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PLANNING STATEMENT

**IN RESPECT OF A FULL PLANNING
APPLICATION FOR THE CONSTRUCTION OF A
SINGLE DETACHED DWELLING**

ON

**LAND AT
SPREAD EAGLE FARM, CLITHEROE ROAD,
BARROW, CLITHEROE, BB7 9AQ**

Prepared by: A J Mitchell
Our Client: Mr R I Little
Our Ref: Lit/589/1548/AJM
Date: March 2013



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
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1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 Gary Hoerty Associates has been instructed by Mr R I Little to submit a planning application on his behalf for construction of a detached open market dwelling on land which is part of Spread Eagle Farm, Clitheroe Road, Barrow.
- 1.2 The principle of residential use as we will demonstrate later in this Planning Statement, has widely deemed as an acceptable form of development within the local area of the application site by the Council. We will also demonstrate in this Planning Statement that the design of the proposed dwelling has been well considered and is in keeping with the vernacular of other dwellings and buildings within the local area of the application site and is based on the design of other dwellings approved by the Council within the Borough.
- 1.3 The visual impact of the proposed development will be minimal, given the existing mature tree planting on the parcel of land within which the application site is located. As part of the application submission, a report produced by an independent chartered arboriculturalist, has been prepared which confirms that a number of the trees within the parcel of land and application site, are not worthy of retention and are suitable for removal. It is the intention of the applicant however, to retain the majority of the trees on the land that he owns immediately adjacent to the application site to mitigate and reduce any visual impact that the proposal may have on the visual amenity of the local area.
- 1.4 We will consider in this Planning Statement the proposed development in more detail, providing a review of the planning history of the site, outline the development proposal, assess the development site and review the relevant planning policies and guidance and set out why we believe the application conforms to the national and local planning policies, and why the application should therefore be looked upon favourably.

2. PLANNING HISTORY

- 2.1 There have not been any previous applications in respect of the application site. However the application site forms part of what was Spread Eagle Farm and the traditional buildings at the farm which share the access for the site were converted to dwellings in the early nineties.

3. THE DEVELOPMENT PROPOSAL

- 3.1 The proposed development is the construction of a detached open market dwelling, with an attached double garage, with private garden areas to the front,

sides and rear. The application site is served by an existing tarmac vehicular access track, which is connected to the public highway of Clitheroe Road.

- 3.2 The proposed development plans, submitted as part of the application, indicate the level of accommodation that will be created by this proposal. In summary, the accommodation will be spread out over three floors, ground, first and a second floor, which will be created within the roof space of the dwelling. The ground floor will comprise a porch & entrance hall, lounge, sitting room, an open plan kitchen and dining room, garden room to the rear of the property, and a utility accessed off the kitchen area, providing access to a WC and the double garage. The first floor of the dwelling will provide access to five double bedrooms and a family bathroom. One of the double bedrooms will be formed above the utility and garage to create a 'master' bedroom, served with a walk in wardrobe and en-suite bathroom. As the proposed plans show bedroom 1 located on the first floor also has an en-suite bathroom. The second floor of the property will have two large bedrooms and a shared bathroom.
- 3.3 The gross internal floor space to be created by this proposal will be 383.1m², which includes the garage, and of this total 72.5m² will be created within the roof space to keep to a minimum the overall height of the proposed dwelling. Any floor area with less than 1.0m in usable head height has not been included within any of the totals mentioned above. The proposed dwelling will have an eaves height of 5.6m, and a ridge height of 9.2m. The materials used in the construction of the dwelling have been thoughtfully considered and are in keeping with materials used in the construction of other similar properties within the local area. The roof will be clad in natural blue slate with the external walls constructed in random coursed natural stone with solid stone quoins at external corners. The windows and doors will be of a light oak effect PVCu frame and will be formed within natural stone surrounds. The roof will feature a number of Velux roof lights.
- 3.4 The proposed development will see the incorporation of a wide range of measures to reduce the environmental footprint of the development including the provision of solar photovoltaic panels to generate electricity, the incorporation of high levels of thermal insulation and low levels of air permeability.
- 3.5 The proposed development will see the creation of a high quality property which is in line with similar developments approved within the local area of the application site and the architectural details and materials used in the construction of the property are in keeping with the vernacular of the local area.

4. THE APPLICATION SITE

- 4.1 The application site extends to 0.31 acres or thereabouts, and is situated 0.5 miles southwest of the centre of Barrow village, and approximately 0.8 miles north from

the centre of Whalley village. The site is located in an area defined in the Ribble Valley District Wide Local Plan (Adopted 1998), as Open Countryside and is located outside of the settlement boundaries of the villages of Barrow and Whalley.

- 4.2 The site is located to the south-west of The Eagle at Barrow public house, and is bounded on its westerly edge with agricultural land and to the east by a tarmac access track serving the residential properties to the rear of the Eagle public house. To the eastern side of the access track is a piece of amenity grassland not within our client's ownership which will be unaffected by this proposal.
- 4.3 The application site is set within a triangular piece of land within our client's ownership which is predominantly covered by trees which were planted about twenty years ago and it is currently undeveloped with the exception of the access track already referred to. The application site itself is relatively devoid of trees and comprises a natural clearing within the mixed plantation woodland. The northern and southern boundaries of the application site are well planted with a mixed tree and shrub planting, which are identified within the Phase 1 Habitat Survey and the Arboricultural Tree Survey, undertaken and prepared prior to the submission of this application; copies of each being submitted to the Council as part of this application. It is the intention of the applicant to retain and incorporate a number of the existing trees located within the application site in the proposed scheme which will provide screening to the proposed development. The application site and the parcel of land within which it sits are generally level.

