

PLANNING STATEMENT

BOWLAND MEADOWS, LAND EAST OF CHIPPING LANE

LONGRIDGE

On Behalf of Barratt Homes (Manchester)

April 2014

Planning Statement

Bowland Meadows, Land East of Chipping Lane, Longridge

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Appendix 1 – Expressions of Interest and Support from Affordable Housing Providers

1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Barton Willmore, on behalf of Barratt Homes (Manchester) (a trading name of BDW Trading Ltd) ("The Applicant"), and is submitted in support of a detailed planning application for the proposed residential development of land to the East of Chipping Lane, north west of Longridge ("The Site"). This Statement should be read in conjunction with the suite of additional documentation submitted in support of the Application, which is referenced throughout.
- 1.2 This Statement sets out the reasons why the proposal is acceptable in principle. The justification and rationale for the proposed layout and design is set out in more detail in both the Design and Access Statement ("DAS"), prepared by Baldwin Design Consultancy Ltd ("BDC"), and the Landscape and Visual Impact Assessment ("LVIA"), prepared by Tyler Grange.
- 1.3 The Site is to be assessed on its individual merits and is capable being delivered independently on land entirely within the Applicant's control. However, the scheme forms part of a wider masterplan for a sustainable urban extension of Longridge that the Applicant intends to pursue through the submission of an outline planning application in due course. This detailed proposal therefore sits within, and is led by, a comprehensive strategy to design, landscaping, access and ecological enhancement that is referred to within the wider suite of planning application documents.

Summary of Proposed Development

- 1.4 This Application seeks full planning permission for the development of 106 no. dwellings on the Site, of which 30% will be affordable in accordance with planning policy. The proposals consist of a mix of 2, 3 and 4 bedroom properties.
- 1.5 A single point of vehicular access will be provided into the Site from Chipping Lane, via a new priority controlled junction with a right-turn ghost island facility. Pedestrian and cycle access will be provided from Chipping Lane through the Site, including a new 3m wide shared pedestrian/cycle way. Further pedestrian access points will link the developed part of the Site to a new area of public open space that the Applicant will provide to the north. A new pedestrian link will also be provided from the eastern boundary of the Site to the adjacent Sainsbury's foodstore.

Pre-Application Consultation

- 1.6 The Applicant has engaged with officers at Ribble Valley Borough Council ("RVBC") through a series of pre-application meetings and ongoing dialogue up to the submission

of the planning application. A public consultation event was held to introduce the Applicant's proposals to local residents, local councillors, the press and the wider public.

- 1.7 A detailed account of all the consultation carried out by the Applicant is set out within the Statement of Community Involvement, prepared by Lexington Communications, which accompanies this planning application.
- 1.8 A meeting was held with Planning officers on 24 February 2014 in order to present the draft scheme, seek officers' reaction and input. Officers were to consider the proposal, establish the view of key consultees and respond. At the time of submission a formal response has not been received.

Environmental Impact Assessment

- 1.9 A written request for a Screening Opinion was issued to RVBC on 13 March 2014. The letter indicated that whilst the development falls into Schedule 2 (Urban Development Projects) Section 10 (B) of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011, neither the Site nor the adjoining land is classified as a "sensitive area". Whilst the Site area exceeds the threshold for "urban development projects", the proposed development will not result in significant effects, and is not considered to constitute EIA development. Consequently, an EIA was not deemed to be required by the Applicant.
- 1.10 The Council formally responded on 4 April 2014 and concurred with this view, concluding as follows:

"Having screened the proposal against the selection criteria in Schedule 3 and evaluated the potential significance of the likely environmental effects, including in cumulation with other development, the local planning authority is of the opinion that the proposed development is not likely to have significant effects on the environment and as such, is not EIA development within the meaning of the Regulations."

Planning Application Package

- 1.11 The validation requirements were confirmed verbally by RVBC during pre-application discussions. Table 1.1, below, provides a summary of the documents submitted in support of the planning application.

Table 1.1: Planning Application Submission Package

| Document | Prepared by |
|-------------------------------------------|-----------------------|
| Planning Application Form and Certificate | Barton Willmore |
| Site Location Plan | BDC |
| Site Layout | BDC |
| House Type Floor Plans and Elevations | BDC |
| Site Sections | BDC |
| Storey Heights Plan | BDC |
| Street Scenes | BDC |
| Materials Layout | BDC |
| Waste Management Layout | BDC |
| Garage Type Plans and Elevations | BDC |
| Boundary Treatments Plan | BDC |
| Boundary Details | BDC |
| Topographical Survey | Survey and Design Ltd |
| Design and Access Statement | BDC |
| Planning Statement | Barton Willmore |
| LVIA, including Landscape Strategy | Tyler Grange |

| | |
|----------------------------------------------------------------------------------|--------------------------|
| Tree Quality Survey, Arboricultural Implications Assessment and Method Statement | Tyler Grange |
| Ecological Assessment Report | Tyler Grange |
| Flood Risk Assessment and Drainage Appraisal | RSK |
| Noise Assessment | WSP |
| Transport Assessment | Vectos |
| Interim Residential Travel Plan | Vectos |
| Statement of Community Involvement | Lexington Communications |
| Agricultural Land Quality Report | Fisher German |
| Phase 1 Site Investigation | Curtins |
| Energy Statement | Barratt Homes |

2.0 THE SITE AND SURROUNDING AREA

2.1 This Section provides details of the Site's location and surroundings, and its key physical characteristics. Further details are provided in the supporting DAS which accompanies the Application.

Longridge

2.2 The Site sits immediately north-west of the town of Longridge, in the administrative area of RVBC. Longridge is situated 8 miles north-east of the city of Preston, 9 miles south-west of Clitheroe and 11 miles north-west of Blackburn, at the western edge of Longridge Fell. Closest settlements include Grimsargh, 3 miles to the south-west, and Ribchester, 3.5 miles to the south-east.

2.3 The settlement has grown organically over the years, with the expanded settlement pattern being dictated by the presence to the immediate west of the Preston City Council / RVBC local authority boundary, resulting in extension in predominately southern and east directions.

2.4 Longridge is categorised as a Principal Settlement within the emerging Ribble Valley Core Strategy and is home to around 30% of the Borough's population. The town contains an excellent level of local services and stands out as having one of the largest local centres in the Borough, alongside Clitheroe, reflecting the role of a key service centre serving a wider catchment. Longridge has a wide range of local shops, including two supermarkets, local schools (primary and secondary), health care facilities and employment opportunities. The town also benefits from its excellent road links to larger towns and cities in the North West.

The Site

2.5 The Site is 7.3 hectares ("ha") in area and is located to the immediate north-west of Longridge, to the east of Chipping Lane and to the north of Inglewhite Road. The Site is currently used as pasture and is set across three field parcels. The two southern fields sections are clearly defined by hedgerows containing scattered trees; these fields are proposed as the developed area of the Site. The Site occupies a southern section of the field parcel to the north, which again is bound by hedgerows and scattered trees and this area is proposed to be retained in an undeveloped state for a combination of public open space and ecological enhancement measures.

2.6 The Site contains water courses, ditches and a single pond to the far north-east. The land is generally level.

Surrounding Area

- 2.7 The Site borders Longridge Cricket Club, to the north and west of what is to be the developed area of the Site. Bordering the Site to the west is Chipping Lane, which in a southerly direction provides access to Inglewhite Road and Longridge Town Centre, and in a northerly direction becomes Longridge Road and leads to the open countryside beyond. Beyond Chipping Lane is a further cricket pitch and football pitches of Longridge Town FC. On the corner of Chipping Lane and Inglewhite Road, immediately opposite the Site, is the Alston Arms public housing.
- 2.8 To the south of the Site are existing dwellings fronting Inglewhite Road, Ireland's Garage and Sainsbury's supermarket. West of the Site is further pasture of a similar character to the application Site, beyond which are the northern residential streets of the town.
- 2.9 The Town Centre of Longridge is approximately 300m to the south of the Site. The nearest bus stops are on Chipping Lane and Inglewhite Road.

