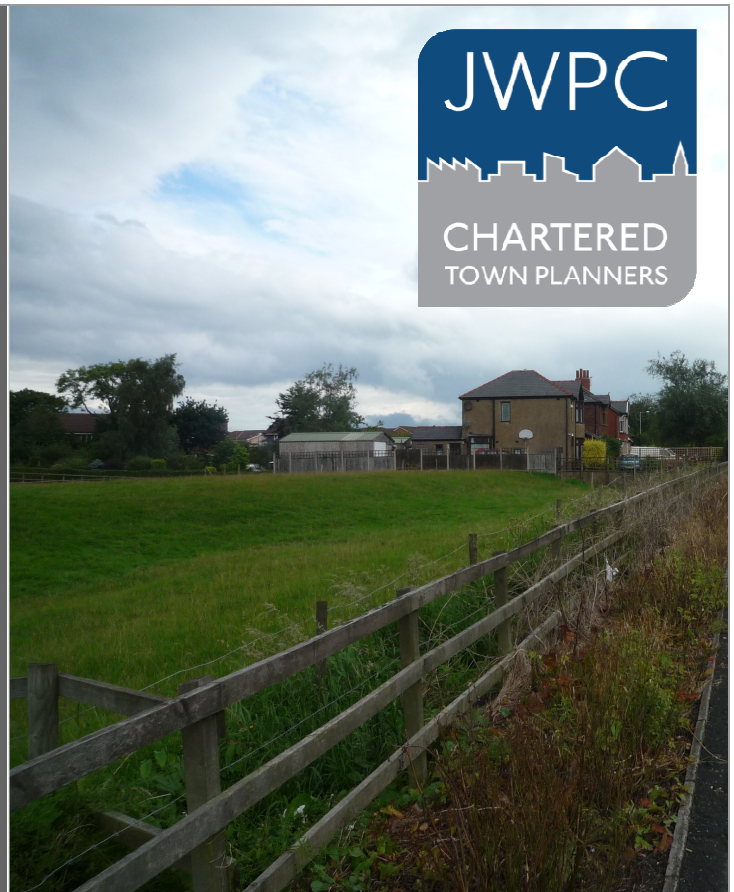


Land at Preston Road, Longridge

**Reserved Matters Application
 to erect 58 No. Dwellings
 with associated highway and
 external works**



Client:
 Grimaldeston Farm Trust and
 Miller Homes Ltd (North West)

planning

support

statement

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1. Introduction

- 1.1 This Planning Support Statement is submitted alongside a Reserved Matters Application to erect 58 No. dwellings with associated highway and external works on land at Preston Road Longridge, following on from outline consent granted in 2012.
- 1.2 The applicants, Grimbaldeston Farm Trust and Miller Homes (North West) Ltd, has carried out pre-application consultation with Ribble Valley Borough Council and Lancashire County Council Highways Department and subsequent comments have been taken on board in formulating the details of the reserved matters forming the planning application.
- 1.3 This Planning Support Statement outlines the existing characteristics of the land and surrounding area, and also details how the proposed scheme has been developed since the outline consent was granted. It then provides a summary of the existing planning policy matters and how these have influenced the proposal from a development and design point of view and details why consent should be granted.
- 1.4 Additional information relating to the design details are provided in the separate Design and Access Statement submitted with the planning application.

2. Site Characteristics

- 2.1 The site subject to this application, referred to as 'Land at Preston Road, Longridge', is 2.35 hectares in size and is currently an undeveloped site to the south of the town of Longridge (Figure 1).
- 2.2 All development on the site will be accessed from the existing access directly off Preston Road that lies between property numbers 110 and 138 Preston Road.
- 2.3 As the land extends west, away from Preston Road, it follows the estate boundary of College Close and Lindale Road and then extends perpendicular to the rear of Grimbaldeston Farm, running back towards the road to create a generally rectangular shaped site.

