



RIBBLE VALLEY
BOROUGH COUNCIL

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

320120738P

For office use only

Application No

Date received

Fee paid £

Receipt No:

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

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

Publication of applications on planning authority websites

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

Please complete using block capitals and black ink.

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

1. Applicant Name and Address

Title: MR First name: KETH
Last name: GEDARD
Company (optional):
Unit: House number: House suffix:
House name: C/O AGENT
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: MR First name: GARY
Last name: MOERTY
Company (optional): GARY MOERTY ASSOCIATES
Unit: 6-8 House number: House suffix:
House name:
Address 1: CHURCH STREET
Address 2:
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 2DQ

3. Description of the Proposal

Please indicate those reserved matters for which approval is being sought (tick all that apply):

☐ None ☒ Access ☐ Appearance ☐ Landscaping ☐ Layout ☐ Scale

Please describe the proposed works:

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND OFF DARE VIEW, 10 PROPERTIES (7 OPEN MARKET AND 3 AFFORDABLE). THE PROPOSED DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF A1 ACCESS ROAD AND TURNING HEAD TO LCC CRITERIA AND THE CONSTRUCTION OF GARAGES AND CREATION OF GARDEN AREAS.

Has building or works already been carried out? ☐ Yes ☒ No

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

(date must be pre-application submission)

Have the works been completed? ☐ Yes ☒ No

If Yes, please state the date when the works were completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

PARCEL OF LAND TO THE NORTH OF
DALE VIEW

5. Pre-application Advice

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

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

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

Officer name:

Reference:

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

Details of pre-application advice received?

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 ☐ Unknown

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

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

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

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

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

DRAWING REFERENCES: GEL/454/1456/01

7. Waste Storage and Collection

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

If Yes, please provide details:

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

If Yes, please provide details:

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

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

9. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		BRICKWORK	☐	☐
Roof		TILES	☐	☐
Windows			☐	☒
Doors			☐	☒
Boundary treatments (e.g. fences, walls)			☐	☒
Vehicle access and hard-standing			☐	☐
Lighting			☐	☒
Others (please specify)			☒	☐

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

☒ Yes

☐ No

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

DESIGN AND ACCESS STATEMENT x 3
DRAWING NOS: GEL/454/1496/01 x 3
PLANNING STATEMENT x 3

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Unknown total proposed (including spaces retained)	Difference in spaces
Cars	—	2 SPACES PER PROPERTY	☐	+18
Light goods vehicles/ public carrier vehicles	—	—	☐	—
Motorcycles	—	—	☐	—
Disability spaces	—	—	☐	—
Cycle spaces	—	—	☐	—
Other (e.g. Bus)	—	—	☐	—
Other (e.g. Bus)	—	—	☐	—

11. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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

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

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 a Flood Risk Assessment to consider the risk to the proposed site.

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

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

How will surface water be disposed of?

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

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:

UNUSED LAND FORMERLY USED AS ALLOTMENTS

Is the site currently vacant? ☒ Yes ☐ No

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

ALLOTMENTS

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

(date where known may be approximate)

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 'B55837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

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

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

17. Residential Units (Including Conversion)

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

☐ Yes

☐ No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐			4	3		7
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							7

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

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

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

Total proposed residential units (A+B+C+D)= 10

Existing Housing (Approved)

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

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

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

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

Total existing residential units (E+F+G+H)= 1

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 9

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

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

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

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

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

19. Employment N/A

Please complete the following information regarding employees:

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

20. Hours of Opening N/A

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

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.4 Ha

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:

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

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

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

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

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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

23. Hazardous Substances

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

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

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

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

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

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

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

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

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

The steps taken were:

--

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

--

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

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. 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

Signed - Applicant:

--

Or signed - Agent:

J. Muddle

Date (DD/MM/YYYY):

9-8-2012

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

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

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

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



The correct fee:



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



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



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



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



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. Site Visit

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

☒ Yes

☐ No

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

☒ Agent

☐ Applicant

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

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Stone Lea
Sedgwick
Kendal
Cumbria
LA8 0JP



Tel: 015395 61894
Mobile: 07812 081320
Email: info@envtech.co.uk
Web: www.envtech.co.uk

320120738P

ECOLOGICAL SURVEY REPORT

LAND OFF DALE VIEW, BILLINGTON

July 2012

NB Information on legally protected, rare or vulnerable species may appear in ecological reports. In such cases it is recommended that appropriate caution be used when circulating copies.

©Envirotech

GEN/12/361

Envirotech NW Ltd
Director: A Gardner BSc (Hons), MSc, MIEEM, MRICS, CEnv, Dip NDEA
Registered Office: Stone Lea, Sedgwick, Kendal, Cumbria, LA8 0JP
Registered in England and Wales Company Registration Number 5028111



RICS

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COMMENTS ON CURRENT STATUS AND ANY IMMEDIATE AND FUTURE ACTIONS NEEDED:

THE DEVELOPMENT SITE SUPPORTS AN UNREMARKABLE ASSEMBLAGE OF COMMONLY OCCURRING PLANT SPECIES AND LIMITED POTENTIAL FOR PROTECTED SPECIES. THE SITE HAS SOME FORAGING POTENTIAL FOR BAT SPECIES AND A HIGH POTENTIAL FOR NESTING BIRDS.

320120738P

REPORT CONTROL SHEET

General Report Information	
Date of site risk assessment	12 th July 2012
Project lead signature	Andrew Gardner - Director
Date report issued	9 th August 2012
Report approved by	Andrew Gardner - Director

Report Version Control

Whilst all due and reasonable care is taken in the preparation of reports, Envirotech accept no responsibility whatsoever for any consequences of the release of this report to third parties.

Version	Date	Author	Description
1.0	13 th July 2012	Andrew Gardner	Proof read and issued
2.0	9 th August 2012	Andrew Gardner	Amendment to site plan

RESULTS SUMMARY AND ACTIONS REQUIRED

Results

1. The sites support habitat of some, albeit limited, value to wildlife.
2. There is likely to be use of the site by bat species for foraging.
3. The site is deemed to have high a potential for use by nesting birds.

Actions Required

These actions are to meet compliance with current legislation, planning policy and best practice as recognised by the various statutory authorities. They are intended to fulfil ecological planning formalities and facilitate the implementation of the project.

