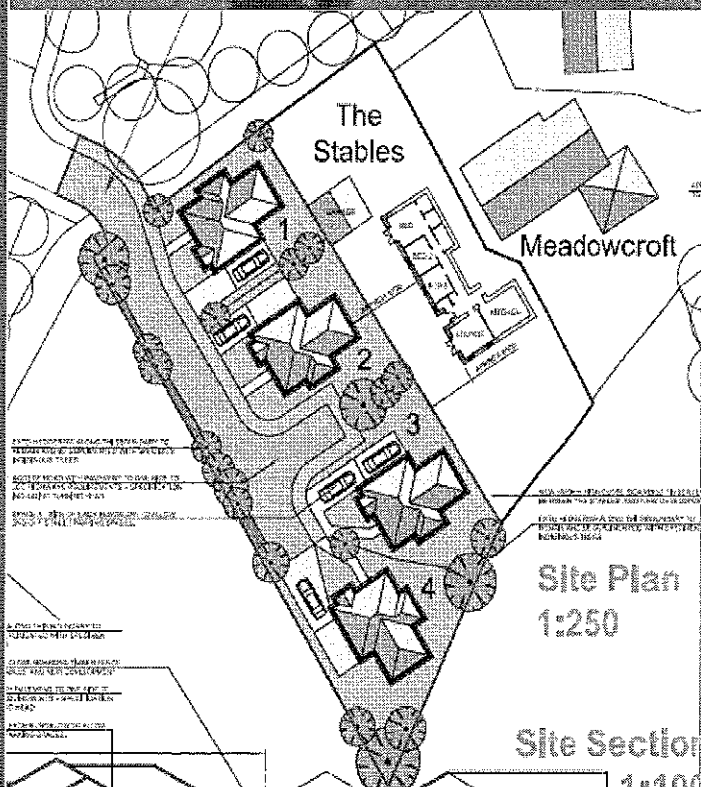
**Land Adjacent to The Stables,  
Off Preston Road, Longridge**

**Outline Planning Application for  
Residential Development of Four  
Dwellings**

**JWPC**

CHARTERED  
TOWN PLANNERS

320120698 P



**Client:**  
**Henry Coupe**

**planning**

**support**

**statement**

## **Contents**

- 1** Introduction
- 2** Site Characteristics
- 3** Application Proposal
- 4** Planning Policy
- 5** Planning Considerations
- 6** Summary
- 7** Appendix 1 – Pre-Application Advice Letter

## **1. Introduction**

- 1.1 This Planning Support Statement is submitted alongside an outline planning application seeking consent for residential development of four dwellings on land adjacent to The Stables, off Preston Road, Longridge.
- 1.2 The application has been prepared following pre-application advice from Ribble Valley Borough Council regarding the principle of development of four bungalows on the site for open market housing. The pre-application considered that the proposal submitted here would be acceptable in principle and would be sympathetic in scale and size with the existing and proposed land uses in the area.
- 1.3 This Planning Support Statement outlines the existing characteristics of the site and surrounding area and details the proposed scheme for development. It also provides a summary of existing planning policy matters and how these have influenced the proposal from a development and design point of view.
- 1.4 Additional information relating to the design of the scheme is provided in the separate Design & Access Statement submitted with the planning application.

## **2. Site Characteristics**

- 2.1 The site subject to this application, referred to as "land adjacent to The Stables", is 0.17 hectares in size and currently forms part of the residential curtilage of the dwelling known as 'The Stables', off Preston Road, Longridge. The site is currently accessed directly from Preston Road via a single drive which leads to this and other properties, principally referred to as "Grimbaldeston Farm". The site forms part of the existing residential garden curtilage of The Stables property, and for the purposes of development would be separated from the existing dwelling to create a separate planning unit.
- 2.2 The boundary of the site is well defined by existing hedgerow and short wall around the garden area, which contains a well-manicured lawn to the property. There is a single tree within the site, which the attached Tree Survey demonstrates is in a poor state and will be removed as part of this development.
- 2.3 The site is generally rectangular in shape, and lies immediately adjacent to land which has recently been granted planning permission for a residential development of 60 new dwellings to the north, referred to as "land off Preston Road, Longridge". It is proposed that access into the new development site will come directly from the estate road serving this new and recently consented development (Application Number 3/2011/0316).
- 2.4 Land to the south and west of the development site is rural in nature, albeit in close proximity to the settlement of Longridge and the recently consented extension to the settlement to the north.
- 2.5 The site lies less than 1 mile from the centre of the town of Longridge, which has a population of approximately 7000 residents and is the second largest settlement within the Ribble Valley borough.
- 2.6 There is good public transport and road access along Preston Road to service and employment sites within Longridge and premises at Preston East to the south of the site, beyond which is the M6 motorway.