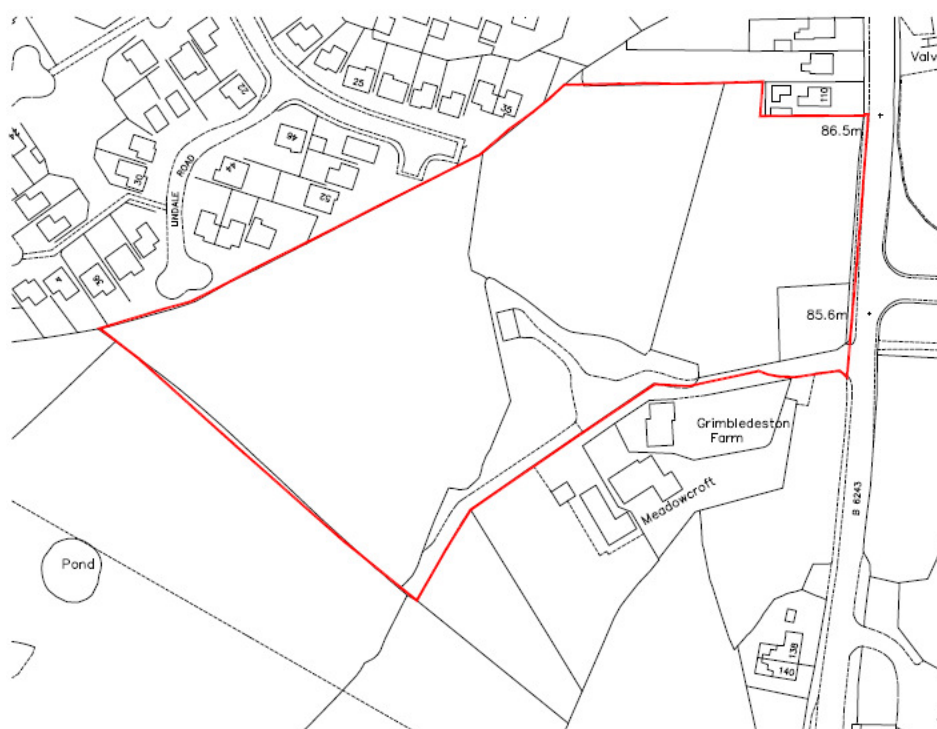


Figure 1 – Site Boundary in Red

- 2.4 Immediately adjoining the site to the north is a residential estate. To the east lies man-made reservoirs, which are elevated from the ground level and retained by steep gradient grass banks. To the south of the site are a pocket of residential properties, and to the west are large residential properties previously associated with Grimbaldeston Farm.

- 2.5 Open land lies to the west of the site, but there is a clear distinction between the open land and the development site, as they are delineated by existing hedgerow and trees.
- 2.6 The site is less than one mile from the centre of the town of Longridge, which has a population of approximately 7,000 and is the second largest settlement in the Ribble Valley.
- 2.7 Major industrial premises are located at 'Preston East' to the south of the site along Preston Road, and beyond this lies the M6 motorway.

3. Application Proposal

- 3.1 The reserved matters application seeks approval for a residential development of 58 no. dwellings on 2.35 hectares of land. All of the proposed properties will to be accessed from an existing road, directly off Preston Road, which will extend throughout the site.
- 3.2 Of the 58 dwellings, there will be 18 affordable units as previously confirmed in the Section 106 agreement relating to the outline application; nine at affordable rent and nine shared ownership, with six of these dwellings being bungalows.
- 3.3 This application is made seeking consent for the matters reserved at outline stage, namely, appearance, landscaping, layout and scale. The outline planning consent granted on 18th June 2012, Ref: 3/2011/0316, detailed the matter of access, which is not proposed to change. The remaining reserved matters are considered in turn below.
- 3.4 The planning submission is formed by the following documents:

Planning Application Form

Location Plan

Development Layout Plan

Design & Access Statement – Miller Homes Ltd

Phase 1 Habitat Survey – Haycock & Jay Associates Ltd

Planning Support Statement – JWPC Ltd

Flood Risk Assessment – Thomas Mackay Ltd

Tree Survey – Iain Tavendale

Density Layout Plan

Streetscene

Planning Layout (without conservatories)

Planning Layout (with conservatories)

Planting Plan - TEP

Landscape Specification – TEP

House Type Plans & Elevations Drawings – Bede, Buttermere, Crompton, Darwin, Nevis, Orwell, Stevenson, Travers, Yare.