1. There is limited potential for bats to roost on the site. Bats may forage along the boundaries of the sites and through the scrub within the site. Avoid the unnecessary introduction of lighting within the development by minimising the hours when lighting is used during construction. Install directional down-lighting to avoid "spillage", and have consideration for what level of illumination is required post development.
2. The provision/ retention of linear landscape features such as hedgerows and tree lines around the edge of the site is encouraged. Soft landscaping and the use of native plant species in the landscape plan may in the medium to long term significantly improve the sites potential for use by bats.
3. The site has a high potential for use by nesting birds, thus any vegetation/scrub/tree removal works must be undertaken outside of breeding bird season (March to September inclusive). Any works which must be undertaken within this period must be done so immediately following an inspection and under the supervision of a suitably qualified ecologist.
4. In line with best practice and compliance with government policy on biodiversity protection and enhancement, retain features of ecological interest within the development proposals. Design and incorporate Sustainable Drainage Systems (SuDS) wherever possible.

320120738P

SURVEY COMMENTARY

The tables below provide the results of the survey in a structured format with particular reference to any notable factors or features for regulatory compliance or conservation. Please also refer to the Plans above and the Plates later in this document.

Item	Observations
Habitat Description	
General description Site 1	The site lies to the North of Billington off Neddy Lane and Dale View and comprises an area of dense/continuous scrub and tall ruderal vegetation. The site is heavily vegetated, thus preventing access for members of the public etc. It is species poor, with a few competitive species dominating the ruderal vegetation. A mixture of immature trees and shrubs line the boundaries of the site, as well as having established in the main part of the site, particularly to the South of the site. The site is bounded by fragmented hedgerows and gardens. See Figure 1 for a map of habitat types.
Botanical Target Note 1	Very dense tall ruderal vegetation around 5-6 feet high, consisting primarily of Common Nettle (<i>Urtica dioica</i>), Willowherb (<i>Epilobium</i> sp.), Cleavers (<i>Galium aparine</i>) and Bramble (<i>Rubus fruticosus</i>).
Botanical Target Note 2	Dense and continuous scrub vegetation consisting of mature and immature scrub species such as Hawthorn (<i>Crataegus monogyna</i>), Willow (<i>Salix</i> sp.) and Hazel (<i>Corylus avellana</i>) and an understory of Bramble.
Botanical Target Note 3	Close to the Western site boundary there is a semi-mature Silver Birch (<i>Betula pendula</i>) tree which is no standing deadwood. Standing deadwood is a very important habitat for a high number of invertebrate species as well as fungi. It is recommended that if this tree is to be felled as part of the development, the timber should be cut in to pieces and allowed to decompose naturally on the site.



Figure 1. Results of Extended Phase 1 Habitat Survey
Page 6/17

Mammals

With certain exceptions, all mammals are legally protected from cruel treatment such as crushing or asphyxiation, making it necessary to check sites before groundworks etc. commence to ensure vulnerable taxa are not harmed. Many species have additional strict protection which may include their habitat, e.g. dormice, water voles, otters. All bats and their roosts are afforded strict protection. Generally, unless a licence is issued, the law prohibits intentional killing, injuring or taking, possessing, intentional or reckless damage, destruction or obstruction of any structure or place used for shelter or protection, and selling or offering for sale. Badgers and their setts are strictly protected under separate legislation to prevent injury.

Bats	A specific survey for bats was undertaken which was in accordance with the recommendations of BCT (2007, 2012). This comprised a close inspection of all trees and buildings on and adjacent to the site for indications of use by a licensed bat surveyor. During the survey no evidence to suggest the presence of bats was found. None of the trees or buildings on or adjacent to the sites were considered to offer any significant bat roosting potential. The area to be lost through development is thought to provide moderate quality foraging habitat for bats in the local area, due to the edge and closed habitats it provides. Trees should be retained where possible around the site boundaries. Any landscaping scheme should utilise native or wildlife friendly species and include creation of new hedgerows and/or tree lines through the site to retain foraging potential. There is however not considered to be any need for specific mitigation for bat species.
Badgers	No indication of this species occurring on the site was found. No requirement for additional survey work is judged as necessary.

Birds

With the exception of a few designated birds of very common species, all wild birds are protected from killing, injuring or taking as well as taking, destroying or destroying nests or use or being built, or taking or destroying eggs. Some birds (Schedule 1 species) are afforded special protection from intentional or reckless disturbance while building a nest, or when such a bird is in a nest containing eggs or young, or intentional or reckless disturbance of dependent young.

Common breeding birds	Due to the nature of the scrub and densely vegetated habitat within the site, it is deemed that utilisation of the site by nesting birds is highly likely. All birds are protected when at active nest sites (usually between March to September inclusive), so where possible, any scrub and vegetation removal works should be undertaken outside of this time.
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	period. Any works to be undertaken within this time period must only be permitted after close inspection for nesting birds immediately prior to commencement by a suitably qualified ecologist. As many of the trees on the site boundary should be retained as possible to ensure there is still provision for nesting post-development. Landscaping schemes should incorporate new treelines and hedgerows so as to provide additional potential for nesting post-development.
Herpetofauna The site is prone to slow worms (<i>Anguis vivipara</i>) (Common Lizard and slow worms) and protection of these species from development and commercial activities. The Great Crested Newt (<i>Triturus cristatus</i>) and other Urodele newt species are also likely to be present in the site. All activities including excavation, drainage, and other development should be avoided in the site. All activities should be avoided in the site. All activities should be avoided in the site.	
Slow-worm/ Common Lizard/ Amphibians	The habitat surveyed was not considered to have value to reptile species, including Common Lizard (<i>Zootoca vivipara</i>) and slow worms (<i>Anguis fragilis</i>). Vegetation was very tall and dense, with very limited opportunities for basking. Areas of the site adjacent to the stream may be suitable for amphibians, such as Common Frog (<i>Rana temporaria</i>) and Common Toad (<i>Bufo bufo</i>), though none were recorded during the survey. There are no adjacent ponds or lakes which would facilitate breeding for the above species or for any of the Urodele newt species, including Great Crested Newt (<i>Triturus cristatus</i>). Two large sheets of corrugated metal were found in the South Eastern corner of the site. Though no amphibians were found to be currently utilising them, they may provide temporary shelter for such species. These should be removed from site with care and by hand only. Any trenches or other excavations made on the sites which are left overnight should be left with shallow sides or ends so as to facilitate the escape of any reptiles or amphibians which may inadvertently become trapped.

Macro-invertebrates

Several invertebrates enjoy varying degrees of legal protection including white clawed crayfish, hellgrammites, silver water beetle, Roman snail, stag beetle and some butterflies, dragonflies, etc.

Macro-invertebrates

An examination of the site and its habitats did not reveal any features to suggest that detailed survey for invertebrates is required.

The stream was not deemed suitable for white clawed crayfish (*Austropotamobius pallipes*), though a number of common invertebrates, including Banded Demoiselle (*Calopteryx splendens*) were observed during the survey.

