

**Design and Access Statement  
In support of  
Planning Application at**

**Highfield  
Garstang Road  
Chipping**

**December 2012**

# PLANNING APPLICATION FOR OUTLINE PLANNING PERMISSION FOR 9 RESIDENTIAL DWELLINGS, SCALE, LAYOUT AND ACCESS ONLY

## Introduction

This statement has been written in accordance with the advice contained in CABE Guidance and Ribble Valley Borough Council's design and access statement Performa.

This outline application seeks to provide evidence taken from Local Planning Policy and the National Planning Policy Framework to justify the development against all relevant policies to achieve a totally sustainable development.

The applicants feel that the site is a most suitable site and practical location to meet some the needs of the present and future housing need in Chipping and the development would not put pressure on the local infrastructure the development would be wholly sustainable which is actively encouraged within the NPPF paragraph 14 states that '*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.*'. The location is also central to the village and would create a new branch to the community, also the village needs to grow and there is nowhere within such close proximity to the village boundary where this could be achieved.

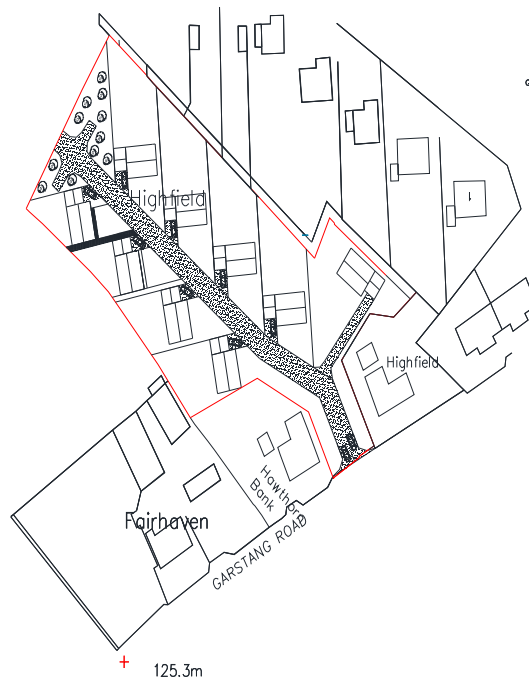
Paragraph's 29 to 41 of the NPPF discuss promoting sustainable transport the criteria of this section can be met by the following methods. The application site is within close proximity to a bus stop, this stop is on a route which serves which serves Longridge, Preston, Clitheroe and Blackburn and also villages on the routes to these town, with Market Day Busses on a Thursday being provided to Garstang. The village of chipping also has good transport links to road networks with the with connections to the A59 which links to Yorkshire or Preston with access points to the M6 North, the M61, M55 and M57. Longridge, Whalley and Clitheore are within 15 miles of the site with Blackburn and Preston being a short distance further. There are many footpaths and bridleways within immediate access of the site and access to good cycle ways within a short distance of the site which clearly demonstrates sustainable transport.

Section 8 of the NPPF discusses promoting healthy communities this is included in paragraph 69 to 78 of the NPPF. In this section safe and accessible developments containing clear and legible pedestrian routes and high quality public space which encourage the active and continual use of public areas. It also goes onto discuss safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion. The proposed site is within close proximity to the Village Hall, Playing Fields, Cricket Pitch, Cafe, Butchers, Pubs, Shop and Art Gallery, Bowling Green, Churches, and primary schools which will promote a strong neighbourhood centre which will bring together those who work, live and play within the vicinity.

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This application is for the siting of 9 residential units on the edge of the settlement of Chipping Village. The proposed houses will provide two affordable dwellings to comply with Policy H19 of the Ribble Valley Local Plan.

The design approach seeks to create buildings that will produce a better quality of housing stock whilst respecting and embracing the suburban nature of the surrounding local context



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## Site Context

The application site behind an existing well established row of bungalows which vary in design and materials and also sited to the West of Broad Meadow housing development with the village boundary running between the application site and Broad Meadow therefore the site is very well related to the village boundary.

Historically the site was used as a commercial egg producing facility with several building still being evident today and foundations of others still remaining therefore the site historically has had development on it. Over the past several years the site has become overgrown and no commercial activity is taking place on the site, however the buildings are still utilized by the applicant for storage purposes.