5. PLANNING CONSIDERATIONS

5.1 General

- 5.1.1 Local planning authorities are required to determine planning applications in accordance with the statutory development plan unless material considerations indicate otherwise. In order for this planning application to be approved it must satisfy as far as possible the guidance contained within the National Planning Policy Framework (NPPF Adopted March 2012); the Regional Policy Guidance contained within the Northwest Regional Spatial Strategy which was adopted in 2008; the relevant saved policies of the Ribble Valley District Wide Local Plan (adopted in 1998) and the relevant policies of the Council's Core Strategy 2008/2028 – A Local Plan for Ribble Valley Regulation 22 Submission Draft. Given that the local plan was adopted in 1998 and is now 15 years old, certain policies contained within it are now out of date. Although the Council submitted their Core Strategy to the Secretary of State a six month suspension was granted by the Planning Inspectorate to enable the Council to update its evidence base, which will cause a twelve month delay in the adoption of the Core Strategy. The Inspectorate found the Council's evidence for housing, employment land, retail land and traveller accommodation to be out of date. Although the Council's core

strategy regulation 22 submission draft document has not been adopted it is a material consideration when considering planning applications and development proposals must conform to the relevant policies of this document.

- 5.1.2 The relevant saved policies of the Local Plan are Policy G1 which is a general development policy; Policy G5 which deals with proposals outside main settlement boundaries; Policy G8 which deals with environmental considerations, Policy ENV3 which deals with proposals located in the Open Countryside and outside the AONB and those areas immediately adjacent to it; Policy H2 which deals with dwellings in the Open Countryside; Policy T1 which is a policy looking to promote proposals that are sustainable from a transport perspective and Policy T17 which deals with parking provision.
- 5.1.3 The Council's Core Strategy Regulation 22 Submission Draft contains a number of key statements and development policies of which the following are relevant to this application; DS2 Sustainable Developments, EN3 Sustainable Development and Climate Change, EN4 Biodiversity and Geodiversity, H1 Housing Provision, DM12 Transport Considerations, DMG1 General Considerations, DMG2 Strategic Considerations, DMG3 Transport and Mobility, DME1 Protecting Trees and Woodlands, DME2 Landscape and Townscape Protection, DME3 Site and Species Protection and Conservation, DME6 Water Management and DMH3 Dwellings in the Open Countryside and AONB.
- 5.1.4 We set out below extracts from the relevant documents to assess the planning application against all the appropriate policies and guidance.

5.2 National Planning Policy

National Planning Policy Framework (NPPF)

- 5.2.1 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.
- 5.2.2 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 and that the NPPF does not change the statutory status of the development plan as the starting point for decision making. It makes clear that proposed development that accords with an up to date local plan should be approved and that 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. 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.*

5.2.3 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. The Council’s local plan was adopted in 1998 some fifteen years ago and as a consequence some of the policies will inevitably be out of date, and the NPPF clearly sets out that where a local plan is out of date the policies of the NPPF should take precedence over it. The above extract emphasises the importance given to the promotion of sustainable development, and we set out in this Planning Statement how our client’s proposal is sustainable in its use of materials in its construction, the location of the application site and links to the public transport network, and the day to day running of the completed dwelling. As mentioned above, the application site is located in a natural clearing within a mixed plantation woodland, and much of the existing tree planting will be

retained and incorporated into the scheme with the effect that the proposed development will have no negative or adverse impacts on the visual amenity of the local area. We consider therefore, that there are no adverse effects as a result of this proposal that outweigh the benefits of the proposal.

- 5.2.4 The core principle of allowing sustainable development to proceed in respect of local plans is set out in paragraph 15 which 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."

- 5.2.5 Sections 1 and 3 of the NPPF set out that planning has an important role to play in ensuring that the local and national level economies are able to grow, in order to create the required jobs and prosperity needed. Paragraph 19 specifically states:

"Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."

- 5.2.6 The approval of this application for the creation of a dwelling on the application site will increase the customer base for local businesses and service providers and the work to construct the dwelling will be carried out by local contractors, thereby securing employment for local builders and suppliers.

- 5.2.7 Section 6 of the NPPF is headed "*Delivering a wider choice of high quality homes*", it 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.

- 5.2.8 Paragraph 47 highlights a requirement that local planning authorities should boost significantly the supply of housing. The Council have had a shortfall in housing numbers and although the application is only for a single dwelling its approval will help the Council to increase the number of new homes approved within the Borough. Given the nature of the proposed dwelling we would consider that the scheme is deliverable and as already stated, would be an ideal opportunity for a local building contractor to develop an opportunity that is not presented by the large scale housing schemes that have been approved and for which permission is sought.