Invasive species

There are an increasing number of these and some are noxious or require elimination/prevention of spread.

Weeds Act natives
(common ragwort,
creeping and spear
thistles, curled and broad-
leaved docks)

No significant numbers of species covered by the Weeds Act were noted on the sites.

Schedule 9 Non-native
Invasive Species

No Japanese Knotweed (*Fallopia japonica*) was located on site or within reasonable distance of the site boundary.

SUPPORTING INFORMATION

Scope and objectives

This report was commissioned Gary Hoerty Associates, in respect of the proposed redevelopment of the site. The objectives of this survey are:

1. To carry out an ecological assessment of the site to identify any habitats, species or features of nature conservation significance.
2. To undertake more in-depth surveys to assess the extent of any ecological risk identified.
3. To provide a concise written report of the results, making any appropriate recommendations to ensure compliance with wildlife law and recognised best practice.

General site description and methods

The site lies to the North of Billington at grid reference SD 725 359. The site largely comprises of dense tall ruderal vegetation and scrub, with a line of mature broadleaved trees along the Eastern boundary as well as several mature non-native coniferous trees.

A qualified ecological consultant from Envirotech surveyed the site on the 11th July 2012.

Methodology

A consultation with the site agents was made on the 11th July 2012 following which the general site layout and adjacent environs were appraised. A search of the ecological records held by the NBN, Lancashire County Council and Envirotech was also made.

There are several records of protected or notable species within 2km of the site on the datasets searched but no specific records for the site.

No additional records searches were made or considered necessary. Records are shown at Annex 1.

The level of survey effort used for each species was derived from our assessment of the likely presence and susceptibility of each species to disturbance from the proposed development as well as its local abundance and level of protection/importance.

Bats

A survey of the site was undertaken in full accordance with the recommendations in NCC (1987), Mitchell-Jones (2004) and BCT (2007, 2012).

This comprised a close inspection of all trees and buildings at and adjacent to the site. Each tree and building was closely inspected (where possible) to check for signs of roosting bats such as droppings, staining and smells of urine, feeding remains (moth or other insect wings) and chattering or squeaking noises (in winter bats can still be active).

Trees were assessed for the suitability of bat roosting according to the number of niches present such as deep cavities, flaky or deeply fissured bark, hollow stems and location in relation to potential foraging or commuting habitat. The orientation of the tree and level of shade or nearby obstruction to free flight were also considered as part of the evaluation process.

Buildings adjacent to the development site, were assessed in respect of their potential for use by roosting bats according to the number of suitable gaps and cracks in the walls, eaves and roofs as well as the orientation and exposure of these locations.

In addition to the site surveys, the general habitat in the local area was evaluated in terms of its suitability to bats for foraging or commuting.

This progressive risk based approach to determining the absence of bats accords with the recommendations of BCT (2007 and 2012).

All typical (Council Directive 92/43/EEC, 1992) species of bat in the UK are protected under both UK and EU legislation. They are protected from deliberate disturbance, injury or killing. Any place they use for shelter is protected from alteration, obstruction or destruction, whether bats are present at the time or not.

Badger

The survey method was a scaled down version of the standard badger survey methodology as described in Harris et al (1989). In practice this comprised a generalized search of the whole site where suitable habitat was found, to a distance of 30m from the site boundaries, where this was possible, for feeding signs, habitual runs and footprints, hairs, droppings and latrines, scratching posts and actual setts.

Badgers are protected from deliberate disturbance when in an active sett and intentional killing or injury. The badger is the only UK species to be specifically covered by its own legislation the 1992 Protection of Badgers Act.

Birds

All nesting birds, other than pest species covered by specific exemptions where they are causing damage to livestock or crops, are protected from disturbance when actively nesting or rearing dependant young. A search for past and current nest sites and an assessment of the sites potential to support nesting birds would reveal the level of past and current use of the site and likely impact of the development on nesting/ foraging opportunities for birds.

Invertebrates

The survey for these species was based on assessing the habitat type and suitability of the sites. The time of year the survey was undertaken was conducive to locating these species.

It is our opinion that the above methodology was sufficient to make a risk assessment of site works and determine the likely effect on these species. As such we consider the above methodology constitutes reasonable effort in this case.

Plants

The vegetation composition of the site was assessed with key plant and tree species being identified.

Reptiles/ Amphibians

A survey for this species was based on assessing the habitat type and suitability of the sites. This comprised an assessment of satellite imagery for the site and surrounding area as well as comparison of the results from the records searches with habitat types. The general habitat at the site was evaluated in terms of its suitability to Reptiles and Amphibians for foraging or breeding.

Limitations

None significant.

RESULTS

Bats

A thorough inspection of all trees on and within the site boundaries in accordance with the methods prescribed by BCT (2007, 2012) considered potentially suitable for bat roosting revealed no potential roosting sites.

The network of hedgerows, and roads in the local area however provide extensive, low to moderate quality foraging and commuting habitat for a number of bat species. The habitat on site is thought to provide moderate foraging habitat for bat species.

Landscapes can be divided into four categories for use by bats; open, closed, edge and water. Each type of landscape category is suitable for use by a different combination of bat species. We would classify the landscape immediately adjacent (<1km) to the site as “edge”, “open” and “water”

A review of aerial photography and classification of landscape types adjacent to the site would indicate that it is suitable for Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Whiskered (*Myotis mystacinus*), Brandt's (*Myotis brandtii*), Noctule (*Nyctalus noctula*), and Daubenton's (*Myotis daubentonii*).

There is medium quality habitat in the adjacent vegetated gardens. The remainder of habitat in the local area is low quality for foraging bats due to its low structural diversity. The site itself offers moderate foraging potential due to the dense vegetation and scrub creating structural diversity as well as “edge” and “closed” environments.

No indication of roosting by bats at the site was found or is expected to occur. The habitat provided by the site is moderate quality and links with hedgerows to the North-east and South-east of the site are likely to form part of a commuting route within the local landscape.

The sites development may retain this connectivity and link it with medium and high quality habitat surrounding should the gardens be planted, preferably with native or wildlife friendly species.

Badger

A detailed inspection of all suitable habitat at the sites and to a distance of at least 30m from the site boundaries, where this was possible, revealed no signs of possible badger activity and no active setts were located.

A search for snuffle holes (badger feeding signs) was made across the entire site. No indication of badger feeding was found.

No clearly defined habitual paths were noted extending into and or out of the site or land surrounding.

Whilst badgers are therefore believed to occur within 2km of the site, it is reasonable to assume that they do not have an active sett within 30m of either site boundary.