Layout

- 3.5 An Indicative Proposed Layout was submitted with the original outline planning consent and is referenced at Condition 7 of that Decision Notice. Two of the properties on this scheme of 60 units have been separated from the development, subject to a separate reserved matters application, and therefore there are 58 units remaining on the site with extant consent. A revised layout for the same number of units is proposed in this reserved matters application (Figure 2). Although the type and layout has changed, the road layout follows a similar line to that already shown on the Indicative Proposed Layout.



Figure 2 – Proposed Layout

- 3.6 The Public Open space will be located at the heart of the development, sited to the centre of the site allowing easy access by all 58 dwellings.
- 3.7 Private parking is provided to all dwellings, with many having garaged spaces. There are 145 parking spaces across the site, representing 250% of the number of properties.

Scale

- 3.8 The outline planning consent detailed Scale Parameters that are included within Condition 7 of the Decision Notice. These detailed the proposed dimensions of the properties, and no measurements were above 12.5M x 12.6M x 12M high. The largest property now proposed in terms of footprint is the 5-bedroom Buttermere property type (Figure 3). The maximum footprint of the house is approximately 10m x 11.5m, with a ridge height of 8.8m. This is clearly well within the proposed Scale Parameters already agreed during the Outline process. Indeed, it was originally agreed that the site could accommodate some properties of 2.5/3 storeys in height. No properties are now proposed above two storeys.



Figure 3 – Buttermere House Type – Ground Floor Plan and Front Elevation

- 3.9 The Schedule of House Types shown on the Layout Plans details the following house sizes and numbers.

- 12 No. x 2-bed dwellings
- 14 No. x 3-bed dwellings
- 22 No. x 4-bed dwellings
- 10 No. x 5-bed dwellings

Total = 58 dwellings

- 3.10 Amongst these properties, there are proposed to be 6 No. 2-bed bungalows.

Appearance

- 3.11 There are a range of house types proposed across the site, and the elevations of which are shown on the submitted plans. The proposed houses types are referred to as Bede, Yare, Nevis, Darwin, Orwell, Travers, Crompton, Stevenson and Buttermere. All properties will front onto the access road through the site, with the exception of the properties that will front onto Preston Road, providing a strong frontage to the main road, continuing the building line of existing properties.
- 3.12 Streetscene elevations are shown on the Streetscene Plan ss/001, which shows a range of cross sections across the proposed development, an example of which is shown below in Figure 4.



Figure 4 – Streetscene Extract

Landscaping

- 3.13 Landscaping is proposed across the site, and is detailed in the Planting Plan prepared by TEP and the Landscape Specification document (example extract in Figure 5) and the Design & Access Statement.