- 5.2.9 Paragraph 49 reinforces the core aim of the NPPF, and states that housing applications should be considered in the context of sustainable development. We consider that given that our client's proposal will see an increase in the level of housing within the Borough, and that the proposal looks to develop a piece of

land which is unsuitable for any other use and is in a sustainable location, a fact which is confirmed by the approval of several other housing applications in the immediate vicinity.

“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.”

- 5.2.10 Paragraph 50 states that a wide choice of quality homes should be delivered and that there should be provision for people wishing to build their own home, the approval of this application would enable an individual to acquire the plot and build their own home unlike most of the development that is being approved in the Borough which will be developed by house building companies. This paragraph also refers to the size, type and tenure of housing to suit each location and we consider that the proposed dwelling is appropriate to the location and is in line with recent proposals approved by the Council, within the local area of the application site.
- 5.2.11 Section 10 of the NPPF states that planning authorities have an important role in minimising the effects of climate change and flooding. Our client’s proposal, supports this guidance, as due consideration has been given to how foul water and surface water run off, is to be disposed of, with a view to minimising the amount entering public and private sewers. It is proposed that the dwelling will be served by a private underground package treatment plant which will discharge treated effluent into the ground. Surface water run off will be disposed of via a soakaway drain into the ground. We therefore consider our client’s proposal will have little or no effect on flooding.
- 5.2.12 Annexe 1 of the NPPF provides guidance on the implementation of the policies in the framework which are applicable from the day of publication and clearly 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. It goes on to state 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). This is therefore of

particular relevance when discussing the planning application in the context of the saved policies of the local plan because these were adopted before 2004.

- 5.2.13 We consider that the proposal represents sustainable development and therefore the National Planning Policy Framework fully supports the approval of the proposed development.

New Homes Bonus Scheme

- 5.2.14 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 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.

5.3 Regional Planning Guidance

Regional Spatial Strategy for the North West (RSS)

- 5.3.1 While the RSS remains a relevant planning document it now carries less weight than the emerging core strategy and the NPPF the housing numbers set out in the RSS have now been replaced by those agreed at the special meeting of the Planning and Development Committee on 2 February 2012, which identified a figure of 200 dwellings per annum.
- 5.3.2 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.
- 5.3.3 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.
- 5.3.4 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.

5.3.5 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

5.3.6 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.

5.3.7 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.

5.3.8 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, this figure as we have already identified is out of date and has been replaced by a figure of 200 dwellings per year. At least 65% of development is expected to be delivered on previously developed land.

5.3.9 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.

5.4 Local Planning Guidance - Ribble Valley District Wide Local Plan

5.4.1 The Ribble Valley District Wide Local Plan was adopted in 1998. The application site is shown on the local plan proposals map and is located within the Open Countryside.

Policy G1

5.4.2 Policy G1 sets out the general considerations for all development proposals. It states that:

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“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.”

- 5.4.3 The Policy contains a number of criteria which planning applications will be determined against, and we set the criteria out below, together with an explanation as to why we consider the proposed development conforms to each of this criterion.

(a) Developments should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.

- 5.4.4 We are firmly of the opinion that the level of development proposed is appropriate in terms of its size, intensity and nature. The application site will be developed with a residential use, which has been widely accepted as an appropriate form of development in the local area to the application site, by the Council. We believe that the scale of the proposal is appropriate and does not over develop the application site. The overall height and footprint of the proposed dwelling is similar to other dwellings approved by the Council examples of which are provided further on in this supporting statement.

(b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.

- 5.4.5 The proposal will utilise an existing tarmac access track which connects to Clitheroe Road. The proposal will therefore not require a new access onto the public highway. The creation of one dwelling is unlikely to create a significant amount of additional traffic using Clitheroe Road and any traffic generated by the proposal can be comfortably accommodated by the public highway. The proposed dwelling will have good access to the public transport network, with bus stops on either side of the public highway, adjacent to The Eagle at Barrow public house, and Whalley train station which is within 1 mile of the application site. This will provide opportunities for the occupier of the completed dwelling to reduce the amount of travel by private car.

(c) Developments should make adequate arrangements for car parking (see policy G7).

- 5.4.6 The proposal makes adequate arrangements for car parking in line with local and national parking standards.

(d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.

5.4.7 The existing vehicular access onto Clitheroe Road, is of sufficient width for the amount of traffic likely to be generated by the proposal, and has good visibility splays along Clitheroe Road, ensuring safe passage of vehicles on and off the public highway.

(e) *The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and relationship to surroundings as well as the effects of development on existing amenities.*

5.4.8 The proposed dwelling has been carefully sited in the application site so as to incorporate and retain a number of the existing trees so that there will not be any negative visual impact on the local area. The application site is an adequate distance away from other nearby buildings to ensure that there will be no adverse impact upon them. However it should be noted that the dwelling would not be seen in isolation and will be seen as part of the existing group of residential dwellings at the rear of The Eagle public house. The proposed dwelling will be constructed from materials that are in keeping with the vernacular of the local area. In addition and as already mentioned our client's proposal will have a positive effect on local businesses within the villages of Barrow and Whalley.