The proposed development will not impact on any existing badger runs or setts. The porosity of the surrounding land to the passage of badgers will not be affected.

Birds

Nesting activity was observed during the site visit and the site is considered to have a high suitability for nesting birds. This suitability should be retained post development. This can be achieved via planting of new hedgerows and tree lines within the landscaping scheme utilising native species, particularly those which will also provide a food source through the autumn e.g Hawthorn, Goat Willow (*Salix caprea*) and Cotoneaster (*Cotoneaster* sp.).

Invertebrates

A survey for invertebrates including, but not limited to solitary and mining bees and wasps and certain butterflies was triggered as a result of this site lying in proximity to semi-natural vegetation. The method of survey for these species was to assess the habitat type affected by development and therefore its likely importance at the local level to any of these species.

A single Silver Birch tree is classified as standing deadwood, with the majority of the tree being dead or rotting. Such features provide an important resource for a number of invertebrate species. As such, this should be retained, or if it is to be removed, it should be cut into sections and allowed to decompose naturally on site.

We would regard the site as having some localised value in respect of invertebrates. We would not regard the site as being dominated by a substrate or plants with any more than local significance to invertebrates. The use of wildlife friendly flowering plant species in a landscaping plan would be beneficial for invertebrates adjacent to the site.

Plants

Details of the plant species found on site are included in the target notes. Only common plant species were located.

Trees on the site are all confined to the site boundaries. We do not consider any of these trees have significant ecological value.

Reptiles/ Amphibians

The site largely comprises of dense, tall vegetation. This is unsuitable for reptile species in particular as basking opportunities are very limited. The site is potentially suitable for Common Frog and Common Toad, but not thought to be suitable for any of the Urodele newt species, due to the lack of ponds or other standing water in the local area to facilitate breeding of these species.

The presence of these species is considered possible but the site would not support significant populations. Only basic precautionary mitigation is considered necessary.

Significance of Survey Results

No conclusive signs of protected or otherwise important species were recorded on the development site. There is some albeit a low potential for reptiles and bats to be slightly affected by the proposed development.

Bats are likely to utilise the site for foraging purposes. The focus of this activity will be correlated with the tree lines on the site boundary, scrub within the site and adjacent gardens.

We judge the ecological significance of the vegetation at the site to be low in respect of its vegetative composition.

There is a low level of potential for use of the site by Common Lizard (*Lacerta vivipara*) and Slow worms (*Anguis fragilis*) but the risk to the species is considered to be low.

No indications of use of the site or surrounding area by badgers could be found.

We consider the site has high potential for use by nesting birds, the site offers numerous suitable nesting opportunities.

PHOTOGRAPHS



Plate 1. Scattered scrub which is present along the site boundary and throughout the site, particularly to the South



Plate 2. Western boundary of site

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*Plate 3. Metal panels at South East entrance of site with potential
for use as refuges by reptiles and amphibians*

Professional responsibility

This report has been commissioned and the actions of the surveyor have been made in accordance with the Code of Professional Conduct for the Institute of Ecology and Environmental Management (www.ieem.org.uk) and the Royal Institution of Chartered Surveyors (www.rics.org.uk)

Accuracy of report

This report has been compiled based on the methodology as detailed and the professional experience of the surveyor. Whilst the report reflects the situation found as accurately as possible, all of the protected species this survey covers are wild and can move freely from site to site. Their presence or absence detailed in this report does not entirely preclude the possibility of a different past, current or future use of the site surveyed.

We would ask all clients acting upon the contents of this report to show due diligence when undertaking work on their site and/or in their interaction with protected species. If protected species are found during a work programme, and continuing the work programme could result in their disturbance, injury or death, either directly or indirectly an offence may be committed.

If in doubt, stop work and seek further professional advice.

Quality and Environmental Assurance

This report has been printed on recycled paper as part of our commitment to achieving both the ISO 9001 Quality Assurance and ISO 14001 Environmental Assurance standards. Envirotech have been awarded the Gold standard by the Cumbria Business Environmental Network for its Environmental management systems.

Signed



Andrew Gardner BSc (Hons), MSc MIEEM MRICS CEnv Dip NDEA
Director Envirotech NW Ltd
Thursday, 09 August 2012

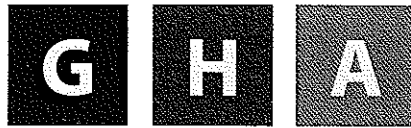


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 Neddy Lane
 Lancashire_BAP_Provisional_Long_List

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DESIGN AND ACCESS STATEMENT

IN RESPECT OF AN OUTLINE PLANNING
APPLICATION FOR THE ERECTION OF A
TOTAL OF TEN DWELLINGS (SEVEN OPEN
MARKET DWELLINGS AND THREE
AFFORDABLE DWELLINGS)

AT

LAND OFF DALE VIEW, BILLINGTON,
CLITHEROE, BB7 9LL

Prepared by: Jennifer Hindle
Our Client: Mr K Geldard
Our Ref: Gel/454/1496/GH
Date: July 2012



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



1. Use

- 1.1 The parcel of land to which this planning application relates is located to the north of Dale View, Billington and is currently vacant, the last use being as allotment gardens.
- 1.2 The proposal is for the erection of a total of ten dwellings at the application site. These will consist of seven dwellings which will be available for sale on the open market (Plots 3 - 10) and three affordable dwellings (Plots 1 - 3), as shown on the plans submitted with this planning application. Plot 10 is a substitute dwelling for plot number 1 which was approved under planning approval 3/2012/0065. The approved dwelling has been altered to accommodate the new access way serving this development. Therefore the actual number of new properties created by this proposal is nine.

2. Amount

- 2.1 This is an outline planning application with all matters other than access reserved and therefore the amount of development will be established at a future date. However, we have provided an indication of the potential footprint of the proposed development which is included with the planning application.
- 2.2 There will be ten dwellings in total (Plots 1 - 10). Plots 1 - 4 will be mews style two storey dwellings (Plots 1 - 3 will be affordable dwellings). Plots 5 and 6 will be semi-detached properties whilst plots 7 - 10 will be detached. Plots 1, 4 - 9 all provided with garages, with plots 1 & 9 served with attached single garages whilst plots 4 - 8 served with integral garages.
- 2.3 Plots 1 and 9 will each have a total footprint of 93.7m² which includes the attached single garage. Plots 2 and 3 will each have a total footprint of 50.8m² which includes an integral single garage. Plot 4 will have a total footprint of 97.2m² which includes an integral single garage. Plots 5 and 6 will each have a total footprint of 49.7m² which includes an integral single garage. Plots 7 and 8 will each have a total footprint of 98.9m² which includes an integral double garage. Finally plot 10 will have a total footprint of 65.8m².
- 2.4 There will be sufficient off road parking for at least two cars available for each property on the proposed housing site and this can be seen on the plans submitted with the planning application.