The proposed new development will make a more efficient use of the site by increasing the occupancy and providing a high standard of residential accommodation. Buildings in the surrounding area are of a similar size and the dwelling will be designed to reflect the local vernacular .

## Use of Land

The proposed development for residential dwellings is located in an area close to local amenities and transport links. Therefore it is able to make use of existing community facilities and green spaces.

The development aims to increase the density of occupancy on the site. This increase in occupancy will help local businesses and also increase the use of nearby facilities e.g., Village Hall, Post Office, Pubs, Playing Fields, Park area as well as the local bus network.

Policy G4 of the Ribble Valley Districtwide Local Plan (Adopted June 1998) states the following

**Within the Villages of ..... Chipping, as defined on the proposals map, planning permission will be granted for the proposals falling within the following categories:**

- a) The development of sites allocated in this plan**
- b) The use of infill sites not defined as essential open spaces**
- c) The Rehabilitation and re use of rural buildings (subject to further policies)**
- d) Proposals which contribute to the solution of a particular local housing, social, community or employment problem. In the case of housing development proposals will be expected to conform to Policy H20.**

The site although is not within the defined village boundary it should be classed as infill and is not defined as essential open spaces within the plan.

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There is no current housing needs survey for Chipping Village, but in their recent Parish Plan Chipping Parish Council have identified the need for new housing to be built within the village.

In addition to this the Strategic Housing Market Assessment Report adopted by Ribble Valley Borough Council in 2008 states the following:-

The Chipping ward lies in the west of the borough. Terraced properties are the dominant type in this ward and owner occupancy is significantly higher than rental by 49%. Detached house prices in this ward are the most expensive in the borough costing an average of £474,362. The report goes on to state unsurprisingly Chipping ward has a poor income to house ratio in the borough with 68% of the population unable to purchase a property in the ward, even based on the lower quartile price in 2007. 4% of the ward are economically active with nearly 71% of these people travelling out of the borough for employment..... 55% of families indicated a housing need and the majority of this housing need was for two parent families.

Two dwellings on the site are proposed as an 'affordable dwelling' the rest of the development will provide a good stock of housing which in comparison with other dwellings in the village should be more affordable to local residents. The development itself provides a modest size property with a mixture of 3 bed and 2 bed developments.

Policy H19 of the Ribble Valley Districtwide Local Plan states

**The Borough council will promote the provision of affordable housing throughout the Borough in areas where a need is clearly identified. In main settlements identified in Policy G2 and villages referred to in Policy G3 and on allocated sites, this will be achieved by negotiating for the inclusion of a proportion of affordable housing in all new planning consents, including the renewal of lapsed consents, for suitable sites. This includes sites allocated in Policy H1 of the Plan.**

**In assessing the suitability of sites, the following factors, will be taken into account:-**

- a) In settlements with a population of 3,000 or fewer the policy will only be applied to developments of 25 or more dwellings, or to any residential site of 1 or more hectares irrespective of the number of dwellings, and elsewhere to developments of 40 or more dwellings or residential sites, of 1.5 hectares or more**
- b) The proximity of local services and facilities and access to public transport; and**
- c) Whether there will be particular costs associated with development of the site and whether the provision of affordable housing would prejudice the realisation of other planning objectives that need to be given priority in development of the site.**

It is our intention to offer one affordable dwelling on a site which provides 9 units. This property will be sold at a reduction of the market housing price which will be arranged in a 106 agreement if permission is granted.

## **Density**

The new development will increase the plot density to 9 semi detached dwellings. The new development will increase the occupancy of the site and allow housing not only for local residents or those who have had to move away due to the high house prices but also introduce new people to the local community. The increase in occupancy levels will have a positive effect on the community, increasing the use of local amenities and public transport.

The proposal of 9 units on the site will fit within the site without over development or causing any detrimental impact to neighbour amenity, the proposal would only consist of one and half storey houses to ensure that the proposal does not dominate the existing surrounding dwellings and is in keeping with the bungalows and dormer bungalows on its boundary.

The scale of the proposed development is in keeping with the already built environment of Chipping Village and will not cause any detrimental impact to the street scene. The development would however match the existing properties in terms of plot coverage to ensure the development has no detrimental impact on the surrounding properties.

## **Layout**

The proposed layout and access to the site can clearly be seen on the plans submitted, the proposed buildings will follow a strict pattern to mirror the development at Broad Meadow.