(f) *Developments should provide adequate arrangements for servicing public utilities.*

5.4.9 Existing utilities are already provided within the local area to serve the existing residential and commercial properties and we do not anticipate any problems with obtaining the necessary utilities for the proposed single dwelling. It is likely that the proposed property will be served by sustainable and private foul and surface water drainage systems, removing the need for connections with the public sewerage systems. The existing vehicular access track and turning area as put forward by the proposal, will allow adequate servicing by larger vehicles.

(g) *Developments should provide adequate day lighting and privacy.*

5.4.10 We consider that adequate day lighting and privacy is provided together with adequate private front and rear gardens. The existing and proposed trees and shrub planting to the boundaries will screen the private garden areas of the property.

(h) *Materials used should be sympathetic to the character of the area.*

5.4.11 The property is to be constructed with a natural blue slate roof covering, which will incorporate proprietary roof lights serving the second floor living accommodation. The main external walls of the property will be of a random coursed natural stone facing, formed with natural stone quoins to the corners.

Windows and doors are to be PVCu frame with a light oak colour and formed within natural stone surrounds.

(i) *Developments should not result in the loss of important open space, including public and private playing fields.*

5.4.12 The application site has not been identified as an important open space and the proposal will therefore see no loss of such space.

(j) *Developments should not damage SSSIs, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.*

5.4.13 The application site has not been designated with a conservation measure mentioned above and as such will have no negative impact or impact onto any such area.

(k) *Development should not require culverting, artificial channelling or destruction of a water course. Wherever possible water courses should be maintained within a reasonable corridor of native vegetation.*

5.4.14 The development will require no culverting or diversion of any natural water courses.

(l) *Developments should be economic in the use of land, water and aggregates and should not prejudice future developments which would provide significant environmental and amenity improvements.*

5.4.15 The proposal is economic in its use of land and resources and will not overdevelop the application site. There will be no prejudice caused to any future developments as a result of the proposal.

(m) *Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply, which will not derogate existing users.*

5.4.16 It is likely that the proposal will be connected to the main public supply of water.

Policy G5

5.4.17 Policy G5 identifies the type of small scale development that will be permitted outside the main settlement boundaries and village boundaries. The development proposed in this application does not fall within the identified types of development that are considered acceptable, however the local plan is out of date and the Council are unable to deliver their required housing from within the existing settlement boundaries and consequently there are material considerations that support the approval of this planning application.

Policy G8

- 5.4.18 Policy G8 is concerned with environmental considerations and the implementation of sustainable development to improve the quality of life within the Borough. The Local Plan sets out a number of considerations that the Council will take account of when considering proposals for development and the proposed development is compatible with the aspirations set out in this policy.
- 5.4.19 Our client's proposal will cause no pollution of air, surface and ground water or cause light or ground pollution. The use of the application site for a single residential dwelling will not create or cause any noise pollution to residential areas or areas used for recreation purposes. The proposal will incorporate on-site renewable energy sources in the form of solar photovoltaic panels which will generate electricity for the property. In addition the dwelling will incorporate high levels of thermal insulation and low levels of air permeability, the combined effect of which will reduce the amount of green house gasses emitted by the dwelling. A Phase 1 Habitat Survey has been carried out by a licensed ecologist, who confirms that there are no important wildlife habitats within the application site and there will be no negative impact on the natural environment or wildlife habitats caused by this proposal. The application site can be easily accessed by the public bus and train networks. The centres of the villages of Barrow and Whalley are within walking and cycling distance, therefore promoting development in an area accessible by means other than the private car. We consider that the proposal will have a positive impact on the existing amenities in the villages of Barrow and Whalley as it will increase their customer base therefore safeguarding employment and supporting the local economy.

Policy ENV3

- 5.4.20 Policy ENV3 deals with development in the Open Countryside outside the AONB and areas immediately adjacent to it. The policy states that:

“Development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features will be permitted, providing regard has been given for the characteristic landscape features of the area”.

- 5.4.21 Our client's proposal is in keeping with the vernacular and character of buildings within the Borough and is appropriate in terms of its scale, style, features and building materials. As already stated the proposal has been based on similar developments approved by the Council in the Open Countryside. The proposal will conserve the existing landscape features by developing an existing open area while retaining the majority of the trees within the applicants wider land parcel.

Policy H2

- 5.4.22 Policy H2 is the Council's adopted policy with regard to dwellings in the Open Countryside and it sets out a limited number of circumstances when planning consent will be granted for residential development in the Open Countryside. It is acknowledged that the proposed development does not fall into any of the three identified exceptions which allow residential development outside of the settlement boundary. However the policy is out of date and there are material considerations that are set out in this Statement that indicate that planning consent should be granted for the proposed development in line with similar approval that have been granted outside of the settlement boundary for Barrow. The development of the single dwelling that is proposed in this application will have no significant visual impact as it is sited within an established wooded area and the sustainability of residential development in this general location has already been confirmed by the approval of other residential developments nearby that are referred to in more detail later in section 6 of this Statement.