3. Layout

- 3.1 The layout of the development is straightforward with the main frontage of each property facing a westerly direction with adequate private garden areas located to the rear of each property. All of the proposed

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dwellings are located off the access way, which leads into the application site from Dale View.

- 3.2 The dwellings will provide a continuation of the existing residential development at Dale View and the recently approved development (Application Number 3/2012/0065) for the erection of a total of twelve dwellings at land off Dale View. This proposed development will form a rounding off effect of the settlement and has a density comparable to that in the recently approved planning application 3/2012/0065.

4. Scale

- 4.1 We consider the scale of the proposed development to be appropriate for the site. The properties are similar in type and scale to those that have been built at Dale View and to those that have recently been granted planning permission at land off Dale View. The height to the underside of the eaves of each plot would be no more than 5075mm and the ridge height no more than 8075mm.

5. Landscaping

- 5.1 The planning application is an outline only and landscaping is one of the reserved matters.

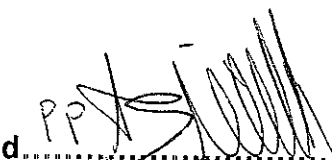
6. Appearance

- 6.1 It is anticipated that the proposed dwellings will be constructed from brickwork with tiled roofs and therefore will be in keeping with the development on Dale View and the recently approved planning application for the land off Dale View.

7. Access

- 7.1 Access to the site will be provided from Dale View, as shown on the site plan enclosed with the planning application. All access to individual properties would comply with the building regulations at the appropriate time.

Signed

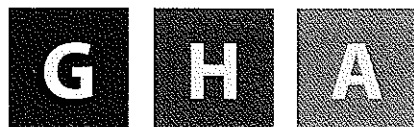


Date

10.08.12

Jennifer Hindle BA (Hons)

(For and on behalf of Gary Hoerty Associates)



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PLANNING STATEMENT

**IN RESPECT OF AN OUTLINE PLANNING
APPLICATION FOR THE ERECTION OF A
TOTAL OF TEN DWELLINGS (SEVEN OPEN
MARKET DWELLINGS AND THREE
AFFORDABLE DWELLINGS)**

AT

**LAND OFF DALE VIEW, BILLINGTON,
CLITHEROE, BB7 9LL**

FOR AND ON BEHALF OF MR K GELDARD

Prepared by:
Our Ref:
Date:

Gary Hoerty
Gel/454/1496/GH
July 2012



Chartered Surveyors ■■■■ Planning & Development ■■■■ Land Agents
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1. INTRODUCTION

- 1.1 Gary Hoerty Associates has been instructed by Mr & Mrs K Geldard to submit an outline planning application on their behalf in respect of a proposed residential development on a parcel of land which is located to the north of Dale View, Billington. The development that is proposed is for the erection of a total of ten dwellings at the application site. Four mews style houses (Plots 1 – 4); two semi-detached houses (Plots 5 and 6) and four detached houses (Plots 7 – 10). However plot ten is a substitute dwelling for one that has already been approved in an earlier application and therefore the actual number of new dwellings proposed is nine. Three properties will be affordable and the remaining seven properties are available to the open market at normal market rates. The development includes an access way and turning head.
- 1.2 Included with the application are existing and proposed site plans. We have not produced a section through the site as it is relatively level throughout.
- 1.3 This Planning Statement provides details of the proposed scheme and assesses the development against the requirements of national, regional and local planning policy. The conclusion is that the proposal complies with planning policy and should therefore be supported by the Council.

2. THE APPLICATION SITE

- 2.1 The application site comprises a parcel of land extending to approximately 0.97 acres or thereabouts. The land has been vacant for a number of years and its last use was as allotment gardens. The majority of the land is enclosed by a post and wire fence and there are several small trees located along the site's eastern boundary, which form part of an old overgrown boundary hedge. The site has become derelict and is now overgrown and unsightly. The site is situated adjacent to the village boundary for Billington as defined within the Ribble Valley Districtwide Local Plan (Adopted 1998).
- 2.2 The application site is located to the north of the existing small housing estate on Dale View and to the north east of a triangular shaped parcel of land that has recently been granted planning permission for twelve houses under application reference 3/2012/0065. It is proposed that the access to the site will be via Dale View and we have discussed this with Mark Hornby the Lancashire County Council highway engineer responsible for the area who has confirmed that the access is more than adequate to cope with this number of additional houses.
- 2.3 Billington has a varied range of housing, including traditional terraced cottages and more modern post-war housing which has a typical

suburban character. The properties on Dale View are relatively modern detached dwellings (built in 2000). The village has a secondary school, a village shop, a church, a pub/restaurant, several businesses and a working men's club. There is a frequent bus service approximately 330 meters from the site which is located on Whalley New Road.

- 2.4 The nearby village of Whalley, approximately half a mile away, provides a wider range of services and facilities, including a choice of independent shops, a railway station, a bus station, eating establishments, public houses, three churches and a primary school. It is therefore possible to walk or catch a bus from the application site in order to reach Whalley and from there use the wider range of bus services or the train station service to Clitheroe and Blackburn.
- 2.5 As can be seen from the location plan the site has residential development to the east and the parcel of land to the south west of the application site has been granted outline planning permission, subject to the conclusion of a Section 106 Agreement for the erection of twelve dwellings under application number 3/2012/0065. The proposed development at the application site will therefore be seen as a natural progression of the built line of development.

3. PLANNING CONSIDERATIONS

- 3.0.1 Local planning authorities are required to determine planning applications in accordance with the statutory development plan unless material considerations indicate otherwise. The statutory development plan with regard to the application site comprises the North West Regional Spatial Strategy (September 2008); and the saved policies of the Ribble Valley Districtwide Local Plan (June 1998). The current local plan is thirteen years old and there are more up to date regional and national policies which will be relevant when considering applications for development.

3.1 National Planning Policy

- 3.1.1 The main national planning policy guidance of relevance to the consideration of residential development proposals is set out in the National Planning Policy Framework (NPPF).

National Planning Policy Framework (NPPF)

- 3.1.2 The adoption of the National Planning Policy Framework in March 2012 means that it is now the main national planning policy guidance influencing planning decision making and replaces a substantial number of documents previously in place. *"The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied, it sets out the*

Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so."