3.0 PROPOSED DEVELOPMENT

Introduction

- 3.1 As outlined in Section 1 of this Statement, the Applicant is seeking to obtain full planning permission for the proposed development of 106 no new dwellings, including 32 affordable homes, together with associated vehicular and pedestrian accesses, landscaping, public open space and ecological enhancement measures.
- 3.2 A detailed presentation of the proposals is set out on the various application drawings and the design rationale is presented within the DAS prepared by BDC. Further details of landscape strategy and ecological enhancement measures are presented within the relevant Tyler Grange documents. Information relating to site drainage measures is presented within the Drainage Appraisal prepared by RSK.

Development Details

- 3.3 The Site area is 7.3ha in total. The developed portion of the Site is approximately 4ha, with the northern 3.3ha area given over to a 'Village Meadow', which consists of public open space and ecological enhancement areas.

Access and Circulation

- 3.4 The Site will be accessed via a single priority controlled junction from Chipping Lane with a right-turn ghost-island facility. These works will necessitate the widening of Chipping Lane at this point. Pedestrian and cycle access will be provided from Chipping Lane and a new footway provided along the Site frontage. Further improvements include the setting back of the footway adjacent to the junction with Inglewhite Road and Chipping Lane, in order to improve forward visibility for approaching traffic. Pedestrian connections will be provided from the Site to the bus stops along Chipping Lane and to Sainsbury's supermarket to the east of the Site.
- 3.5 A network of shared surfaces, adoptable roads and footways, as well as private driveways will facilitate movement within the Site and to the designated public open space to the north. This includes a 3m wide shared pedestrian and cycle way, which will run from the main access through the Site.

Dwellings

- 3.6 The proposed dwellings will be a mix of 2, 3 and 4 bedroom properties and will be predominantly 2-storey, with some 2.5 and 3-storey properties interspersed. The dwelling types and use of materials has been selected to be sensitive to the local area,

whilst at the same time creating a sense of place within the development. The use of character areas within the scheme has helped to establish the sense of place within the scheme with a legible identity to those areas.

Affordable Housing

- 3.7 The scheme includes 32 affordable homes, representing 30% of the total number. The affordable dwellings comprise 16no. 2-bed properties and 16no. 3-bed properties, which are clustered throughout the Site. The tenure mix of affordable housing is to be determined through discussions with RVBC at the application stage.

Public Open Space

- 3.8 The area depicted as a 'Village Meadow' to the north of the Site will serve two functions; public open space and ecological enhancement. The LVIA work by Tyler Grange has informed the development boundaries of the scheme. The Village Meadow area was seen as having a visual relationship with the undulating lowland farmland in the area and was therefore more sensitive to development. The area will serve a visual purpose of retaining open views towards the Longridge Fells, as well as a means of delivering new, accessible open space to the general public. The proposed layout of the Village Meadow is set out within the LVIA (Tyler Grange Landscape Strategy Plan, Sheet 2 of 2, April 2014 2001/P23), which includes areas of managed and unmanaged grasslands, as well as an informal recreational footpath loop with styles or gates at field boundaries.
- 3.9 Set within the developed area of the Site will be localised public open space, approximately 0.89ha, including a LEAP (Locally Equipped Area for Play), as well as a range of planted and grassed areas acting as green buffers to soften visual impact.

Ecological Enhancement

- 3.10 Initial assessments undertaken by the Applicant's ecologists has identified the potential for Great Crested Newts ("GCN") to be present at three ponds in the area. One of those ponds, Pond 1, has been included within the application Site boundary within the Village Meadow and the others, Ponds 2 and 4, are located close to the Site boundary (Tyler Grange Ecological Assessment Report, drawing no. 2001/P04). A precautionary approach to the Site's layout and design has therefore been taken and presence of GCN is assumed. This approach has resulted in the need to design significant areas of mitigation of impact and for enhancement of the species to be delivered by the development.

- 3.11 Enhancement and mitigation measures that are proposed include the creation of 2 no. new wildlife ponds, 0.071ha of new hedge and rough grass margins and the creation of amphibian refuges. Existing habitats will also be managed and improved to increase their value for GCN, including for both habitat and prey.

4.0 PLANNING POLICY CONTEXT

Introduction

- 4.1 This Section establishes the appropriate basis for decision taking in respect of this planning application, having regard to the adopted and emerging Development Plan for Ribble Valley, national planning policy and relevant precedent.

Development Plan

- 4.2 In having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise, the development plan in this case consists of the saved policies of the Ribble Valley Districtwide Local Plan 1998 ("Local Plan").
- 4.3 The Local Plan was programmed to run until mid 2006, to match the timescale of the Lancashire Structure Plan review 1991-2006. Whilst the Local Plan is therefore time-expired, a number of its policies have been saved by Direction of the Secretary of State, from 2007, until such time that they are replaced by a new Plan, or by a combination of development plan documents.
- 4.4 At the outset we highlight that the application Site lies outside the settlement boundary of Longridge, as identified on the adopted Local Plan Proposals Map; it is, therefore, contrary to adopted Local Plan policies relating to the supply and location of housing (policy H2). Accordingly, it is necessary to consider whether there are other material considerations indicating that an alternative conclusion can be reached and the granting of planning permission justified.
- 4.5 The National Planning Policy Framework ("NPPF") is a material consideration which local planning authorities must take into account in decision taking.¹ The NPPF states that, in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.² This means, for decision taking, that where relevant policies of the development plan are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF as a whole, or specific policies in the NPPF indicate that development should be restricted.³

¹ Paragraphs 2 and 212, NPPF

² Paragraphs 49 and 197, NPPF

³ Paragraph 14, NPPF

- 4.6 The Local Plan's policies relating to the delivery of housing are out-of-date. This is not only by virtue of the passage of time since their adoption, but also the fact that the evidence base underpinning those policies is also out-of-date and has since been superseded. The reasons for this are highlighted in detail later in this statement. This position has been accepted by RVBC, Inspectors and the Secretary of State in recent appeals; namely Land off Waddington Road, Clitheroe⁴ and Land to the South-West of Barrow and West of Whalley Road, Barrow⁵.
- 4.7 The NPPF is a material planning consideration of significant weight and, therefore, in circumstances where relevant development plan policies are out-of-date requires that planning permission should be granted unless there are significant and demonstrable reasons for not doing so.⁶
- 4.8 In this Statement we consider that position having regard to the saved policies of the Local Plan that remain relevant. We also consider the weight to be attached to the emerging Core Strategy, as a material consideration, which seeks to replace the Local Plan's strategic policies, especially relating to the quantum and broad distribution of housing development.

Material Considerations

National Planning Policy

NPPF

- 4.9 The NPPF was published in March 2012. It represents a step change in national policy which is more positive towards sustainable development and growth.

Weight attributed to Development Plans

- 4.10 Annex 1 provides confirmation that the policies of the NPPF apply from the day of publication and are a material consideration in planning decisions. It confirms the status of the development plan when determining planning applications, and that developments which accord with an up to date development plan should be approved. The NPPF makes clear that it is desirable that local planning authorities should have an up-to-date plan in place.⁷

⁴ Appeal Reference: APP/T2350/A/13/2190088

⁵ Appeal Reference: APP/T2350/A/13/2194601

⁶ Paragraph 14, NPPF

⁷ Paragraph 12, NPPF

4.11 The NPPF highlights that decision-takers may give weight, unless material considerations indicates otherwise, to emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to the relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).⁸

Sustainable Development

4.12 Paragraph 6 of the NPPF states that one of the main objectives of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental each giving rise for the planning system to perform a number of roles.⁹

4.13 Furthermore, the NPPF outlines that sustainable development involves seeking positive improvement in the quality of the built, natural and historic environment, as well as in people's quality of life. This includes making it easier for jobs to be created in urban areas, improving design and the conditions in which people work.