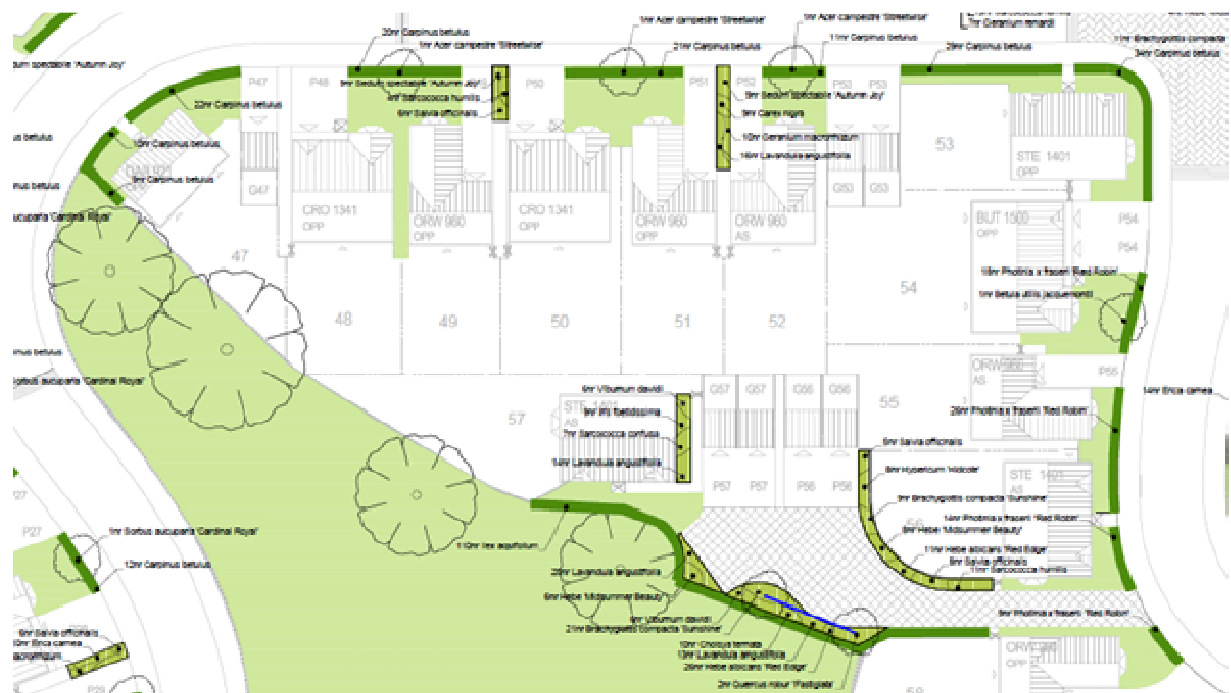


Figure 5 – Extract from Landscaping Plan Showing Planting Species

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. This is all written within the known context that the outline planning scheme has been granted consent for 60 dwellings (site reduced to 58), and therefore the principle of development has been established. This was further confirmed by the Council through Pre-Application discussions.
- 4.2 Relevant planning policy is found at the national level within National Planning Policy Framework (NPPF) and at a local level in the adopted Development Plan for Ribble Valley, made up of the Regional Spatial Strategy and the Ribble Valley Districtwide Local Plan. Additional documents published by the Council may also be considered of relevance where they form material planning considerations.

4.3 National Planning Guidance

- 4.3.1 The National Planning Policy Framework (NPPF) reminds local authorities that planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, and that 'for the avoidance of doubt' the NPPF itself is a material consideration in planning decisions. Furthermore, Local Plans published prior to 2004 would only carry weight in planning decisions in relation to the degree with which they accord with the NPPF.
- 4.3.2 At the heart of the NPPF is a presumption in favour of sustainable development, which directs council's to be positive about growth; making economic, environmental and social progress for this and future generations. In relation to planning decisions, the document outlines that this means approving development proposals that accord with the Development Plan without delay, and where the development plan is out of date, granting planning permission unless the negative impacts of approval would significantly outweigh the benefits when assessed against the NPPF.
- 4.3.3 Meeting housing development needs is seen as a key principle of good planning, and providing new homes is paramount to proactively driving and supporting sustainable economic development. In this context, paragraph 47 of the NPPF guides local planning

authorities to boost significantly the supply of housing by 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% or 20%) to ensure choice and competition in the market for land.

4.4 Regional Planning Guidance

- 4.4.1 The Regional Spatial Strategy for the North West (RSS) sets out the amount of new housing that should be built for each district across the North West, which for the Ribble Valley is proposed as a minimum level of 161 dwellings per annum over the plan period to 2021.
- 4.4.2 The Government has signalled intentions to revoke RSS, however whilst still in place it forms part of the Development Plan.
- 4.4.3 The Council has most recently reported to its Planning Committee that as at a 31st December 2012 survey, the Council has a supply of extant planning permissions sufficient to accommodate a 5 years supply, although it acknowledges that this is done without detailed assessments of deliverability.
- 4.4.4 The site subject to this planning application already has an existing outline planning consent for 58 No. dwellings and therefore forms part of this five year supply. The principle of development is therefore already established and does not need to be considered further.
- 4.4.5 The adopted RSS does not provide detailed parking standards for dwellings and therefore there are no formally adopted up to date parking standards within the Development Plan.