### 3. Application Proposal

- 3.1 The Outline Planning Application seeks approval for a residential development of four detached bungalow dwellings on 0.17 hectares of land.
- 3.2 Each property shall be accessed by the proposed estate road into the development site to the north, and the curtilages of the dwellings will be separated from The Stables dwelling itself.
- 3.3 The application is made in outline and includes matters of access, layout and scale. Other matters, to include appearance and landscaping, will be dealt with subsequently as separate reserved matters. A single drawing has been submitted with the application that includes all relevant information regarding the proposal, including a Site Plan, Site Sections and Proposed House Floor Plans (Drawing Reference 132-10).
- 3.4 With regards Access, the Site Plan element of the drawing shows details from the recently consented scheme to the north (Application Number 3/2011/0316), as it is proposed that the development site will be accessed through the proposed new estate road associated with this development. The Site Plan also shows the Layout of four new dwellings on the site and the Scale of development is shown in the Site Section and the Proposed House Floor Plan on the same drawing.
- 3.5 The proposal seeks consent for four detached three-bedroom bungalows which will sit well within the landscape and not adversely affect the existing property of The Stables, but will provide a much needed house-type within the local area.
- 3.6 Further details regarding the layout and design of the properties are contained within the separate Design and Access Statement submitted with the application.
- 3.7 It is appreciated that some minor issues might not be finalised through the process of dealing with this Outline Planning Application and so our client would be happy to enter into negotiations, at the appropriate time, regarding any suitable planning conditions.

## **4. Planning Policy**

- 4.1 This section of the Planning Support Statement outlines the planning policy that is relevant to the site and this specific proposal for development.

### **4.2 National Planning Policy**

- 4.2.1 The recently published National Planning Policy Framework (NPPF) replaces several previous government planning guidance documents, providing a single framework to promote and manage development across the country. It reminds us at paragraph 2 that Planning Law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. For the avoidance of doubt, it also confirms that the NPPF itself is a material consideration in planning decisions.
- 4.2.2 At the heart of the NPPF is a presumption in favour of sustainable development. In terms of planning applications, the guidance sets out that this means approving development proposals that accord with the Development Plan without delay and that where the development plan is absent, silent or out of date, planning permission should be permitted unless any adverse impacts would outweigh the benefits of approval when assessed against the NPPF.
- 4.2.3 The document places meeting the housing development needs of an area as a key principle of good planning and providing new homes is seen as key to proactively driving and supporting sustainable economic development.
- 4.2.4 Paragraph 47 of the NPPF provides guidance to how local authorities should boost the supply of housing. This includes identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. It also requires local authorities to illustrate the expected rate of housing delivery through a housing trajectory.

- 4.2.5 Paragraph 48 allows for local planning authorities to make an allowance for 'windfall sites' within this five-year supply.

#### **4.3 Regional Planning Policy**

- 4.3.1 The Development Plan for the area is made up of the Regional Spatial Strategy for the North West (RSS) and the Ribble Valley Districtwide Local Plan, adopted in June 1998.
- 4.3.2 RSS Policy L4 sets out Regional Housing Provision figures for each district in the North West, with a reminder that the figures are not absolute targets. Table 7.1 of the RSS provides the Borough of Ribble Valley with a Total Housing Provision for 2003-2021 of 2,900 houses, at an annual delivery rate of 161 houses.
- 4.3.3 Against this figure, the 2011 Annual Monitoring Report states that as at March 2011 the Council could demonstrate a 2.9 year supply of housing land. Further monitoring as at 1<sup>st</sup> October 2011 demonstrated that this had increased to a 3.3 years supply.
- 4.3.4 Since then, the Council's Planning Committee have considered a report on the 24<sup>th</sup> May 2012 that updated this position to April 2012 and considered that a 5.2 years supply could be demonstrated.

#### **4.4 Local Planning Policy – Districtwide Local Plan**

- 4.4.1 Despite the Ribble Valley Borough Local Plan being adopted some 14 years ago, several policies within the plan have been 'saved' until they are replaced by the Local Development Framework documents.
- 4.4.2 Policy G1 of the Local Plan is a general development control policy that expects all development proposals to provide a high standard of building design and landscape quality.
- 4.4.3 Policy G2 states that developments will be mainly directed towards land within the main settlement boundaries. With regards to the town of Longridge, it states that the scale of development that will be approved will be development wholly within the built part of the settlement or the rounding-off of the built-up area. The 'rounding off' of development is

defined in the Plan as "the development of land within the settlement boundary where at least two-thirds of the perimeter is already built up with consolidated development".