4.14 We highlight above the meaning of the presumption in favour of sustainable development in the context of policies that are up-to-date or otherwise. To clarify in the full context, for decision taking, the presumption in favour of sustainable development 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 planning 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**

⁸ Paragraph 216, NPPF

⁹ Paragraph 7, NPPF

– **Specific policies in this Framework indicate development should be restricted.**¹⁰

4.15 There are also 12 Core Planning Principles contained within the NPPF that should underpin both plan-making and decision-taking, which include ensuring that planning proactively drives and supports sustainable development. Of relevance, it confirms that the planning system should facilitate sustainable economic development to deliver homes and businesses to help drive the country forward.¹¹

Housing

4.16 In relation to Housing, the NPPF states that in order to boost significantly the supply of housing, local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area; and, identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under deliver of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.¹²

4.17 Applications for planning permission should be considered in the context of the presumption in favour of sustainable development. The NPPF states that 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.¹³

Good Design

4.18 The importance of good design is a requirement of the NPPF and it is identified as a key aspect of sustainable development that is indivisible from good planning.¹⁴ Requirements include that developments should, among other things, establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.¹⁵

¹⁰ Paragraph 14, NPPF

¹¹ Paragraph 17, NPPF

¹² Paragraph 47, NPPF

¹³ Paragraph 49, NPPF

¹⁴ Paragraph 56, NPPF

¹⁵ Paragraph 58, NPPF

Conserving and Enhancing the Natural Environment

- 4.19 When determining planning applications the NPPF requires local planning authorities to aim to conserve and enhance biodiversity by applying a number of principles; including mitigation where significant harm would result from development; encouraging opportunities to incorporate biodiversity in and around developments¹⁶.
- 4.20 The NPPF confirms that planning decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.¹⁷

Decision Taking

- 4.21 The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development¹⁸, to look for solutions rather than problems, and seek to approve applications for sustainable development.¹⁹
- 4.22 In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.²⁰

Laying the Foundations: A Housing Strategy for England

- 4.23 In November 2011, the Government published its Housing Strategy, which sets out a Strategy to deliver new homes for all. It makes clear the need to get the housing market moving, and to offer choice, flexibility and affordable housing. It also confirms that house building is crucial to economic growth.

Applicable Development Plan Policy

- 4.24 Having established the context for the determination of the development proposals, we now identify the relevant saved policies of the Local Plan, in Table 4.1 below, which can be taken into account in the decision making process. According to the Local Plan Proposals Map, the Site is outside, but immediately adjacent to the main settlement boundary of Longridge. The Site is therefore within the open countryside, but is otherwise undesignated. We have already established that Local Plan policies relating to the supply of housing are out of date and should be afforded very little weight. Notwithstanding this, the relevant policies are identified for information purposes only. Given that various policies that are non-specific to housing restrict development outside

¹⁶ Paragraph 118, NPPF

¹⁷ Paragraph 123, NPPF

¹⁸ Paragraph 186, NPPF

¹⁹ Paragraph 187, NPPF

²⁰ Paragraph 197, NPPF

settlement boundaries to a limited range of circumstances, such as policies G2 and G5, we similarly afford these policies little weight, but, again, they are identified within Table 4.1 for completeness.

Table 4.1: Relevant Local Plan Policies

| Policy | Summary |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy G1 Development Control | Requires all development proposals to provide a high standard of building design and landscape quality, setting out applicable criteria relating such matters as: size, intensity and nature; the impact of traffic generation and the public transport network; car parking; density, layout and the relationship between buildings; servicing and utilities; daylight and privacy; use of materials; open space and playing fields; impact on biodiversity; and protection of watercourses. |
| Policy G2 Wilpshire, Clitheroe, Billington, Longridge and Whalley | This policy states that development will be mainly directed towards land within main settlement boundaries as identified on the Proposals Map. The policy confirms that for Longridge development will be approved wholly within the built part of the settlement or the rounding-off of the built-up area. |
| Policy G5 Outside the main settlements | Outside main settlement boundaries planning consent will only be granted for small scale developments which are: i) essential to the local economy or the social well being of the area; or ii) needed for the purpose of agriculture or forestry; or iii) for local needs housing; or iv) small scale tourism and recreational development appropriate to a rural area; or v) other small scale uses appropriate to a rural area which conform to the policies of the Local Plan. |
| Policy G11 Crime prevention | The Council will take account of the need to design, layout and landscape development in a manner which makes crime more difficult to commit, increases the risk of detection and provides people with a more secure environment. |
| Policy ENV3 | In the open countryside, outside the AONB and areas immediately adjacent to it, development will be required to be in |

| | |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Open Countryside | keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. |
| Policy ENV6 Agricultural Land | The Council will safeguard the best and most versatile agricultural land (as classified by the Ministry of Agriculture) unless it can be shown that the need for development overrides agricultural considerations. |
| Policy ENV7 Species Protection | Development proposals that have an adverse effect on wildlife species protected by law will not be granted planning permission, unless arrangements can be made through planning conditions or agreements to secure protection of the species. |
| Policy ENV10 Nature Conservation | Where permission is granted for development affecting the nature conservation value of sites, conditions may be imposed or agreements sought to avoid damage to wildlife habitats or physical features of interest, secure retention or enhancement of wildlife habitats, and in appropriate cases require re-creation of habitats once the development has ceased. |
| Policy ENV13 Landscape Protection | The Council will refuse development proposals which harm important landscape features, including traditional stone walls, ponds, characteristic herb rich meadows and pastures, woodlands, copses, hedgerows and individual trees other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management. |
| Policy ENV16 Conservation Development Control | The desirability of preserving or enhancing the character and appearance of a conservation area will be a material consideration in deciding development proposals outside the designated area which would affect its setting or views into or out of the area. |
| Policy H2 Dwellings in the Open Countryside | Outside settlement boundaries residential development will be limited to 1) that essential for the purposes of agriculture or forestry or other uses appropriate to the rural area; 2) appropriate conversion of buildings; and 3) development |

| | |
|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | specifically intended to meet a provide local need. The policy states that the impact of proposals on the countryside will be an important consideration in determining all applications. Development should be appropriately sited and landscaped and the scale, design and materials used must reflect the character of the area. |
| Policy H19 Housing Needs: Large sites in Main Settlements | The Council will promote the provision of affordable housing throughout the Borough in areas where need is clearly identified. This will be achieved by negotiating a proportion of affordable housing. |
| Policy RT8 Open Space Provision | On all sites over 1 hectare the layout will be expected to provide adequate and useable public open space. The policy states that levels of provision will be based on figures provided in relation to policy RT9 of the Local Plan; however, policy RT9 has not been saved. |
| Policy T1 Transport and Mobility | The Council will attach considerable weight to: the availability and adequacy of public transport to serve the development; the relationship between the site and the primary route network; the provision made for access to the development by pedestrians, cyclists and those with reduced mobility; and 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. |
| Policy T7 Parking Provision | Development proposals will be required to provide adequate car parking and servicing space. |

Core Strategy: A Local Plan for Ribble Valley – Submission Draft

- 4.25 The emerging Core Strategy is a material consideration, albeit it can be afforded only limited weight at this moment in time, which has been confirmed in the Secretary of State decisions referred to in paragraph 4.6 above.

- 4.26 The Core Strategy ("CS") was originally submitted for examination in 2012, but the examination process was suspended following concerns raised by the appointed Inspector. Following a number of changes to the CS and further consultation, the examination eventually re-opened and Hearing Sessions took place in January 2014. Following closure of the Hearing Sessions the Inspector wrote to RVBC, by letter dated 31 January 2014, setting a number of concerns over the soundness of the CS. The matters raised by the Inspector related to:
- a) The failure of the CS to meet the full, objectively assessed needs for housing;
 - b) The lack of justification for the grouping of proposed second tier settlements and the lack of certainty over the distribution of housing to those settlements; and
 - c) The lack of justification for re-allocating 200 homes through the 'Longridge adjustment' to second tier settlements.
- 4.27 RVBC responded to the Inspector by letter dated 5 February 2014 confirming that further work would be undertaken leading to main modifications to the CS. These main modifications will be the subject of further consultation, most likely in June/July 2014, and will potentially necessitate further Hearing Sessions.
- 4.28 Whilst this period of uncertainty over housing delivery in the emerging CS prevents it being afforded significant weight in the determination this planning application, we do know that the Inspector has advised that in order to make the CS sound, it will need to deliver **at least 280 dwellings per annum** over the plan period, which is an uplift from the previously proposed figure of 250 dwellings per annum. The CS evidence base underpinning housing needs in the Borough is an important material consideration.
- 4.29 The approach of the CS to distributing new housing development clearly favours concentration in the Principal Settlements of Clitheroe, Longridge and Whalley by means of a split commensurate with each settlements proportion of the Borough's population. Whilst this can be used as a guide to likely housing numbers apportioned to Longridge in the emerging CS, the final figure will be largely dependent on the work currently being undertaken by RVBC in relation to the allocation of housing to the Principal and second tier settlements.