Policy T1

- 5.4.23 Policy T1 is concerned with assessing the impact of any proposed development on the transport infrastructure. The policy states that when determining planning applications considerable weight will be given to a number of issues which the Council will look to development proposals to address. Of this list our client's proposal will address the following:

- *The availability and adequacy of public transport to serve those moving to and from the development*
- *The relationship of the site to the primary route network*
- *The provision made for access to the development by pedestrian, cyclist and those with reduced mobility*
- *Proposals which promote development within existing developed areas at locations which are highly accessible by means other than the private car*
- *Proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing viability and vitality*
- *Proposals which locate developments in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly.*

- 5.4.24 The application site is well served by local bus and train networks, thereby giving opportunities for the reduction in travel by car. The application site is well served by the primary highway route network and is connected to, via an existing vehicular access track, Clitheroe Road. The site can be easily and safely accessed on foot on the main public highway which has a public pavement located to the western side of the public highway. The proposals map as part of the Local Plan indicates that there are cycle ways along the main public highway of Clitheroe

Road, therefore increasing opportunities for the use of cycles. The application site is located close to the villages of Barrow and Whalley and will provide an increased customer base for existing businesses.

Policy T7

- 5.4.25 Policy T7 states that development proposals will be required to provide adequate car parking and servicing space. The guidance notes which accompany the policy state that a failure to ensure adequate off-street parking will lead to an increase in on-street parking. Our client's proposal incorporates sufficient off-street parking provision to mitigate this and it also allows for sufficient servicing space for larger vehicles.

5.5 Council's Core Strategy Regulation 22 Submission Draft

Key Statement DS2: Presumption in favour of sustainable developments

- 5.5.1 Key Statement DS2 identifies that the Council will follow the positive approach that reflects the presumption in favour of sustainable development set out in the National Planning Policy Framework and states that planning applications which accord to the policies of the Local Plan will be approved.
- 5.5.2 We consider that our client's proposal represents sustainable development that is supported by the NPPF and should therefore be supported by the Council. The principle of the development outside of but close to the adopted settlement boundary of Barrow has been accepted by the Council as sustainable development and we have made reference to the approved development at section 6 of this Statement

Key Statement EN3: Sustainable development and climate change

- 5.5.3 Key Statement EN3 states that all new development will be required to demonstrate how it will contribute towards reducing the Borough's carbon footprint. Our client's proposal will incorporate solar photovoltaic panels which will generate electricity for the dwelling. The proposal will also incorporate high levels of thermal insulation and low levels of air permeability in line with the current building regulations. As part of this process it will be necessary to undertake design and as-built stage, Standard Assessment Procedure (SAP) calculations, to demonstrate that the completed dwelling will achieve compliance with governments set limits of carbon emissions.

Key Statement EN4: Biodiversity and Geodiversity

- 5.5.4 Key Statement EN4 is concerned with conserving and enhancing the Borough's biodiversity and geodiversity and states that negative impacts on biodiversity should be avoided. The application site is not within any nature area restriction

and can therefore have no negative impact on any such area. A licensed ecologist has undertaken a Phase 1 Habitat Survey which confirms that there is little evidence of any protected or endangered species found on the site and it does not provide a suitable habitat as such in this regard.

Key Statement EN12: Transport Considerations

- 5.5.5 Key Statement EN12 seeks to promote the reduction in use of the private car and encourage an increase in use of public transport and travel by foot and cycle. As already stated the site is well served by the public bus network with bus stops located adjacent to the Eagle public house, and Whalley train station is approximately one mile from the application site. Travel by foot and by cycle will be encouraged as the centres of Barrow and Whalley are within walking distance of the application site and can be accessed easily and safely by the public highway, which is served with a public pavement. Clitheroe Road is identified as having a Lancashire Cycle Way on the proposals map contained in the Local Plan.

Policy DMG 1: General considerations

- 5.5.6 Policy DMG 1 sets out a schedule of criteria against which development proposals within the Borough will be assessed, and we consider each of these criteria in detail below, and provide justification for our client's proposal against each of the criteria.

- *They have a high standard of building design which considers the eight building in context principles (from the CABE/English Heritage Building on Context Tool Kit).*

- 5.5.7 The proposed development is considered to be of a high standard of building design, being constructed of traditional local materials which are appropriate for the intended use of the building and site.

- *Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*

- 5.5.8 The development is sympathetic to the existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials. It is our firm opinion that the scale and massing of the dwelling is appropriate and is based upon the design of dwellings approved within the Borough. It is considered that the size of the property to be created is appropriate for the application site and is suitable for modern day living. The dwelling will be located in a position which will have little effect on any buildings within the local area, however it should be noted that the dwellings will not be seen in isolation. The dwelling will be constructed in materials that are in keeping with the vernacular and building style of the local area.

- *Consider the potential traffic and car parking implications.*

5.5.9 The property is provided with sufficient private parking space appropriate for the size of the property to be created. We consider that the negligible increase in traffic volume would have no adverse impact on local traffic.

- *Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*

5.5.10 The application site is served by an existing tarmac access track which is to be retained as part of the proposal. The track is in good condition and is of suitable width and size to serve our client's development. The access point onto the public highway is of a sufficient width with good visibility splays along Clitheroe Road, and is appropriate for the traffic generated by this proposal.

- *Consider adequate day-lighting and privacy distances.*

5.5.11 The building properly takes into account day light and privacy distances as it is sited sufficiently far away from other properties. Natural screening to the private garden areas will be provided by the retention of the existing tree planting.