4.5 Local Planning Policy – Local Plan

- 4.5.1 Despite the Ribble Valley Borough Local Plan being produced almost 15 years ago, several policies within the plan have been 'saved' until they are replaced by the emerging Core Strategy/Local Plan documents.
- 4.5.2 The Council has acknowledged in reports to Planning Committee and Appeal Statements that the Settlement Hierarchy and previously defined Settlement Boundaries within the Local Plan are out of date, and therefore carry limited weight. There are other policies within the existing Local Plan that relate to establishing the principle of development and therefore in

the context of this application being reserved matters only, would not form part of the decision making process, namely Policies G2, G5 and H2. Other policies still considered relevant to this application are set out below.

- 4.5.3 Policy G1 of the Local Plan is a general development control policy that expects all proposals to provide a high standard of building design and landscape quality, and which contains a number of criteria that should be considered as part of good design, including density, layout, daylighting and privacy. The Council have confirmed at pre-application stage that they expect a minimum of 21m between directly facing windows and 12m between a main elevation and a gable elevation with no windows.
- 4.5.4 Policy G11 relates to Crime Prevention and requires the design of development layouts to consider how to limit the potential for crime. The policy is somewhat dated, as the standards for 'Secure by Design' has largely overtaken the policy and are seen as an industry standard.
- 4.5.5 Policy H19 is applied to large developments in main settlements and proposes that the Council will promote the provision of affordable housing throughout the Borough in areas where need is clearly identified. In main settlements identified in Policy G2, this will be achieved by negotiating for the inclusion of a proportion of affordable housing in all new planning consents. For the purposes of the outline consent, the site was considered as part of the main settlement of Longridge.
- 4.5.6 Policy RT8 – Open Space Provision, requires that on all residential sites of over 1 hectare, the layout will be expected to provide adequate and usable public open space.
- 4.5.7 Policy T1 – Development Proposals, relates to transport and mobility and states that the Council 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;
 - Proposals which locate major generators of travel demand in existing centres which are highly accessible than means other than the private car;
- 4.5.8 All development proposals are required to provide adequate car parking and servicing space through Policy T7.

- 4.5.9 Policies ENV7 and ENV13 seek to protect important species and landscape features from harm from development, unless arrangements can be made through planning conditions to secure protection or mitigation.

4.6 Local Planning Policy - Local Development Framework

- 4.6.1 The Council is in the process of formulating a Core Strategy to replace parts of the Districtwide Local Plan, albeit the Examination process is currently suspended for a six month period. The most recent form of the document was a Submission Draft, and the pre-application process with the Council highlighted a number of Key Statements (policies) that the Council wish to consider in its decision making for this application.
- 4.6.2 Key Statement EN3 of the Core Strategy expects proposals to demonstrate how sustainable development principles and construction methods will be incorporated. Policy DMG1 of the Core Strategy seeks to reinforce much of what Policy G1 of the Local Plan requires regarding size, intensity and scale of development. Key Statement H3 follows guidance already contained in the existing Addressing Housing Need document outlined below in relation to affordable housing.

4.7 Other Planning Documents

- 4.7.1 The pre-application response from the Council states that the Addressing Housing Need in Ribble Valley document will determine the affordable housing requirement associated with the development. In developments of five or more dwellings, 30% of units will be affordable. This level of affordable housing was agreed at the outline planning stage, along with the number and type of each affordable unit. This is to remain the same with the application for reserved matters.