- 4.30 The previously amended submission CS proposed that land needed to be found for 550 net additional dwellings in Longridge over the plan period to 2028²¹. This was based on the need for 250 dwellings per annum. We know that the annual requirement needs to be increased to a minimum of 280 dwellings per annum in order for the CS to meet housing needs. In terms of distribution, whilst this is still to be determined it would be wrong of RVBC to direct even more housing in the less sustainable second tier settlements than is currently proposed. On this basis there is the potential for the additional housing requirement to be absorbed by the more sustainable, principal settlements. For Longridge this is likely to result in a requirement to release land for well in excess 700 dwellings over the plan period, the vast majority of which would need to be delivered through the release of sustainable Greenfield sites outside existing settlement boundaries.
- 4.31 Notwithstanding the limited weight to be attributed to the policies of the CS at this time, Table 4.2 below sets out the draft policies that could be of relevance:

Table 4.2: Relevant Emerging Core Strategy Policies

| Policy | Summary |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Key Statements | |
| Key Statement DS1: Development Strategy | The majority of new housing development will be concentrated within an identified strategic site to the south of Clitheroe and the principal settlements of Clitheroe, Longridge and Whalley. |
| Key Statement DS2 Presumption in favour of sustainable development | When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. The policy reflects the wording of paragraph 14 of the NPPF. |
| Key Statement EN2 Landscape | The Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials. |
| Key Statement EN3 | The Council will seek to ensure that all development meets an |

²¹ Paragraph 15.2, Submission Core Strategy with post Regulation 22 changes (tracked version)

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| Sustainable Development and Climate Change | appropriate recognised sustainable design and construction standard where viable. All development will be required to demonstrate how it will contribute towards reducing the Borough's carbon footprint. The Council will assess applications against the current Code of Sustainable Homes, Lifetime Homes and Buildings for Life and BREEAM standards. Further requirements of the Key Statement include the adoption of sustainable development principles, construction methods and drainage principles within development; the need for conservation of biodiversity and green infrastructure; and minimising the use of energy through design and addressing of the potential for flood risk. |
| Key Statement EN4 Biodiversity and Geodiversity | The Council will seek to conserve and where possible enhance biodiversity and geodiversity. Negative impacts should be avoided or mitigated. |
| Key Statement H1 Housing Provision | Land for residential development will be made available to deliver 5,000 dwellings, 250 per annum, over the period 2008-2028. |
| Key Statement H2 Housing Balance | Requires a suitable mix of housing in accordance with the SHMA and housing needs surveys. |
| Key Statement H3 Affordable Housing | The Council will seek affordable housing provision at 30% of the units on site for developments of 10 units or more or site of 0.5ha or more. Through negotiations, 15% of units will be sought for elderly, 50% of which would be affordable. |
| Key Statement DMI1 Planning Obligations | Sets out the requirement for planning obligations covering matters of affordable housing, improvements to highway safety, open space and education. |
| Key Statement DMI2 Transport Considerations | New development should be located to minimise the need to travel and incorporate good access by foot and cycle and have convenient links to public transport. |

| Development Management Policies | |
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| Policy DMG1 General Considerations | Includes the requirement for development proposals to: be of a high standard of design; be sympathetic to existing and proposed land uses; consider potential traffic and car parking implications; ensure safe access; consider daylight and privacy distances; consider implications for biodiversity and protected species; have regard to public safety and security; consider the density, layout and relationship between buildings; protect the amenities of the surrounding area; protect open space; use sustainable construction techniques; incorporate code for sustainable homes and lifetime homes; |
| Policy DMG2 Strategic Considerations | Development should be in accordance with the Development Strategy of the CS. Proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to built-up areas, ensuring it is appropriate in scale. Outside settlements development is restricted to a limited number of purposes. Reference is made within the policy to the fact that settlement boundaries will be updated in subsequent DPDs. |
| Policy DMG3 Transport and Mobility | Consideration is given to the availability and adequacy of public transport and associated infrastructure; relationship to the primary and strategy road network; provision of access for pedestrians, cyclists and those with reduced mobility; accessibility by means other than the private car; the choice for people to walk, cycle and catch public transport between homes and facilities that are needed regularly; and the provision of car parking. |
| Policy DWM2 Landscape and Townscape Protection | Development proposals which significantly harm important landscape or landscape features will be refused. |
| Policy DME3 | Development that is likely to adversely affect protect species, SSSIs, priority habitats or species identified in the Lancashire |

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| Site and Species Protection and Conservation | biodiversity action plan, local nature reserves, county biological heritage sites; special protected areas and any acknowledged nature conservation value of sites, will be refused. Measures to enhance biodiversity will be encouraged. |
| Policy DME5 Renewable Energy | Residential developments of 10 or more units will be requested to provide at least 10% of their predicted energy requirements from decentralised and renewable or low carbon sources. |
| Policy DMH1 Affordable Housing Criteria | Sets out groups of people for whom affordable housing should be provided. Within the negotiations for housing developments, 15% of the units will be for elderly provision and within this 15% figure a minimum of 50% would be affordable and be included within the overall affordable housing threshold of 30%. The remaining 50% will be more market housing for elderly groups. |
| Policy DMH3 Dwellings in the open countryside and AONB | Residential development within the open countryside and AONB will be only be permitted in a limited range of circumstances, including for agricultural or forestry needs, conversions and replacement dwellings. |
| Policy DMB4 Open Space Provision | On residential sites of over 1ha, the layout will be expected to provide adequate and useable public open space and the Council will seek to secure an off-site contribution towards provision for sport and recreation facilities. |

Conclusions

- 4.32 Whilst the policies of the Local Plan, outlined above, are a material consideration in the determination of this planning application, those relating to the supply of housing are out-of-date having been prepared some time ago and under a very different national planning policy regime, which did not take account of the need to meet the full, objectively assessed housing needs of the area, nor the need to boost significantly the supply of housing.

- 4.33 The housing policies of the Local Plan are also out-of-date by virtue of the failure of RVBC to be able to demonstrate a 5-year supply of deliverable housing sites²², which is discussed in further detail in the following section.
- 4.34 Accordingly, the proposed development should be determined in the context of the presumption in favour of sustainable development as set out in the NPPF, and Government policies promoting housing and economic growth. The starting point in the decision-taking process, therefore, is that planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. It is important to emphasise at this juncture that in undertaking this exercise, if the weighing of benefits against harm is finely balanced or there are adverse impacts that are deemed to outweigh the benefits, planning permission should still be granted. The NPPF clearly requires any adverse impacts to *significantly* and *demonstrably* outweigh the benefits of development, not merely outweigh them; consequently there should be a significant margin between the adverse impacts that are deemed to have been identified and the benefits of development.

²² Paragraph 49, NPPF

5.0 HOUSING LAND SUPPLY

Planning Policy Requirement

- 5.1 The previous section draws attention to the NPPF²³ requirement for local planning authorities to **“boost significantly”** the supply of housing. This means identifying and updating annually a supply of specific deliverable sites to provide a five year supply of housing against their housing requirements, with an additional buffer of 5% to ensure there is choice and competition in the market for housing. Where there has been a record of persistent under delivery of housing, this buffer should be increased to 20% to provide a realistic prospect of achieving the supply, and to ensure choice and competition in the market.
- 5.2 Furthermore, the NPPF sets out the requirement that housing applications should be considered in the context of sustainable development and that relevant policies should not be considered up-to-date if a local planning authority cannot demonstrate a five year supply of deliverable housing sites.

Housing Land Supply

- 5.3 RVBC’s latest position on Housing Land Supply is set out within its *Housing Land Availability Schedule January 2014* (“HLAS”), which reports from a base date of 31 December 2013.
- 5.4 Notwithstanding the position that is highlighted in the previous section, in relation to the minimum housing requirement of 280 dwellings per annum being sought by the Core Strategy Examination Inspector, the HLAS is based on a housing requirement of 250 dwellings per annum, which is drawn from the same evidence base²⁴.
- 5.5 The HLAS accepts that there has been persistent under-delivery of housing in Ribble Valley, which results in the application of a 20% buffer. This results in an annual requirement of 300 dwellings,
- 5.6 The HLAS uses the period 1 April 2008 – 31 December 2013 in order to calculate the level of undersupply that would need to be factored into the 5-year supply in adopting the “Sedgefield” method of addressing housing shortfall. This period reflects that of the emerging Core Strategy. The unmet need identified in the HLAS is 760 dwellings over that period.