- *Consider the environmental implications such as SSSIs, County Heritage Sites, Local Nature Reserves, Biodiversity Action Plan (BAP), Habitats and Species, Special Areas of Conservation and Special Protected Areas, Protected Species, Green Corridors and other sites of nature conservation.*

5.5.12 The application site is not within any of the environmentally restricted areas mentioned above and therefore has no negative impact on any such area. A Phase 1 Habitat Survey has been carried out, copies of which have been submitted to the Council as part of this application, which demonstrates that the application site does not provide a suitable habitat for any endangered or rare wildlife and has no negative impact on any such species.

- *Consider the protection and enhancement of public rights of way and access.*

5.5.13 There is no public right of way impacted by this development.

- *All development must protect and enhance heritage assets and their settings.*

5.5.14 There is no damage or loss of any heritage assets as a result of this proposal.

- *With regard to possible effects upon the natural environment, the Council propose that principles of the mitigation hierarchy code. This gives sequential preference to the following:*

1. *Enhance the environment*
2. *Avoid the impact*
3. *Minimise the impact*
4. *Restore the damage*
5. *Compensate for the damage*
6. *Off-set the damage*

5.5.15 The proposal looks to minimise and avoid any negative effect on the environment by retaining and incorporating some of the existing trees that form the application site and all of those on the surrounding land. The proposal also looks to reduce the carbon footprint of the completed dwelling by incorporating renewable on-site technology and high levels of thermal insulation.

- *All new development proposals will be required to take into account the risk arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.*

5.5.16 There are no mining issues on the site.

- *Achieve efficient land use and the reuse of remediation of previously developed sites where possible.*

5.5.17 Whilst the application site has not been previously developed, it is our opinion that the most appropriate form of development for the site is that proposed by this application as the shape of the site and tree planting would render it unsuitable for another use. The scheme should be regarded as efficient as it will provide the Council with the opportunity to increase the housing numbers within the Borough in an area where housing is established as appropriate.

- *Have regard to public safety and secured by design principles.*

5.5.18 There are no adverse effects with regard to public safety as a consequence of the development.

- *Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on the visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of the development on the existing amenities.*

5.5.19 The application site is located close to the existing group of buildings which comprise The Eagle public house and the residential properties to the rear, and as

such the dwelling will not be seen in isolation and the proposed dwelling will not be overbearing on the existing buildings. The proposed dwelling will have limited impact on the existing landscape character as the dwelling will be sited within a natural clearing in a mixed woodland. As stated the proposal looks to retain most of the trees found on the parcel of land in which the application sits.

- *Not adversely affect the amenities of the surrounding area.*

5.5.20 The development will have no adverse affect on the amenities of the surrounding area.

- *Not prejudice future development which would provide significant environmental and amenity improvements.*

5.5.21 There will be no prejudice to future development which would provide significant environmental and amenity improvements.

- *Not result in a net loss of important open spaces, including public and private playing fields, without a robust assessment of the site surplus to need.*

5.5.22 There will be no loss of open space as a consequence of this development.

- *Use sustainable construction techniques where possible and provide evidence that energy efficiency has been incorporated into schemes where possible.*

5.5.23 The development incorporates sustainable construction techniques and will exceed current building regulations standards in regard to thermal insulation and air permeability. As stated, a mandatory requirement of the building regulations application will be to carry out design and as built stage SAP assessments to demonstrate that the dwelling complies with the thermal efficiency part of the building regulations. The regulations will also require a set of design and as built stage water usage calculations, which will demonstrate that the amount of water used in the dwelling per day, meets the requirements of the building regulations. To achieve this, low flush volume WCs and low capacity baths will be incorporated into the scheme. Sustainable surface and foul water drainage systems are proposed.

- *Consider air quality and mitigate adverse impact wherever possible.*

5.5.24 The proposal will have no adverse impact on air quality.

- *The Code for Sustainable Homes and Lifetime Homes should be incorporated into schemes.*

5.5.25 The principles of both the Code for Sustainable Homes and Lifetime Homes, will be incorporated into the detailed design of the dwelling, and aspects of both will be enforced through the building regulation application process.

- *Regard to the availability to key infrastructure with capacity, where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.*

5.5.26 There is sufficient infrastructure to allow the development to proceed.

- *Consider the potential impact on social infrastructure provision.*

5.5.27 There will be no adverse impact on social infrastructure provision.

Policy DMG 2: Strategic considerations

5.5.28 Policy DMG2 deals with strategic considerations and states:

“Development should be in accordance with the Core Strategy Development Strategy and should support the spatial vision.

- *development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.”*

5.5.29 We are firmly of the opinion that the proposed development is in accordance with the aims of the core strategy as the development of the site is clearly sustainable and relates well to existing built development and the settlements of Barrow and Whalley. Although the application site is not within the settlement boundary or immediately adjacent to the current settlement boundary for Barrow we consider that the recent approval of residential development at Whalley Nursery, land opposite Bramley View and a current application for residential development at the former petrol station, Barrow will result in a redefining of the settlement boundary for this part of Barrow, which would logically include The Eagle public house the barn conversion properties at Spread Eagle Farm and the application site.