The proposed developments have been placed on site to utilize the existing space creating greatest room available for each individual property taking into account of existing trees within the site, and the guidelines set down in the Supplementary Guidance notes on spacing allowances for new dwellings, having particular attention to distance between elevations and overlooking issues.. The existing properties at Broad Meadow and Garstang Road will not be directly overlooked by these proposed properties

## **Scale**

The scale of the development aims to enhance the surrounding area by blending with the adjacent buildings and conforming to local character. The proposed development will make certain that adjacent buildings are not overlooked by the development and houses within the development are not overlooked by each other.

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## **Landscaping**

The proposed site plan shows the main landscaping principles. The site will be divided to accommodate the curtilage of the new dwellings, garages and associated buildings. The landscaping will be subject to reserved matters but it is envisaged that the landscaping will be sympathetic to the surrounding area and the site, with the minimum of hard standing provided for the turning and manoeuvring of vehicles.

## **Appearance**

The appearance of the dwellings will be considered under reserved matters, however it is envisaged that the dwellings will be built from natural random sandstone with reclaimed slate roofs to ensure that they are in keeping with the surrounding properties and those within Chipping Village,

## **Access**

Access to the site will be from Garstang Road and will utilise the existing access to the site. Visibility will be increased onto Garstang Road with the introduction of wider visibility splays. The access to the site will be constructed from tarmac to ensure no debris are brought onto the highway.

## **Planning Policy**

### **Policy ENV1**

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social wellbeing of the area.

The scale, massing, design and materials of the proposal will ensure that the proposal protects conserves and enhances the natural environment of the AONB.

The development will not result in the total loss of important open space nor will it damage a designated SSSI, Heritage site, nature reserve or a site of nature conservation importance. The economic benefit of providing a small scale development of this type on the fringe of the existing village boundary should outweigh the minimal environmental impact when deciding this application.

## **Policy G5**

Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small scale developments which are:

1. essential to the local economy or the social well being of the area, or
2. needed for the purpose of agriculture or forestry, or
3. sites developed for local needs housing (subject to Policy H20 of this plan), or
4. small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1, or
5. other small scale uses appropriate to a rural area which conforms to the policies of this plan.

The proposal should be considered as a small scale development on the very fringe of the village settlement. The scale massing and bulk of the development will not harm the basic character of the area and will create a small pocket of in fill development within an existing semi-rural working village.

## **Policy G1**

All development proposals will be expected to provide a high standard of building design and landscape quality. Development that does so will be permitted, unless it adversely affects the amenities of the surrounding area. In determining planning applications the following criteria will be applied:

- a. Developments should be sympathetic to existing and proposed land uses in terms of size, intensity and nature.
- b. The likely scale and 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.
- c. Developments should make adequate arrangements for car parking (see Policy T7).
- d. A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
- e. The density, layout and relationship between buildings are of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the affects of development on existing amenities.
- f. Development should provide adequate arrangements for the servicing and public utilities.
- g. Developments should provide adequate daylighting and privacy.



- h. Materials used should be sympathetic to the character of the area.
- i. Developments should not result in the loss of important open space including public and private playing fields.
- j. Developments should not damage SSSI's, County Heritage Sites, Local Natural Reserves or other sites of nature conservation importance.
- k. Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.
- 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.
- 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.

The small scale nature of the development should be looked upon as a sympathetic extension of the existing village boundary and seen as an appropriate efficient use of the land in terms of size, intensity and nature. The traffic scale and generation along with the proposed access has been discussed pre application with the LCC Highway engineer and the proposal meets the requirements of not only G1 but also T7.

The density layout and relationship between the proposed dwellings and neighbouring properties has been carefully considered to ensure that existing amenity is not compromised. This also includes provision for adequate day lighting and privacy. This will ensure not only will the amenity of existing residents be protected but also those of the borough and therefore this application should be considered to meet all the criteria of G1.

#### **Policy G4**

Within the villages of:

Barrow, Bolton – by- Bowland, Copster Green, Chatburn, **Chipping**, Downham, Dunsop Bridge, Gisburn, Grindleton, Holden, Hurst Green, Langho, Mellor, Newton, Osbaldeston, Pendleton, Ribschester, Rimington, Sabden, Sawley, Slaidburn, Tosside, Waddington, West Bradford, Wiswell, Worston.