²³ Paragraph 47, NPPF

²⁴ Ribble Valley Housing Requirement Update, NLP, May 2013

- 5.7 When this considerable shortfall is factored into the 5 year requirement, the result is a figure of 2,260 dwellings (452 dwellings per annum) ($250 \times 5 + 20\% + 760 = 2,260$).
- 5.8 RVBC's claimed housing supply, taking into account deliverable sites with planning permission, sites subject to Section 106 Agreements, affordable housing units not delivered and sites under construction, is 2,132 dwellings. This equates to a supply equivalent to 4.72 years ($2,132 \div 452$). RVBC therefore accepts that it cannot demonstrate a 5 year supply of housing against the requirement of 250 dwellings per annum.
- 5.9 In reality the situation is much worse. As highlighted above, based on the most current assessment of housing need, RVBC's housing requirement should be at least 280 dwellings per annum. The result is a 5-year requirement of 2,440 dwellings (488 dwellings per annum) and a 4.37 year supply ($2,132 \div 488$). Even this approach takes at face value RVBC's stated position on supply set out in the HLAS, which we do not consider to be robust.
- 5.10 Only a cursory review of the HLAS highlights question marks over the delivery of circa 190 units. This is principally based on the fact that permissions have expired, or are imminently due to expire, or development commenced many years ago with no realistic prospects of completion, or sites are being promoted for other purposes, or developers have indicated that delivery within the next five years is unlikely. This takes supply to 1,940 dwellings, which is equivalent to 3.98 years ($1,940 \div 488$). We are certain that through more forensic examination the level of supply claimed in the HLAS would not stand up to scrutiny.

Conclusion

- 5.11 Notwithstanding the various iterations of calculating supply, set out above, the fact remains the RVBC cannot demonstrate five years worth of housing against its housing requirement. Consequently, not only is paragraph 14 of the NPPF engaged by virtue of the fact that RVBC's adopted policies relating to housing supply out of date, but also because it cannot demonstrate a five year supply of housing.

6.0 APPLYING THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT – ACCORDANCE OF THE PROPOSED DEVELOPMENT WITH THE NPPF

Introduction

- 6.1 This statement has so far established the decision-making context for this development proposal, whereby planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.
- 6.2 This section therefore considers the relevant issues that arise in assessing the impact of the proposed development, applying the policies of the NPPF that are relevant.

Accordance with the National Planning Policy Framework (NPPF)

Sustainable Development

- 6.3 The NPPF states that there are three dimensions to sustainable development: economic, social and environmental, which give rise to the need for the planning system to perform a role under each²⁵.
- 6.4 We consider that the proposed development delivers on the three dimensions of sustainable development as follows:

Economic

- The development would have significant economic benefits for Longridge and Ribble Valley. The economic benefits of house building are set out in the Government's 2012 Housing Strategy *Laying the Foundations*. It is estimated that housing development accounts for 25-30% of jobs in the construction sector.
- The proposal will support full time construction jobs over the construction period, predicted to be 3-4 years. The construction process will also potentially provide supply chain opportunities for local businesses in Longridge and the wider Borough.
- When the dwellings are occupied this will result in increased annual household spending for the local economy, as well as supporting further new jobs in the local area through this increased local expenditure.

²⁵ Paragraph 7, NPPF

- The development will be of economic benefit to the local authority through the provision of new homes bonus payments to the Council.

Social

- The development will result in significant social benefits by providing a supply of housing required to meet the **“needs of present and future generations”** and meet the identified needs of the area in accordance with the NPPF²⁶.
- The development will help to deliver a wide choice of homes and widen opportunities for home ownership in line with the NPPF²⁷.
- The proposed development will provide 30% affordable homes (32 units) to meet an acknowledged local shortage, both in Longridge and the wider Ribble Valley Borough.
- The development will provide aspirational housing for families in a high quality built environment with excellent links to Longridge town centre and its many facilities.
- The development proposals include significant areas of accessible public open space to the north of the developed area, providing opportunities for healthy living and access to the rural fringe of the settlement. The proposal also includes provision for a local play space for young children, providing opportunities for safe, outdoor physical and social interaction for children and families.

Environmental

- Whilst the proposed development will result in the loss of previously undeveloped, Greenfield agricultural land, it is species poor, semi-improved grassland of negligible ecological value and lower grade agricultural quality. Consequently, the best and most versatile agricultural land and land of the highest ecological value is preserved.
- The development will result in significant improvements to biodiversity and the ecological value of the remaining land; particularly to the north of the site, which is being retained for part recreation and part ecological enhancement measures. Enhancement measures include new species rich hedgerow planting, the improvement and management of retained hedges, the improvement to the wildlife value of ditches through management, a Landscape Strategy that proposes additional wildlife ponds, the creation of rough margins to fields, the establishment

²⁶ Paragraph 47, NPPF

²⁷ Paragraph 50, NPPF

of low density grazing regimes to improve floral diversity, and the establishment of new bird and bat boxes at appropriate locations.

- A Sustainable Urban Drainage System (“SUDS”) will be incorporated within the Site’s green infrastructure.
- The proposed development scores highly in terms of accessibility according to the Lancashire County Council residential development accessibility questionnaire. The development would have good accessibility by foot, cycle and public transport to Longridge Town Centre and beyond, via existing routes and a proposed new pedestrian access to the south of the Site.
- The submitted interim residential travel plan sets out measures with the primary target of reducing single occupancy car journeys, which will reduce the impact of the development upon the environment and encourage walking, cycling, use of public transport and car sharing measures.
- The development will be constructed to achieve high efficiency ratings resulting in CO₂ emission reductions in accordance with Part L of the Building Regulations, in order to mitigate climate change and movement towards a low carbon economy.
- Building for Life standards will be applied across the development.

6.5 In addition to the above considerations, RVBC has assessed the Site as part of its 2013 SHLAA Update. The Site is covered by two SHLAA sites - references 035 and 385 – both considered at the time to be within RVBCs 5-year housing land supply. Site 035 relates to the south western field parcel of the Site only and site 385 covers a much wider site area, broadly relating to the Applicant’s wider outline proposals referred to elsewhere in this Statement, and includes the northern field parcel of the Site. Overall, the SHLAA concludes that the Site is available, suitable, achievable and that development of the Site is deliverable. The two site pro formas relating to the Site set out a score against the SHLAA sustainability criteria; site 035 scores 96 out of a possible 110 and site 385 scores 98 out of a possible 110. No SHLAA sites in Longridge score higher in terms of sustainability and this is further evidence of the positive sustainability credentials of the proposed development.

6.6 For the above reasons, it is clear that the proposed development is sustainable, within the context of the NPPF, providing benefits under the three dimensions to sustainable development. Whilst regard is had to the fact that the development is utilising previously undeveloped land, we consider that the above benefits outweigh any

perceivable harm in sustainability terms, weighing significantly in favour of the development.

Delivering a wide choice of high quality homes

6.7 The NPPF highlights the requirement to:

“deliver a wide choice of high quality homes, wider opportunities for home ownership and create sustainable, inclusive and mixed communities”²⁸

6.8 The proposed development will unquestionably assist in boosting significantly the supply of housing within Longridge and the Ribble Valley. The proposed development represents a genuinely deliverable, well conceived development that seeks to deliver a high quality design incorporating a mix of house types, styles and tenure to meet identified needs. In circumstances such as that of Ribble Valley, where there is currently a failure to demonstrate a 5-year supply of deliverable housing sites, the proposed development will deliver significant benefits.

6.9 The proposal to deliver 32 affordable dwellings is also a significant benefit that weighs in favour of the proposed development. According to the Ribble Valley Strategic Housing Market Assessment 2013 (SHMA), there were 918 households in unsuitable housing, 594 of which were considered to be in need on the basis that they could not afford market housing. This is a significant level of unmet need and translates, according to the SHMA, into a net annual requirement going forward of 404 affordable dwellings. Importantly, the emerging Local Plan does not propose to meet this need in full, or even half this need, which places an even greater importance on the delivery of affordable housing through market housing schemes such as this.