4.4.4 In another regard, Policy G5 of the Local Plan relates to development outside the main settlement boundaries and provides a short list of instances where planning consent will be granted for small-scale developments, principally for rural-type developments.

4.4.5 Policy H2 also relates to development outside the settlement boundaries, but follows a sub-heading of 'Dwellings in the Open Countryside'. The policy provides criteria for acceptable developments, which include those specifically intended to meet a proven local need. An important consideration for this policy is the impact of proposals on the countryside.

4.4.6 Policy T1 relates to transport issues in new developments and states that the Local Planning Authorities will attach considerable weight to a number of criteria including:

- Availability and adequacy of public transport to serve those moving to and from the development;
- A relationship of the site to the Primary Route Network;

#### **4.5 Local Planning Policy – Emerging Planning Policy**

4.5.1 The Council has consulted on a preferred option version of a Core Strategy, which will replace elements of the Local Plan document. This document proposes to replace Policy G2 with a new Policy DMG2. This proposed policy states that development in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement. Outside the settlement areas, development must meet certain criteria, which includes providing local needs housing which meets an identified need.

4.5.2 The emerging Core Strategy seeks to provide 4,000 new dwellings between 2008 and 2028, at a rate of 200 dwellings per annum. Of this total, 560 new houses are proposed within Longridge during the plan period.

## 5. Planning Considerations

- 5.1 The site lies off Preston Road, to the south of the Settlement Boundary of Longridge, as defined on the Local Plan Proposals Map. The Local Plan considers sites not within settlement boundaries under policies G2 or G5.
- 5.2 Strictly speaking, policies G2 and G5 of the Local Plan would restrict the development of this site to one of small scale and which met specific criteria relating to rural development. However, although the site lies outside the existing settlement boundary, it is immediately adjacent to a larger site recently granted planning consent for 60 dwellings in a residential development that will likely result in the settlement boundary for Longridge being redrawn. The site also forms part of the residential curtilage of a property within a small cluster of residential dwellings on the edge of Longridge. On this basis, the site can neither be defined as rural or open countryside, and its development could in fact be considered 'rounding off' of the existing urban fringe of Longridge.
- 5.3 The NPPF provides a presumption in favour of sustainable development and requires that such developments are approved without delay, particularly where the Development Plan can be considered out of date. Policies G2 and G5 of the Local Plan do not represent the most up-to-date position and therefore the development should be considered in the context of other material planning issues.
- 5.4 In line with government guidance and the Council's own procedures, pre-application discussion regarding this development has been undertaken, resulting in written advice from the Council to the applicant in April 2012. The planning matters discussed within this Planning Support Statement deal with the issues raised during the pre-application meeting and subsequent correspondence with the Council, the basic understanding of the Council's letter to the applicant was that the principle of development was acceptable.
- 5.5 The letter considers that although the proposal does not fall within the criteria outlined in Policy G5; in the context of the status of the Local Plan, emerging Core Strategy and housing supply position, the site is appropriate for residential development as a sustainable development. It was therefore considered consistent with the NPPF, as the Council's housing policies are considered to be somewhat out of date.

- 5.6 National guidance places the delivery of new homes as a key driver for sustainable economic development and requires local planning authorities to plan effectively for housing development needs.
- 5.7 The current Development Plan provides a target for housing delivery that the Council has struggled to provide in recent years, albeit recently the Council have reported a 5.2 years supply of planning consents for new housing. However, emerging planning policy within the Core Strategy seeks to increase the number of new dwellings further, and on this basis, additional development and windfall sites will be required throughout the plan period, and specifically within Longridge.
- 5.8 The site is immediately adjacent to an approved scheme for residential development and is less than one mile to the town centre of Longridge, which is a key service centre within the Ribble Valley. Good access to local services is provided along Preston Road, to Longridge to the north and industrial areas to the south, by both private and public transport. Preston Road is part of the Principle Road Network, ensuring the proposal is consistent with Policy T1.
- 5.9 The site can readily accommodate development without impinging on the environment or the appearance of the settlement and does in this instance represent an opportunity to develop much needed bungalow dwellings within the area.
- 5.10 The number of dwellings proposed for the site represents an effective use of the site and the bungalows proposed can be accommodated without impacting on the neighbouring property of The Stables, which will retain sufficient garden areas around the property. Further details regarding layout, scale and design are considered in the Design and Access Statement.
- 5.11 In terms of affordable housing provision, the Council's pre-application letter confirmed that the proposed development was below the threshold for which an affordable housing contribution is sought. However, the proposed development will provide much needed bungalow accommodation to the local market.