- 3.1.3 Paragraphs 11 – 16 of the NPPF highlight the presumption in favour of sustainable development confirming that *"planning law requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise"*. The NPPF does not change the statutory status of the development plan as the starting point for decision making and therefore proposed development that accords with an up to date local plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It also highlights the desirability of local planning authorities having an up to date local plan in place.

- 3.1.4 Importantly, paragraph 14 of the NPPF states:

*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.*

*For **plan-making** this means that*

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, 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*

*For **decision-taking** this means*

- *approving development proposals that accord with the development plan without delay, and*
- *where the development plan is absent, silent or relevant policies are out of date, granting permission 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.*

3.1.4 Paragraph 14 clearly spells out the Government's presumption in favour of allowing sustainable development unless the adverse impacts of doing so would be very significant.

3.1.5 Paragraph 15 states:

"Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally."

3.1.6 Section 6 of the NPPF is headed *"Delivering a wide choice of high quality homes"* and sets out the Government's policy in respect of housing delivery. There are various relevant paragraphs within Section 6 which we will quote and comment upon below.

3.1.7 Paragraph 47 states:

To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- identify and update annually a supply of specific deliverable¹¹ sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- identify a supply of specific, developable¹² sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and*
- set out their own approach to housing density to reflect local circumstances.*

3.1.8 Paragraph 49 states:

Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

3.1.9 Annex 1 of the NPPF provides guidance on the implementation of the policies in the framework which are applicable from the day of publication. It identifies that for the purpose of decision taking the policies in the local plan should not be considered out of date simply because they were adopted prior to the publication of this framework. However it goes on to state that the policies contained in this framework are material considerations which local planning authorities should take into account from the day of its publication and that plans need to be revised to take into account the policies in the framework.

3.1.10 Annex 1 of the NPPF also states that "for twelve months from the day of publication decision-takers may continue to give full weight to relevant policies adopted since 2004 where development plan documents are adopted in accordance with the Planning and Compulsory Purchase Act 2004 even if there is a limited degree of conflict with the framework. In other cases and following this twelve month period due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework; (the closer the policies in the plan to the policies in the framework, the greater weight that may be given).

New Homes Bonus Scheme

3.1.11 In addition to changes in policy, the Government has introduced a number of incentives to encourage new homes to be built. A key incentive is to the New Homes Bonus Scheme whereby local authorities are awarded a bonus council tax payment for six years on completion of every new dwelling. Our clients' proposal would clearly support the Council in obtaining this additional bonus payment.

3.2 Regional Planning Policy

Regional Spatial Strategy for the North West (2008)

3.2.1 Over the last year there has been much uncertainty concerning the status of Regional Spatial Strategies, due to the widely publicised intention of the Government to repeal the legislation through the Localism Act. Following a number of legal challenges by Cala Homes against the Secretary of State, the status of RSS as part of the statutory development plan has now been confirmed. In addition, the

due weighting of RSS policy in planning decisions has been clarified through the Courts, and more recently through Appeal Decisions issued by the Planning Inspectorate. A report to Ribble Valley Borough Council's Planning and Development Committee, on 17 June 2010, confirmed that the RSS housing figures be adopted as the strategic basis for housing land provision in the Borough. Indeed, the Council supported the housing provision figures at the time of RSS preparation. However, it should be noted that the targets in RSS have more recently been found by the Planning Inspectorate to be only a starting point, as local authorities are required to confirm that the targets are still appropriate through local evidence and justification and work in this regard is ongoing. At this moment in time, RSSs will not be revoked until the EIA process has been completed for each Strategy. 30 days' Notice will then need to be served in the Houses of Parliament before the legislation will be deleted.

- 3.2.2 The North West RSS sets out the strategic planning and development framework for the whole of the North West region, where it provides a framework for policy planning across individual local authorities, including Ribble Valley. Policy L4 (Regional Housing Provision) sets out the expectation that Councils are to manage the availability of land identified in plans and through development control decisions to achieve the housing provision levels stipulated. The provision levels required in Ribble Valley (net of clearance) for the period 2004 – 2021 is 2900. This figure equated to 161 dwellings per year. The housing targets are not intended to be a maximum, instead they serve as a minimum target.
- 3.2.3 Policy DP1 seeks more sustainable decision making in planning with better use of land, buildings and infrastructure and the promotion of an appropriate mix of uses within a site or its wider neighbourhood. Proposals should contribute towards reducing the need to travel and assist people to meet their needs locally.
- 3.2.4 In order to achieve sustainable development, Policy DP2 seeks to promote sustainable communities which foster relationships between homes, workplaces and services; consider the economic, environmental and social implications of development; improve the built environment, health and education; promote safety and exercise; and, integrate and phase the provision of public services and facilities to meet needs.
- 3.2.5 Policy DP4 seeks to make the best use of existing resources and infrastructure, through building on existing concentrations of activity and infrastructure, which does not require new infrastructure
- 3.2.6 The sub-regional priorities for Ribble Valley are set out under Policy CLCR1. The Policy expects investment and sustainable development to be focused in the City of Preston and the 3 towns of Blackburn, Burnley and Blackpool. Development in general is expected to provide

for a range of good quality housing, accessible to local facilities, particularly in locations which accord with Policy RDF2.

3.2.7 Policy L2 requires local authorities to develop an understanding of local and sub-regional housing markets by undertaking Strategic Housing Market Assessments. This is in order to adopt a comprehensive approach to:

- Influence housing supply to achieve a better match between supply and demand across all types, sizes, tenures and values;
- Improve the quality of the Region's housing stock;
- Support housing market restructuring and renewal, and overcome increasing issues of affordability; and
- Ensure the needs of the wider population are met, including housing need in local areas.

3.2.8 Policy L4 requires local authorities to monitor and manage the availability of land identified in Plans and through development control decisions in order to achieve the housing targets set out in Table 7.1. Table 7.1 sets out an annual average rate of 161 dwellings per year for Ribble Valley in order to meet a total net housing target of 2,900 over the period 2003 and 2021. At least 65% of development is expected to be delivered on previously developed land. The targets set out in Table 7.1 are not absolute targets and may be exceeded. The annual target is also expected to continue for some years after 2021.

3.2.9 Policies RT1 and RT2 encourage local planning authorities to make best use of existing infrastructure and develop ways in which to manage the demand for travel in the most sustainable ways.

3.3 LOCAL PLANNING POLICY

Ribble Valley Districtwide Local Plan (1998)

3.3.1 The Ribble Valley Districtwide Local Plan was adopted in 1998. The application site is shown on the Local Plan Proposals Map to be located adjacent to the development limits of Billington and within an area designated as open countryside.