6.10 Whilst the SHMA does not identify a need for Longridge specifically, the Longridge Housing Need Report 2013 helps to provide a picture of needs locally. The Report states that 33% of respondents to the housing needs survey had someone in their household who was in housing need. There was a relatively low response rate to the survey, however, this still equates to 148 respondents in housing need. A particularly worrying statistic that is also contained in the Report is the fact that in the last 10 years there have been less than 10 affordable dwellings built in Longridge. Without further development, such as that proposed by the Applicant, the problems of need will only be exacerbated. The proposal to deliver 32 affordable dwellings through this scheme is therefore a significant benefit to weigh in its favour.

²⁸ Paragraph 50, NPPF

- 6.11 Overall, the proposed development is considered to be in compliance with the housing policies of the NPPF.

Conserving and enhancing the natural environment

- 6.12 Section 11 of the NPPF²⁹ sets out the Government's policy in relation to the contribution and enhancement of the natural and local environment.

Ecology

- 6.13 Accompanying this planning application is an Ecological Assessment Report prepared by Tyler Grange. The report concludes that the development proposals are not likely to result in any adverse impacts to statutory or non-statutory nature conservation designations. Whilst some loss of habitat is inevitable from proposed residential development, particularly on Greenfield land, in this case it will be largely confined to poor semi-improved grassland of negligible ecological value.
- 6.14 Species rich hedges, trees and ponds are the most valuable resources on the Site and would be largely retained within green infrastructure with protective buffers to avoid degradation. This green infrastructure runs through the developed area of the Site and to the north in the area of open space.
- 6.15 The report identifies ponds within 250 metres of the Site that could be suitable to support populations of Great Crested Newts, meaning that, if present, the species may occur within suitable terrestrial habitat within the Site. In this respect surveys are ongoing and results will be forthcoming during the planning application process. Should Great Crested Newts be found to be present, the Ecological Assessment Report highlights that the species could be accommodated and populations enhanced through the implementation of the mitigation and enhancement measures that are proposed.
- 6.16 The potential exists for bats to be present in mature hedgerow trees. The proposed site layout seeks to protect and maintain the majority of hedges that are likely to act as foraging habitat for bats and the habitat creation proposed, consisting of new hedgerows and ponds, would provide increased prey for bats. In addition to this, the proposed development would bring increased roosting opportunities for bats via the provision of bat boxes and access slates. Bat activity surveys are to be undertaken during the planning application process to inform the detailed habitat enhancement proposals and results will be provided prior to the determination of the planning application.

²⁹ Paragraphs 109-125, NPPF

- 6.17 The hedgerows and trees on Site may support nesting birds, including priority species. However, given the relatively short hedgerow lengths to be affected by the proposed development, together with the proposed new green infrastructure and ecological enhancement measures, the overall impact is not considered to be adverse. In fact, net impacts are considered to be beneficial in the context of the Site as a result of the improvement measures that are proposed.

Landscape

- 6.18 A Landscape and Visual Impact Assessment, prepared by Tyler Grange, accompanies the planning application. Overall, the Assessment concludes that the landscape character effects of the proposed development are localised and the landscape character area objectives are satisfied either completely or in part through the site specific landscape strategy.
- 6.19 The application Site is not covered by any specific Development Plan landscape designation, but is located approximately 1.1km away from the Forest of Bowland AONB. The Tyler Grange Assessment concludes that available views of the Site are either restricted by the very outer edges of the residential area or, where more rural in nature, are filtered by intervening field boundary vegetation. The distant and dramatic Bowland Fells also dominate the backdrop of views due the relative level topography of the Site. More distant views are available towards the Site from elevated ground on the Longridge Fell and offer panoramic views over the open countryside, with Longridge representing a small proportion of views, and the Site itself a smaller proportion still. The result is that the proposed development is assessed to be received into the landscape without significant adverse affects on that landscape. In relation to the Forest of Bowland AONB, the Assessment concludes that there will be no perceptible impact, likewise upon the more closely related Longridge Fell.

Loss of Agricultural Land

- 6.20 The accompanying Agricultural Land Quality Report, prepared by Fisher German, concludes that the Site falls under the category of Grade 3B in the agricultural land classification. The NPPF seeks to protect the best and most versatile agricultural land, commonly referred to as Grade 1, 2 and 3A, from significant development and requires local planning authorities to consider the economic and other benefits of such land³⁰. The Site does not fall under this category; consequently there is no justification for the protection of the Site from development.

³⁰ Paragraph 111, NPPF

Noise

- 6.21 A Noise Assessment, prepared by WSP accompanies the planning application. The nature, scale and location of the proposed development is such that no perceptible adverse impacts are anticipated as a result of the development on existing nearby sensitive receptors. The Noise Assessment therefore concentrates on the potential impact of existing sources of noise upon the proposed residential development in order to establish whether any mitigation needs to be built into the detailed development proposals. The principal sources of potential noise would emanate from traffic on surrounding roads and from the service yard of the adjacent Sainsbury's supermarket and Ireland's Garage.
- 6.22 Having regard to existing background noise levels, with some localised mitigation measures concerning some of the proposed dwellings, it is determined that acceptable noise levels will be achieved.

Flood Risk

- 6.23 The planning application is accompanied by a Flood Risk Assessment and Drainage Appraisal prepared by RSK. The report confirms that the Site is located wholly within Flood Zone 1, confirming that the Site is not at risk of flooding from fluvial and/or tidal sources. It confirms further that flooding from fluvial sources can be considered low following the implementation of a suitable surface water drainage scheme. Overall, flood risk to the proposed development from all other sources is considered to be low.
- 6.24 Any increase in surface water run-off from the proposed development will be attenuated on-Site and discharged at pre-development rates to on-Site watercourses, subject to approval from the relevant authorities.
- 6.25 The report puts forward a number of options that are available in order to manage post-development drainage and the disposal of surface water via sustainable urban drainage systems ("SUDS"). Details of the Drainage Appraisal proposals are contained in Appendix E of the report.
- 6.26 The report demonstrates, in line with the NPPF³¹, that the proposed development will be in a location with a low risk of flooding and that flood risk will not be increased elsewhere by applying the recommended drainage solutions. The proposed development is therefore considered to be acceptable in flood risk terms with no

³¹ Paragraphs 100-103, NPPF

resultant adverse impacts weighing against the presumption in favour of sustainable development.

Promoting Sustainable Transport

- 6.27 The planning application is accompanied by a Transport Assessment ("TA") and an Interim Residential Travel Plan ("TP"), prepared by Vectos. The TA concludes that the Site is accessible by sustainable modes of travel as a result of its proximity and proposed linkages to Longridge town centre. It highlights that there is an established network of footways located within the vicinity of the Site providing links to the surrounding retail, employment, educational and residential areas and that there is a bus route located within 400 metres of the Site with further services available from Longridge town centre.
- 6.28 The TA goes on to demonstrate that the proposed development will not have a material impact upon the operation of the existing highway network, in and around Longridge.
- 6.29 The overarching conclusions of the TA are that the impacts of the development will not be severe, thereby complying with the tests of the NPPF in relation to traffic impact³².
- 6.30 The submitted TP sets out a range of measures that can be adopted by the development in order to exploit opportunities for the use of sustainable transport modes. This includes the provision of travel information for residents, including the promotion of the TP itself and a welcome pack of information relating to the sustainable modes that are available, including bus timetables and cycling and walking route maps. Measures relating to walking would include maps identifying local footpaths, bridleways and byways, as well as information relating to local walking initiatives, such as 'walking bus schemes' for local schools. Cycling measures would be related to the Site layout itself, ensuring that it is designed to encourage cycling whilst reducing the speed of vehicles within the Site, as well as the provision of cycling information; including that for local and national cycling clubs and events and increasing awareness of the tax exempt salary sacrifice cycle to work scheme operated by the Government, which must be supported by individual employers. It is further proposed within the TP that as part of the proposed development the existing bus stops on Chipping Lane will be upgraded, along with new pedestrian connections to the bus stops from the Site. Finally, the TP Welcome Pack will include information relating to local car sharing schemes, as well as detailing for residents where they can obtain information and support for establishing new car sharing schemes.