5.5.30 We are of the opinion that the development conforms to the requirements of Policy DMG2.

Policy DMG 3: Transport and mobility

5.5.31 The policy states that in dealing with applications the Council will consider and give weight to a number of different factors and criteria for the approval of

developments. Of this criteria our client's proposal strongly conforms to the following:

- *The availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development.*
- *The relationship of the site to the primary route network and strategic road network.*
- *The provision made for access to the development by pedestrian, cyclists and those with reduced mobility.*
- *Proposals which promote development within existing developed areas or extensions to them.*
- *Applications which are highly accessible by means other than the private car.*
- *Proposals which strengthen existing town and village centres which offer a range of ever-day community shopping and employment opportunities by protecting and enhancing their vitality and viability.*
- *Proposals which locate the development in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly.*

5.5.32 The policy goes on to state that all development proposals are required to provide adequate car parking and servicing space in line with currently approved standards.

5.5.33 Policy DMG3 of the Draft Core Strategy closely follows the principles of Policy T1 of the Adopted Local Plan and we have demonstrated compliance with this policy earlier in this supporting statement, and as such our client's proposal conforms to policy DMG3 of the Draft Core Strategy.

Policy DME1: Protecting trees and woodlands

5.5.34 Whilst the overarching focus of DME1 is concerned with the protection of broadleaved and ancient woodlands the implementation of tree preservation orders, veteran and ancient trees, hedgerows and felling licenses, the policy also covers situations where development takes place in areas not governed or designated as such. The policy states that:

"Where applications are likely to have a substantial effect on tree cover the Borough Council will require detailed arboricultural survey information and tree constraints plan, including appropriate plans and particulars."

5.5.35 An arboricultural survey has been submitted as part of the application identifying the various trees on the application site. As stated the proposed dwelling will be sited in a natural clearing within the mixed woodland ensuring that trees of high and moderate quality are retained. The proposed dwelling will not encroach into the root protection zones of the retained trees. A limited number of trees of poor

quality or with limited remaining life will be removed as part of this proposal; however this will not have a substantial effect on the level of tree cover.

Policy DME2: Landscape and Townscape protection

5.5.36 The policy states that:

“Development proposals which damage and cause significant harm to important landscape features which include townscape elements such as the scale, form and materials of a development that can contribute to the characteristic townscape of the site will be refused.”

5.5.37 Our client’s proposal will have no negative impact on the natural landscape features.

Policy DME3: Site and species protection and conservation

5.5.38 Policy DME3 states that proposals that adversely affect biodiversity and priority habitats and species will be refused. As already stated a Habitat Survey has been carried out, and this concludes that there is no wildlife on the application site that would prohibit the development from going ahead.

Policy DME6: Water Management

5.5.39 Policy DME6 states that development will not be allowed where the proposal will be at an unacceptable risk of flooding or exacerbate flooding elsewhere. The proposal will incorporate sustainable drainage systems, minimising the amount of surface water run off and the proposed development will not present any risk of flooding.

Policy DMH3: Dwellings in the open countryside and AONB

5.5.40 Policy DMH3 sets out a limited number of occasions where residential development can take place in the Open Countryside, however it is inconsistent with Policy DMG2 which identifies the expansion of existing settlements as being a potentially acceptable form of development, which for the most part will result in development taking place in the Open Countryside. Therefore whilst our client’s proposal falls outside the limited number of situations identified in DMH3 in light of the requirement to develop generally on land outside of the defined settlement boundaries in order to provide the required level of housing and the fact that the development has very little visual impact and as a consequence of other approvals in the immediate locality the site is in a location accepted as being sustainable. The approval of a single dwelling at this location will not prejudice the emerging policies in the Core Strategy, which was clearly confirmed by the approval of application number 3/12/0617.

5.6 Other Relevant Planning Considerations

Addressing Housing Need in Ribble Valley Housing Policy Adopted Jan 2012

- 5.6.1 In accordance with this adopted document the proposed development is for the construction of a single detached dwelling and there will therefore be no requirement for the provision of any affordable housing.

6. SIMILAR DEVELOPMENT APPROVED WITHIN THE BOROUGH

- 6.1 The principle of residential development in close proximity but outside of the settlement boundary of Barrow has been established through a number of planning application approved by the Council and allowed on appeal and we make reference to these applications below:
- 6.2 Perhaps the most relevant application to this one is application number 3/2012/0617 which was an outline application for the development of 7 dwellings on land off Clitheroe Road, Barrow, Clitheroe, Lancashire, BB7 9AQ. The application was approved at committee on 8 November 2012. The application saw approval for the construction of five large detached dwellings and two small bungalows and the large detached dwellings approved by this application are of similar proportions to the dwelling put forward by our client's proposal and will be constructed from similar materials. The reference to this application clearly establishes that a residential development of a larger scale than the one proposed by our client, has been proven to be acceptable by the Council and our client's proposal should prove a much less controversial proposal in comparison to the example given. The application site is also in a much more visually prominent location, and will have a greater impact onto the visual amenity of the local area, than the our client's proposal.
- 6.3 The officer report to the planning committee in respect of this application clearly identifies under the heading "Principle of development" on the paragraph spanning pages 64 and 65 of the committee report that notwithstanding the fact that the Council thought that they could demonstrate a six year housing land supply the approval of the application was appropriate (it was subsequently established on appeal that the Council should have been working to the figure of 200 dwellings per annum as identified at the special meeting of the Planning and Development Committee on 2 February 2012). The members of the committee were asked to bear in mind that irrespective of the five year supply issue some of the policies of the DWLP are considered out of date (in particular the settlement strategy) and thus the statement in NPPF sited above which advocates a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstratively outweigh the benefit is at this time an overriding consideration.