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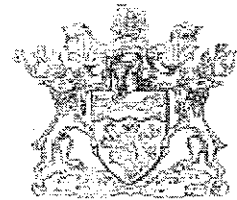
## **6 Summary**

- 6.1 This Planning Support Statement outlines the context of this existing residential site at The Stables, off Preston Road, Longridge and details a proposal for the development of four three-bedroom bungalows on the site.
- 6.2 The Statement determines how the application is consistent with the existing and emerging planning policies at national, regional and local level and how the Council has responded to the pre-application consultation undertaken prior to preparation of the formal outline planning application.
- 6.3 The development itself will deliver much needed bungalow type properties on a site that can be considered part of the existing built up settlement of Longridge, albeit being adjacent to the open countryside. On the basis of the presumption in favour of sustainable development and the Government's drive to increase the supply of new housing, we respectfully request that the application is considered favourably as soon as practicable following the statutory period of consultation.

## Appendix 1 – Pre-Application Advice Letter

RECEIVED

25 APR 2012



### **RIBBLE VALLEY BOROUGH COUNCIL**

please ask for: Gareth Fort  
direct line: 01200 414501  
email: [gareth.fort@ribblevalley.gov.uk](mailto:gareth.fort@ribblevalley.gov.uk)  
my ref: RV/2012/ENQ/00059  
your ref:  
date: April 20, 2012

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Dear Mr Booth,

#### **PRE APPLICATION ADVICE LAND AT THE STABLES OFF PRESTON ROAD, LONGRIDGE**

I am writing in response to your request for pre-application advice in respect of the above-named site

You are enquiring about the principal of development of four bungalows at the above named site, which is adjacent to a recently approved development scheme. You are proposing these bungalows for open market housing.

In assessing your proposals I have been mindful of the Ribble Valley Districtwide Local Plan, in particular policies relating to general development control (G1) and development outside of settlement boundaries (G5). I have had regard to the Council's Housing Policy "Addressing Housing Need in Ribble Valley" which was adopted in January 2012. I have also been mindful of recently published Government guidance in NPPF.

Policy G1 states that development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature. The impacts of traffic caused by development proposals will be assessed, and safe and appropriate access and adequate parking should be provided. The density layout and relationship between buildings are important, particular emphasis will be placed on the visual appearance of developments and its relationship to its surroundings. Developments should provide adequate daylighting and privacy.

Policy G5 controls development outside of settlement boundaries. It states that outside of settlement boundaries consent will only be granted for small-scale schemes that inter alia are essential to the local economy or social wellbeing of the area, or developed for local needs housing.

As discussed, it is clear that your proposal does not fall within the criteria outlined in Policy G5. However, in the context of the Borough's housing supply situation, and the status of the Local Plan and emerging Core Strategy, I am mindful of guidance contained in NPPF. Paragraph 14 outlines the presumption in favour of sustainable development. This states that planning permission should be granted for schemes where the development plan is absent, silent or out of date. Permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or where specific national policies restrict development.

Chief Executive: Marshal Scott CPFA  
Directors: John Hesp BEng, CEng, MICE, Jane Pearson CPFA

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Notwithstanding the Council's housing supply position, it is arguable that the Council's current housing policies are out of date, which would include the control of development outside of settlement boundaries.

In this case, development proposals would be assessed against the relevant national planning policies. Paragraph 55 of the National Planning Policy Framework suggests that development in rural areas should be located where it will maintain or enhance the vitality of rural communities. The guidance states that Local Planning Authorities should avoid isolated homes in the countryside unless there are special circumstances. These circumstances include where a development would re-use redundant or disused buildings and enhance the rural setting, or where the quality or design of the dwelling is of an exceptional quality.

In applying these policies to your proposal, and in the context of the approval of development to the north of this site, it is clear that the proposed development would not constitute isolated rural development. In principle, then in terms of guidance in the NPPF, the site would appear to be appropriate for residential development. However, I would expect the applicant to demonstrate how the proposal complies with the NPPF at planning application stage.

In accepting that the site is appropriate in principle for residential development, it is necessary to consider the policies contained in G1 of the Local Plan to guide any development proposals. It is my view that the proposed development would be sympathetic in scale and size with existing and proposed land uses. The density and layout of the proposals respond to the wider proposed development well. I would require more detail to determine whether privacy distances can be achieved, in terms of windows to habitable rooms and overlooking, but I assume that these issues can be dealt with adequately given the site layout.

I can confirm that the proposed quantity of development is below the threshold for which affordable housing contributions are usually sought, which according to the "Addressing Housing Need in Ribble Valley" document is five dwellings on sites outside of settlement boundaries.

Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre-application enquiry, which sought guidance on the general principle of development on this site.

I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of the application submitted.

Yours sincerely

Gareth Fort  
Pre-planning advice officer

Mr S Booth  
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Lancaster  
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