³² Paragraph 32, NPPF

- 6.31 Additional traffic is a consequence of development, but in the case of the proposed development it is of a scale that would not result in a harmful material impact on the existing highway. In addition, the TA and TP demonstrate that the proposed development will be well connected to the town centre and surrounding sustainable travel options, including by public transport, walking and cycling. The TP provides for a range of measures that will seek to encourage and facilitate opportunities for the use of sustainable transport modes. The proposed development is therefore considered to be in accordance with the policies of the NPPF³³.
- 6.32 The transport and traffic implications of the proposed development are not, therefore, sufficient to weigh against the proposed development in the context of the presumption in favour of sustainable development.

Requiring Good Design

- 6.33 The NPPF confirms the importance of good design, and considers it a key aspect of sustainable development which should contribute positively towards creating better places for people in which to live³⁴.
- 6.34 The application is accompanied by a Design and Access Statement ("DAS") prepared by the scheme architects, Baldwin Design. The DAS explains how the overall approach to the design of the Site has evolved as part of a wider masterplanning process that draws on the setting and context of the Applicant's wider land interests, linked to the anticipated outline planning application. The parameters and rationale behind the masterplan have been taken a step further and advanced to the site-specific context of the detailed application Site.
- 6.35 The proposed scheme uses five character areas to dictate the approach to layout, density, scale, access and materials, drawing on the specific context of each. From the gateway entrance grouping to Chipping Lane, to the outer Green Edge, each character area responds in a way that we consider provides an appropriate transition between the open countryside to the north and west and the built-up settlement to the south and south east. Density, scale, materials and the provision of green infrastructure are particularly important in this respect, as well as the use of layout and vehicular and pedestrian routes. The use of materials and selection of housetypes seeks to respond to the themes found locally within Longridge, but at the same time creating an individual character and quality for the development.

³³ Paragraphs 29-41, NPPF

³⁴ Paragraph 56, NPPF

- 6.36 The DAS provides a more detailed presentation of the design rationale and this is not repeated here. In design terms it is considered that the policies of the NPPF are satisfied and that this represents a benefit of the proposed development in the context of the presumption in favour of development.

Accordance with the NPPF - Conclusions

- 6.37 The analysis set out above, when considered alongside the detailed content of the suite of documents that accompany this planning application, demonstrates that the proposed development constitutes sustainable development that aligns with the policies of the NPPF. In addition, there are a suite of economic, social and environmental benefits that weigh significantly in favour of the proposed development.
- 6.38 Furthermore, no adverse impacts are identified that could be regarded as *significantly* and *demonstrably* outweighing the significant benefits of the development.
- 6.39 In applying the presumption in favour of sustainable development, therefore, as defined by the NPPF, planning permission should be granted for the proposals.

7.0 ACCORDANCE WITH THE DEVELOPMENT PLAN

Introduction

7.1 Within this section, we will consider how much weight can be attached to the policies of the Local Plan, in the absence of a five year housing land supply, and the fact that the Local Plan was prepared under the auspices of the 1990 Act rather than the 2004 Act. This Statement has already concluded that in applying the presumption in favour of development, the NPPF takes precedence and compliance with the policies of the NPPF has been demonstrated. Compliance with adopted Local Plan policies is summarised below.

Compliance with Policies of the Local Plan

7.2 We have set out the relevant policies of the Local Plan in Section 4 of the Statement (Table 4.1), and Table 7.1 below summarises how the proposal complies with these policies.

Table 7.1: Assessment of the Proposals Against Local Plan Policies

| Policy | Response |
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| Policy G1 Development Control | The accompanying suite of application documents and drawings and the various comments elsewhere within this Statement demonstrate that the proposed development will achieve a high standard of building design and landscape quality, and that the scale and intensity of the development is appropriate; the impact of traffic generation has been demonstrated to be acceptable and an appropriate level of car parking is provided; the proposals will deliver significant areas of publicly accessible open space and extensive ecological enhancement measures will be delivered. The proposal is therefore considered to be in accordance with policy G1. |
| Policy G2 Wilpshire, Clitheroe, Billington, Longridge and Whalley | Policy G2 is considered to be out of date because it restricts the scale and location of housing development in a situation where RVBC cannot demonstrate a 5-year supply of housing land. This policy is therefore afforded no weight. |
| Policy G5 | As with policy G2, policy G5 is strategic in nature and determines |

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| Outside the main settlements | the extent of development permitted outside existing, now dated, development boundaries, which will need to change in the emerging Local Plan in order to accommodate future development. The policy is therefore out of date in this respect. The policy is also out of date by virtue of the fact that RVBC cannot demonstrate a 5-years supply of housing land. This policy is therefore afforded no weight. |
| Policy G11 Crime prevention | The accompanying DAS, paragraphs 5.29-5.32 highlights measures employed in the design of the development to create a safe and accessible environment. The proposed development is considered to comply with this policy. |
| Policy ENV3 Open Countryside | The accompanying LVIA demonstrates how the landscape character of the surrounding open countryside has been taken into account in determining the development boundaries of the proposal, the approach to the design of the development and in assessing impact. On the basis of the conclusions of the LVIA, summarised above, the proposed development is considered to be in accordance with policy ENV3. |
| Policy ENV6 Agricultural Land | This policy is no in accordance with the approach of paragraph 112 of the NPPF; it is therefore afforded no weight. |
| Policy ENV7 Species Protection | The accompanying ecological assessment report concludes that the development proposals are not likely to result in any adverse impacts to statutory or non-statutory nature conservation designations. Furthermore, the proposed ecological enhancement measures will provide benefits in the form of improved habitat for protected species. The proposed development is therefore in accordance with policy ENV7. |
| Policy ENV10 Nature Conservation | The nature conservation of the Site is not considered to be of notable value. The proposed development will result in the delivery of managed nature conservation benefits, through the creation of the proposed green infrastructure and extensive ecological enhancement measures. The proposed development is therefore in accordance with policy ENV10. |
| Policy ENV13 Landscape | The LVIA concludes that the landscape character effects of the proposed development are localised and the landscape character |

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| Protection | area objectives are satisfied either completely or in part through the site specific landscape strategy. The proposed development is therefore in accordance with the policy ENV13. |
| Policy ENV16 Conservation Development Control | The LVIA concludes that the proposed development is sufficiently detached from the setting of Longridge Conservation Area to avoid any impact upon its character or appearance. Similarly, the proposed development does not impact upon the setting of any listed buildings. The proposed development is therefore in accordance with policy ENV16. |
| Policy H2 Dwellings in the Open Countryside | Policy H2 is for the most part out of date because it relates to the impact of the supply of housing in the open countryside when RVBC cannot demonstrate a 5-year supply of housing land. In addition, settlement boundaries will need to be revised to include existing areas of open countryside through the emerging Local Plan process to accommodate future housing growth; however, the extent and location of this is yet to be determined. The impact of the proposals upon the open countryside in a more general sense is covered in other policy considerations. |
| Policy H19 Housing Needs: Large sites in Main Settlements | 30% of the proposed dwellings will be affordable – 32 units. This is a significant benefit to the local area and provides compliance with policy H19. |
| Policy RT8 Open Space Provision | The proposed development will deliver significant public open space in the form of the 'Village Meadow', which also support ecological enhancement measures, in addition to the green infrastructure within the developed area of the Site. The standards set out in former policy RT9 (not saved) result in a requirement for 0.62ha of open space to serve the development. The green infrastructure within the developed area of the Site is 0.89ha in area and the Village Meadows has an area of 3.3ha. The proposed development is therefore significantly over-providing in public open spaces and is compliant with RT8. |
| Policy T1 Transport and Mobility | The proposed development is located within 400m of an existing bus route, on Chipping Lane, with access to further bus services in Longridge town centre, which is accessible on foot and by |

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| | cycle. This accessibility is enhanced through the provision of an improved footway on Chipping Lane and new pedestrian link from the development to Sainsbury's to the south east. |
| Policy T7 Parking Provision | The proposed development will provide 196 car parking spaces to serve 106 dwellings. The internal layout is designed to accommodate the movements of delivery and refuse vehicles, as well as emergency vehicles. The proposed arrangements for parking and servicing are therefore considered to be in accordance with policy T7. |

Other Policy Considerations

Compliance with Policies of the Emerging Local Plan

- 7.3 Section 4.0 (Table 4.2) above, sets out potentially relevant policies of the emerging Core Strategy ("CS"), which includes development management policies. It is concluded above that CS polices are not yet sufficiently advanced to carry significant weight in the determination of these development proposals. However, for completeness, we set out in Table 7.2 below the demonstration of compliance with the CS.