General Policies

3.3.2 Policy G1 sets out general considerations for all development proposals. It states that *"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."* A number of detailed criteria are then set out against which proposals will be determined.

- 3.3.3 Policy G2 sets out a settlement hierarchy for the borough in which Billington is identified as being a main settlement.
- 3.3.4 Policy G5 sets out the criteria against which proposals outside the main settlement boundaries and village boundaries will be determined. The main policy consideration is that proposals are small in scale. The policy then goes on to state that planning consent will be granted for development which is essential to the local economy or the social wellbeing of the area, or where it is appropriate in rural areas and conforms to other policies in the Plan.

Environment

- 3.3.5 Policy ENV3 sets out the policy considerations for proposals in the open countryside but outside of AONBs. It simply states that proposals are required to be *"in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials."*

Housing

- 3.3.6 Policy H2 provides criteria for the consideration of residential proposals outside of settlement boundaries. It states that residential development will be limited to proposals including those which meet a proven local need. The Policy goes on to explain that the impact of proposals on the countryside will be an important consideration. Impact is considered to encompass siting, landscaping, scale, design, materials, which are all expected to reflect the character of the area.
- 3.3.7 Paragraph 5.14.3 sets out the indicators for identifying housing need in the Borough, which includes population and household projections.
- 3.3.8 The Local Plan was prepared in accordance with the Lancashire Structure Plan, which sets out a number of key considerations, including the housing requirement for Ribble Valley. The Structure Plan and the housing target referred to in the Local Plan have now been superseded by the Regional Spatial Strategy, which is more up-to-date.

Transport

- 3.3.9 Policy T1 is a general transport policy. It states that the local planning authority will attach considerable weight to the location of the site in relation to the primary route network, including access to adequate public transport. It goes on to encourage proposals which locate developments in areas that maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities. Proposals are also supported which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their viability and vitality.

3.3.10 Policy T7 deals with parking provision and states:

"All development proposals will be required to provide adequate car parking and servicing space"

3.4 OTHER MATERIAL CONSIDERATIONS

Ribble Valley Borough Council Monitoring of Housing Land Supply

3.4.1 The last Annual Monitoring Report (AMR) was produced in 2011 covering the period 1st April, 2010 to 31 March 2011. The requirement to produce an AMR has now been removed, however the Council do monitor the housing land supply position every six months and their current stated position is that as at the 1 April 2012 they could demonstrate a 5.2 year supply of housing, including a 10% allowance but no detailed site adjustments for delivery.

3.4.2 The Council had a Planning Committee meeting on 2 February 2012 to discuss a report prepared by the forward planning department in respect of the Core Strategy on Housing Requirements the purpose of which was to consider and agree the strategic housing requirement for Ribble Valley. The outcome of the meeting was that the Council chose to adopt a housing target of 4,000 houses for the plan period or 200 per annum. The effect of this is to reduce the Council's supply of housing and to increase the annual requirement.

Addressing Housing Need in Ribble Valley: Housing Policy (Adopted January 2012)

3.4.3 This recently adopted document sets out the circumstances when affordable housing should be delivered and at what level, with regard to affordable housing threshold the document states:

"The Council will negotiate the provision of affordable housing on all qualifying housing developments as follows:

- In Longridge and Clitheroe on housing developments of 10 or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) the Council will seek affordable housing provision at 30% of units on the site.*
- In all other locations in the borough on developments of 5 or more dwellings (or sites of 0.2 hectares or more irrespective of the number of dwellings) the Council will seek 30% affordable units on the site.*
- The Council will only consider a reduction in this level of provision to a minimum of 20% only where supporting evidence, including a viability appraisal fully justifies a lower level of provision."*

4. THE DEVELOPMENT PROPOSAL

- 4.1 The application seeks outline planning permission (all matters other than access reserved) for the creation of a total of ten dwellings together with associated garages and gardens. Four houses (Plots 1 – 4) are mews style properties, two houses (Plots 5 and 6) are semi-detached properties and four houses (Plots 7 - 10) are detached properties. However, Plot 10 is a substitute dwelling for one that has already been approved in an earlier application and therefore the actual number of new dwellings proposed is nine. Three properties (Plots 1-3) will be affordable and the remaining properties will be available to the open market at normal market rates.
- 4.2 The proposed dwellings will be two storey in height. The application is in outline and therefore any details with regard to materials will be the subject of a further application. This planning application is submitted in order to establish the acceptability in principle of residential development on the site.

5. THE PLANNING CASE

- 5.1 The site is greenfield and is outside but adjacent to the settlement boundary of Billington. It is protected from new development by Policies G5 and ENV3 of the adopted local plan unless it is an identified exception or there are other material considerations which outweigh these policies.
- 5.2 The development if approved would represent a departure from the adopted local plan and we set out below the planning case, which supports the principle of development proposed in this application.
- 5.3 Local planning authorities are required by the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the statutory development plan, unless material considerations indicate otherwise. This position has recently been confirmed in the National Planning Policy Framework.
- 5.4 One such consideration is whether the development plan policies are relevant and up to date. The 2004 Act provides that if there is a conflict between policies in an RSS or policies in a DPD, the most recent policy will take precedence. Likewise, where national policy is more up to date than the development plan then its policies should also take precedence.
- 5.5 The Ribble Valley Districtwide Local Plan was adopted in 1998 and since then RSS for the North West was published in 2008 and the NPPF was adopted in 2012. National planning guidance in the form of

the adopted NPPF is a material consideration in the determination of planning applications.

- 5.6 Paragraph 14 of the NPPF clearly spells out the Government's presumption in favour of allowing sustainable development unless the adverse impacts of doing so would be very significant. There are no such adverse impacts in respect of the development that is proposed in this case. In fact the proposed development will put the currently vacant and overgrown former allotment garden area to a use which will provide significant benefits to the local community and will contribute to fulfilling the Borough's housing requirement.
- 5.7 The NPPF requires LPA's to consider housing applications in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the LPA cannot demonstrate a five year supply of deliverable sites. As at the 1 April 2012 Ribble Valley Borough Council state that could demonstrate a 5.2 year supply of housing, including a 10% allowance but no detailed site adjustments for delivery. Given the Council's current housing land supply position and recent record of persistent under-delivery of housing over the last few years it is anticipated that Ribble Valley Borough Council would have to increase their buffer from the proposed 5% to 20% meaning that they should be able to demonstrate a six year housing land supply. They are currently unable to do this and the provision of housing at the application site will help the Council to achieve this requirement.
- 5.8 Annex 1 of the NPPF clearly identifies that where policies are out of date and are inconsistent with the NPPF the policies of the NPPF will carry greater weight and this is the case in respect of the Council's.
- 5.9 The site is in a sustainable location which conforms with the objectives of the settlement hierarchy defined under Policy G2, and also the local policy requirements of Policy T1, which addresses accessibility to employment, facilities and services.
- 5.10 The application site is located to the north of the existing housing estate at Dale View and a recently approved residential development scheme and access will be gained to the site via Dale View, which has been confirmed as suitable for the proposed development by the County highway engineer. There are bus stops within approximately 330 metres of the proposal site on Whalley New Road, which provide frequent service for residents to travel to either Clitheroe or Blackburn. In addition, there is a railway station in nearby Whalley where a service is provided to Clitheroe and Blackburn, with connections on to Manchester and the wider railway network. The application site is clearly accessible and supports policy objectives in the Local Plan and the NPPF.