As defined on the proposals map, planning permission will be granted for the proposals falling within the following categories:

- a. The developments of sites allocated in this plan.
- b. The use of in-fill sites not defined as essential open spaces.
- c. The rehabilitation and re use of rural buildings (subject to Policies H15, H16, H17 EMP9 and RT3).

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- d. Proposals that contribute to the solution of a particular local housing, social, community or employment problem. In case of housing development proposals will be expected to conform to Policy H20.

3.2.15 It is important to define which villages can accommodate small scale development and to establish exactly what will be considered acceptable. The Policy recognises the need to protect the individual character of each village. It also prevents unnecessary expansion into the countryside. In this respect the village boundaries have been drawn on the following basis:

1. All properties physically linked to the main (built) part of the settlement are included;
2. All undeveloped area of existing planning consents are included;
3. They include residential curtilages’;
4. Boundaries do not include properties separated from the main body of the settlement by areas of open land not forming a residential curtilage;
5. In most cases single depth development (ribbon development) along roads leading out of settlements has been excluded, unless the area is physically well related to the settlement.

As the application site adjoins the settlement boundary and is closely related to a service centre with local amenities and services this site should be considered under policy G4 to be located in a suitable location and therefore meet the above criteria.

## **Policy H2**

Outside the settlement boundaries, as defined on the proposal map, residential development will be limited to:

1. Development essential for the purposes of agricultural or forestry or other uses wholly appropriate to rural areas.
2. The appropriate conversion of buildings to dwellings, providing they are suitably located and their form, bulk and general design are in keeping with their surroundings. Buildings must also be structurally sound and capable of conversion without the need for complete or substantial reconstruction. (see Policies H15, H16 and H17 for further advice).
3. Residential development specifically intended to meet proven local need. (see Section 5.14 for further advice).

The impact of proposals on the countryside will be an important consideration in determining all applications. Developments should be appropriately sited and landscaped. In addition, scale, design and materials used must reflect the character of the area, and the nature of the enterprise.

5.5.2 The protection of attractive open space countryside for its own sake is an important element of both national and county planning policy.

5.5.3 To achieve this, development in the countryside must be strictly controlled.

Due to the application site being adjacent to the settlement boundary, the site proven to be sustainable with the scale and materials reflecting the character of the area and the minimal built development which seeks to protect and enhance a large proportion of the designated open space within the centre of the village of Chipping the proposal should be accessed to be compliant with this part of Policy.

### **National Planning Policy Framework. (NPPF).**

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning Policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

59. Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, mass and density, massing, height, landscape, layout, materials and the local area more generally.

60. Planning Policy decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness.

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policy and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

65. Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability

because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).

9. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure; and
- widening the choice of high quality homes.

10. Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- where such developments would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling. Such as;
  - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas.
  - Reflect the highest standards in architecture;
  - Significantly enhance its immediate setting; and
  - Be sensitive to the defining characteristics of the local area.

### **Core planning Principles.**

17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan making and decision taking. These 12 principles are that planning should:

One of these 12 principles states:

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Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

14. 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 that means that:

1. local planning authorities should seek opportunities to meet the development needs of their area;
2. 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:

1. approving development proposals that accord with the development plan without delay; and
2. 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; a
  - specific policies in this Framework indicate developments should be restricted.

15. 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.

## **Summary**

In considering this proposal against the guidance contained within the NPPF and that of the Ribble Valley Local Plan Adopted in 1998 saved in 2007 planning permission should therefore be granted for the creation of these nine detached dwellings as there are no adverse impacts of doing so that would so significantly and demonstrably outweigh the benefits of the creation of an additional residential units at this location. The proposal is considered to create attractive, dwellings within an existing residential environment that integrates seamlessly into its surroundings. The provision of these dwellings at this location will be entirely in keeping with its surroundings in terms of size, mass bulk and design it will blend seamlessly into its surroundings and not

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cause any detriment to the surrounding area. Due to the location of the site, the scheme is considered an entirely sustainable development, and is therefore in accordance with the current and relevant local and national planning policies.

The landscape and character of the AONB would be protected, conserved and enhanced by this proposal, and the development is considered to contribute to the conservation of the natural beauty of the area. Approval of this scheme would not be visually harmful to the character, appearance, significance and context of this location within the AONB by virtue of loss of the openness of the site due to its density, mass, form and detailed design of the proposed build, which is situated immediately behind an established row of dwellings, and also within a site bounded on three boundaries with domestic properties.

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