- 6.4 It goes on to state that there are no provisions with the NPPF to advocate resisting development in principle once the five year supply of deliverable sites is achieved. In assessing this application therefore it is important to look at the component parts in turn having regard to the above considerations.
- 6.5 Earlier in this paragraph of the report clear reference is made to the fact that the number of dwellings identified in the RS and indeed by the special meeting of the Planning and Development Committee on 2 February 2012 set out the minimum requirement not a maximum.
- 6.6 It is clear therefore that the Council has considered development outside of the settlement of Barrow but in close proximity to it to be acceptable regardless of whether or not a five or six year housing land supply has been reached and consequently this will have a significant bearing upon the determination of this current application.
- 6.7 The final paragraph on page 65 states that the site lies outside but within 170 metres of the settlement boundary of Barrow, as defined previously in the District Wide Local Plan, within land designated as open countryside. The site is an acceptable distance from the local service centre, local amenities and services and is within 150 metres walk of the nearest bus stops. Therefore having examined the potential development as submitted under this application it is considered that that being of a scale that is not inappropriate in the locality, subject to supporting infrastructure, it is concluded that the development of this site for residential purposes as a principle would be consistent with the National Planning Policy Framework, extant regional strategy and at the scale proposed the principles of the emerging Core Strategy, together with the relevant material consideration that the council must currently take into account.
- 6.8 The report goes on to highlight the importance of any potential visual impact of the scheme which again will be an important consideration in the determination of the current application.
- 6.9 The approval of application 3/2012/0617 clearly provides overwhelming support to the approval of this current application.
- 6.10 Application Reference 3/2012/0158 - *"Outline application for the erection of 73 open market detached dwellings and 31 social housing properties."* Site 2 Barrow Brook Business Village, Barrow, Clitheroe, Lancashire was refused by the Council on 25 May 2012. However the subsequent planning appeal was allowed on 30 November 2012. It is acknowledged however that at the time that the appeal was determined the Council were unable to demonstrate an appropriate level of housing land being available. The approval of the appeal does nonetheless indicate the fact that the expansion of the settlement of Barrow is sustainable.

- 6.11 Application Reference 3/2011/0776 - *"Outline proposal for residential development of land of Whiteacre Lane."* Land at Whiteacre Lane, Barrow, Lancashire, BB7 9BJ. Approved, subject to legal agreements, 12 April 2012. The application saw the approval of the construction of five large detached properties and two semi-detached properties at the application site. The design and access statement indicates that the footprint and height of the proposed dwellings is again comparative to the dwelling put forward by our client's proposal. The Design and Access Statement also makes clear that the dwellings put forward by the approved proposal will reflect the building form of the local area, which is the intention of our client with this current proposal. The approval of this application again confirms that residential development in the vicinity of Barrow is considered to be sustainable.

7. SUMMARY AND CONCLUSION

- 7.1 This application proposes the construction of an individual two and a half storey residential dwelling with attached double garage on land at Spread Eagle Farm, Barrow. Whilst the site is undeveloped there are a number of planning approvals for residential development within the local area, examples of which are provided above, which support the approval of this application. The design of the proposed dwelling and garage has been based upon approved designs of other dwellings within the local area and is therefore considered to be suitable.
- 7.2 A Phase 1 Habitat Survey has been carried out, copies of which have been submitted to the Council and it confirms that there is little in the way of any protected or endangered species to be found on the application site. The proposal will therefore have no negative impact on any such endangered species.
- 7.3 The application site comprises a clearing within a mixed woodland and an arboricultural survey report has been prepared to demonstrate that the site can be developed for a dwelling without any significant negative impact on the wooded area, and copies of this have been submitted to the Council as part of the application.
- 7.4 The creation of a dwelling at the application site will support the local economies of the villages of Barrow and Whalley by providing an increased customer base. The approval of the application will also create an opportunity for local tradespersons to construct the dwelling, thereby further supporting the local economy.
- 7.5 The application site is not in an isolated location, reference application 3/2012/0617, it is in a sustainable location and its approval will provide the Council with an opportunity to meet the national and regional targets for housing deliverability while at the same time creating an opportunity for an individual to build their own home.

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- 7.6 We have provided a reasoned justification within this planning statement explaining how the proposed development conforms to the relevant saved and emerging local plan policies, the national planning policy of the NPPF and the Regional Planning Policy contained within the Regional Spatial Strategy and it should therefore be looked upon favourably.

Signed  Date 17/04/13
A J Mitchell BSc (HONS)
For and on behalf of Gary Hoerty Associates