- 5.11 As well as being accessible, it is considered that the proposed development would help to strengthen the existing village centres at both Billington and Whalley in accordance with Policy RT2 in RSS. Billington has a number of services and facilities including a convenience store and a secondary school. There are complimentary and more extensive facilities and services in Whalley which is less than 1.5km from the application site.
- 5.12 The Ribble Valley Local Plan sets out a settlement hierarchy under Policy G2 which considers Billington to be an appropriate location for development. The application site forms a parcel of land which is located adjacent to the development limits. Because the site is outside of the development limits then the Local Plan sets out that general residential development may not be appropriate in the open countryside. However, this in itself is not a sufficient reason for refusal given the wider policy considerations set out above and also the detailed policy considerations for proposals in locations on the edge of existing settlement set out below.
- 5.13 Policies G5 and H2 both support small scale development where it does not impact on the character of the open countryside. As we have set out in this report this proposal is for a small scale scheme of nine dwellings which will be in keeping with the existing development pattern at Dale View and the recently approved application for housing development at land off Dale View. In addition, the proposed development of this site will see a natural continuation of the approved adjoining housing development and the housing estate at Dale View. Whilst the materials, design and siting are matters of a reserved application, planning conditions can be employed to ensure the local authority retains control of such matters and to limit any impact.
- 5.14 We consider that the proposed development conforms to Policies G5 and H2 as not only is the proposal small in scale but it would make a valid contribution to delivering development which is essential to the local economy and the social wellbeing of the area.
- 5.15 Although the application has been made in outline and therefore most of the detailed matters will be the subject of a reserved matters application, we consider the scale and nature of the proposal to be sympathetic to the location. The proposed development is a small scale proposal for a total of nine new dwellings and the density of development is in keeping with the scale of existing development on Dale View and the recently approved development to the south west of the application site. It is also typical in character to the development pattern found across Billington.
- 5.16 Consideration has also been given to the height and massing of the proposed dwellings as part of this application to ensure that any concerns about visual impact and the criteria of Policy G1 are addressed. The roof heights of the proposed dwellings would not

exceed the height of the neighbouring properties. This will ensure the properties accord with the policy considerations set out in Policy G5 in relation to wider visual impact and maintaining character of the existing area.

- 5.17 The road layout is indicated as being an 'Access Way' with a 2m service strip around the road and the indicative layout demonstrates that there is also sufficient space within the application site to accommodate sufficient off-street parking for the nine proposed dwellings. The amount of traffic generated from the site is capable of being accommodated via Dale View and onto Whalley New Road and meets the required standards in terms of volume, safety and visibility.
- 5.18 The proposed development incorporates an appropriate level of affordable housing in line with the Council's position on addressing housing need in Ribble Valley.

6. SIMILAR DEVELOPMENT APPROVED WITHIN THE BOROUGH

- 6.1 We make reference below to a number of similar types of development that have been approved in the Borough in the recent past, which support our opinion that the proposed development should be looked upon favourably.

Application 3/2012/0065/P – Land off Dale View, Billington, Clitheroe, BB7 9LL

- 6.2 The first application that we make reference to is planning application number 3/2012/0065 which was an outline application for new residential housing development for twelve new houses at land off Dale View, Billington. This application was deferred and delegated to officers to approve subject to the satisfactory conclusion of a Section 106 Agreement at the Planning and Development Committee Meeting held on 24 May 2012. This application permitted residential development on land immediately adjoining the current application site and therefore the Council have clearly acknowledged the principle of development outside of the settlement boundary in the immediate location of the application site to be acceptable.

Application 3/2011/0422 – land at Neddy Lane, Billington

- 6.3 We make reference to planning application number 3/2011/0422 which was an outline application for two detached dwellings together with associated garages, parking/turning areas and gardens on land at Neddy Lane, Billington. This application was approved with conditions on 18 October 2011. This application also permitted residential development on land outside of the settlement boundary in the immediate locality of the current application site.

Application 3/2011/0541/P - Land bounded by Dilworth Lane and Lower Lane, Longridge

- 6.4 Planning application number 3/2011/0541P was a full application for 49 houses and associated infrastructure works at land bounded by Dilworth Lane and Lower Lane, Longridge. This application was approved at the Planning and Development Committee meeting on 10 November 2011.
- 6.5 The site lies outside but immediately adjacent to the defined settlement limit of Longridge. It is bounded by the B6243 (Lower Lane) to the south and the B5269 (Dilworth Lane) to the north.

Application 3/2011/0776/P – Land off Whiteacre Lane, Barrow, Lancashire, BB7 9BJ

- 6.6 Planning application number 3/2011/0776/P was an outline application for residential development with an indicative layout showing seven dwellings. The application was approved at the Planning and Development Committee meeting on 12 April 2012. The development site on Whiteacre Lane is in many ways similar to the one that is subject to this application with the exception that it does not relate as well to existing residential development as the site in our application and in our opinion results in inappropriate ribbon development in a less sustainable location.

7. SUMMARY AND CONCLUSIONS

- 7.1 The proposed development complies with local, regional and national planning policy and will provide an attractive modest housing development on land immediately adjoining the settlement boundary for Billington.
- 7.2 The development will provide much needed housing in a sustainable location in accordance with the principles of good design.
- 7.3 The proposed development will put the currently vacant and overgrown former allotment garden area to a use which will provide significant benefits to the local community and will contribute to fulfilling the Borough's housing requirement.
- 7.4 Whilst the development site lies outside the settlement boundary of Billington we have demonstrated in this Statement that there are significant material considerations which support the development of this site. We have also provided several examples of similar development within the Borough, including a recently approved application for housing development on an immediately adjoining piece of land which clearly support the approval of this application.

- 7.5 We consider that this application should be fully supported by the Council.

Signed  Date 9.8.2012
Gary Hoerty BSc (Hons) MRICS FAAV