Planning Considerations

5.1 Principle of Development

- 5.1.1 NPPF provides a presumption in favour of sustainable development and requires Council's to approve development that accords with the Development Plan without delay. The site lies immediately adjacent to the southern part of the existing settlement boundary of Longridge, as defined on the Local Plan Proposals Map. As the site has an extant outline planning consent for 58 No. dwellings it is now considered to form part of the settlement of Longridge and the principle of development is accepted. Therefore, providing the details of the reserved matters are consistent with existing policy, we expect the application to be determined as soon as practicable, following the statutory consultation period and any subsequent correspondence and negotiation with planning officers.
- 5.1.2 The site is readily capable of accommodating residential development without impinging on the environment or the local appearance of the settlement and does in this instance represent an opportunity to develop a high quality residential scheme with open space and landscaping features that will improve the local environment and the approach to Longridge from the south, through the development of a high quality scheme.
- 5.1.3 The site lies adjacent to a housing estate to the north and a cluster of several residential properties to the south, known as Grimbaldeston Farm. The development is therefore seen in the context of filling the gap between the existing properties, and has been designed to reflect this nature, being sympathetic to its surroundings and seeking to limit any impact on the neighbouring uses.

5.2 Development Details

- 5.2.1 The revisions to the layout of the properties across the site and the incorporation of open space onto a single site at the heart of the development forms an enhancement to the original proposed layout and is in keeping with Policy G1 of the Local Plan and the design principles in the emerging Core Strategy.
- 5.2.2 The minimum separation distances required, as detailed in the pre-application correspondence, have been achieved on all dwellings and in relation to all neighbouring

properties across the site. In addition, the scheme has been designed with the principles of Secured by Design in mind, with proposed dwellings orientated and designed to provide to provide natural surveillance and limit crime, again consistent with Policy G11 of the Local Plan.

- 5.2.3 The details of the proposed Open Space heart of the scheme will be defined through negotiation with the Council and if necessary submission of further details in due course. The principle being considered at this stage is therefore the amount of open space in terms of size, which is shown on the proposed layout to be 0.26 hectares, representing 11% of the total site area. This does not consider additional incidental open space across the site or garden amenity areas. Policy RT8 of the Local Plan does not provide specific details of open space requirements, and therefore there are no adopted standards within the Development Plan. The proposed open space provides a green heart to the development that can be used by all properties, and retains many of the existing trees on the site allowing for an improved landscape across the site. This is consistent with Policy RT8.
- 5.2.4 The number and type of affordable housing proposed remains the same as the outline planning application. It has been confirmed during the pre-application discussions that these would be provided on a single area of the site to allow for an RSL partner to manage the development better. These properties are provided to the north of the site, close to the entrance off Preston Road. This is consistent with Policy H19 of the Local Plan and the subsequent Addressing Housing Need document.
- 5.2.5 The site is immediately adjacent to the primary route network and is within one mile of Longridge Town Centre, which is a key service centre within the Ribble Valley. Excellent public transport facilities are provided along Preston Road, to Longridge to the north and industrial areas to the south and beyond. The College Court Bus Stop (N-Bound) sits outside 108 Preston Road, a few metres from the site.
- 5.2.6 In addition, work is on-going to reduce the speed limit to 30 mph outside of the access point off Preston Road into Longridge, which will improve the safety of the junction upon completion of the development. The scheme is therefore consistent with Policy T1 of the Local Plan.

6 Summary

- 6.1 The site lies in an appropriate location to provide new family housing in Longridge, which is both accessible to the local services in Longridge town centre and the nearby larger employment areas, providing access to jobs.
- 6.2 The reserved matters application details a scheme of 58 dwellings, including 18 affordable units, and with a large open space area to the centre of the development that seeks to incorporate the new site within the existing settlement.
- 6.3 The proposed development is relatively low density, reflecting its location on the urban fringe. The proposed layout creates a quality environment for residents of the new houses that will improve the local environment.
- 6.4 The proposal meets national guidance on sustainable development and is also consistent with local planning policies and provides significant local benefits through environmental, social and economic improvements.
- 6.5 The proposal will meet a vital local housing need, both in terms of market housing, but also through targeted affordable housing of social rented and intermediate tenures.
- 6.6 Therefore, on the basis of the quality of the proposal and the suitability of the land for development, we respectfully request that the reserved matters planning application is approved.