Table 7.2: Assessment of the Proposal Against Emerging Core Strategy Policies

| Policy | Response |
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| Key Statements | |
| Key Statement DS1: Development Strategy | Longridge is identified as a principal settlement and the majority of new housing development will take place in and around those settlements over the Plan period. The proposed development is therefore consistent with the development strategy of the CS, which is to concentrate higher levels of growth in the most sustainable locations. |
| Key Statement DS2 Presumption in favour of sustainable development | These development proposals constitute sustainable development with significant benefits that are not outweighed by other considerations. In applying the presumption in favour of sustainable development, the proposed development is in accordance with DS2. |

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| Key Statement EN2 Landscape | For reasons highlighted above, in relation to landscape impact and the conclusions of the LVIA, the proposed development is considered to be in accordance with EN2. |
| Key Statement EN3 Sustainable Development and Climate Change | The fact that the proposed development is sustainably located, with good access to public transport and links by walking and cycling to Longridge town centre, in addition to the Travel Plan measures proposed, means that the need to travel by car is reduced and thus CO ₂ emissions. The proposed development will be constructed to meet Building Regulations requirements, with a fabric first approach to securing CO ₂ reductions for the lifetime of the development. The proposed development will include dwellings built to Lifetime Homes standards. |
| Key Statement EN4 Biodiversity and Geodiversity | Highlighted elsewhere within this Statement and demonstrated in the accompanying Ecological Assessment Report, is the conclusion that the proposed development will not result in significant harm to ecological interests and will deliver net beneficial ecological enhancement measures. The proposed development is therefore in accordance with EN4. |
| Key Statement H1 Housing Provision | This policy is the subject of significant objection. Notwithstanding this, the provision of 106 dwellings in the Principal Settlement of Longridge will contribute to the delivery of the Borough's housing needs in a sustainable manner, when RVBC cannot demonstrate a 5-year supply of housing land and further growth will be directed to Longridge. |
| Key Statement H2 Housing Balance | The proposals take full account of the SHMA and Longridge Housing Needs Survey, as well as market signals, in order to provide a suitable mix of housing on-site, in accordance with H2. |
| Key Statement H3 Affordable Housing | The proposed development will deliver the required 30% affordable housing (32 units), in accordance with H3. |
| Key Statement DMI1 Planning Obligations | This matter will be the subject of discussion during the planning application process. The principle of the planning obligations supported by the Applicant is set out in the accompanying Draft Section 106 Heads of Terms. |
| Key Statement | The proposed development is in a sustainable location, with |

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| DMI2 Transport Considerations | excellent links to Longridge town centre as proposed, and the many shops and services that it offers, as well as having good access to public transport, in the form of bus services on Chipping Lane and in the town centre. Measures to encourage the use of public transport, walking and cycling are included within the accompanying Travel Plan. |
| Development Management Policies | |
| Policy DMG1 General Considerations | Policy DMG1 sets out a wide range of development control requirements, including in relation to design, traffic and parking implications, residential amenity, biodiversity and protected species, open space protection and sustainable construction. For the reasons set out within this Statement the proposed development is considered to be in accordance policy DMG1. |
| Policy DMG2 Strategic Considerations | The location of the Site, on the edge of the principal settlement of Longridge, is in accordance with the strategic policies of the CS. The settlement boundaries of Longridge will need to be redrawn to take account of Greenfield land release which is necessary to meet development needs. |
| Policy DMG3 Transport and Mobility | The availability of public transport and associated infrastructure; relationship to the existing road network; and provision of access for pedestrians, cyclists and those with reduced mobility to Longridge town centre, demonstrates compliance of the proposed development with policy DMG3. |
| Policy DWM2 Landscape and Townscape Protection | As already highlighted elsewhere in this Statement and within the accompanying LVIA, the proposed development is not considered to have a significant detrimental impact upon the character and qualities of the landscape. |
| Policy DME3 Site and Species Protection and Conservation | The proposed development will not impact adversely upon protected species or any features of nature conservation value. Furthermore, the proposed development provides significant measures for the enhancement of biodiversity. The proposed development is therefore in accordance with the requirements of policy DM3. |
| Policy DME5 | Policy DME5 is contrary to national planning policy by setting |

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| Renewable Energy | local renewable energy standards for development proposals. |
| Policy DMH1 Affordable Housing Criteria | 30% of the proposed dwellings will be affordable, in accordance with the policy. The provision of accommodation for the elderly will be the subject of discussion with RVBC during the planning application process. |
| Policy DMH3 Dwellings in the open countryside and AONB | Whilst the Site is presently within the open countryside, the emerging Local Plan has not yet advanced to the stage where settlement boundaries have been drawn in a way that will ensure delivery of Longridge's development needs for the Plan period. This process will inevitably lead to the expansion of Longridge, and other settlements, into the open countryside. |
| Policy DMB4 Open Space Provision | The built area of the Site includes public open space, as well as a children's play area, of 0.89ha and land to the north of the developed area, labelled Village Meadow, covers an area of 3.3ha. This public open space provision is extensive and complies with the requirements of policy DMB4. In light of the significant over-provision of public open space within the development, the Applicant will negotiate an appropriate level of contribution towards sport and recreation facilities. |

- 7.4 The CS is yet to have completed the formal process of Examination and forms only part of the emerging Local Plan for Ribble Valley, which will not be complete in its preparation until both the CS and Allocations document are found sound and then adopted. However, the above assessment demonstrates that the proposed development does comply with the strategic policies of the CS, in terms of the location of the proposed development.

8.0 AFFORDABLE HOUSING STATEMENT

- 8.1 In line with existing and emerging Development Plan policies the Applicant is committed to delivering affordable housing as part of the development. In this respect 30% of the proposed dwellings will be affordable, equating to 32 dwellings.
- 8.2 Highlighted elsewhere within this statement is the fact that, according to the Ribble Valley Strategic Housing Market Assessment 2013 (SHMA), there were 918 households in unsuitable housing in the Borough, 594 of which were considered to be in need on the basis that they could not afford market housing. This is a significant level of unmet need and translates, according to the SHMA, into a net annual requirement going forward of 404 affordable dwellings. Importantly, the emerging Local Plan does not propose to meet this need in full, or even half this need, which places an even greater importance on the delivery of affordable housing through market housing schemes such as this.
- 8.3 The Longridge Housing Need Report 2013 helps to provide a picture of needs locally. The Report states that 33% of respondents to the survey had someone in their household who was in housing need. There was a relatively low response rate to the survey, however, this still equates to 148 respondents in housing need. The Report also highlights, however, that there are over 400 people on the social housing waiting list in Longridge, which suggests that affordable housing need in Longridge is greater than the survey indicates. This is clearly exacerbated by the worrying statistic that in the last decade there has been less than 10 affordable dwellings built in Longridge. Without further development, such as that proposed by the Applicant, the problems of need will only be exacerbated. The proposal to deliver 32 affordable dwellings through this scheme is therefore a significant benefit to weigh in its favour.
- 8.4 The Applicant seeks further guidance from RVBC during the planning application process of the desired tenure split of the affordable housing proposed, which has not been expressed at pre-application stage. The Applicant will therefore negotiate positively with RVBC in this regard.
- 8.5 The affordable units will be distributed throughout the Site in order to encourage community integration and, in accordance with Development Plan and national policy guidance, the affordable units will not be discernible, in quality and appearance, from the market housing on Site.
- 8.6 The following plot units, identified on the submitted Site Layout plan, are proposed to be affordable:

Plots 3, 4, 5, 6, 12, 12A, 14, 26, 27, 47, 48, 49, 50, 59, 60, 61, 64, 77, 78, 79, 80, 81, 87, 90, 99, 100, 101, 102, 103, 104, 105 and 106

- 8.7 In line with emerging policy guidance the Applicant will negotiate with RVBC and the selected affordable housing provider for a number of the affordable units to be specifically targeted to elderly groups. The precise number and location of these plots have not yet been identified and this will depend on the outcome of the negotiation process.
- 8.8 At this stage the Applicant has secured interest from two potential partners to deliver affordable housing on the Site and the wider Site area that will form the forthcoming outline planning application. Both Adactus and St Vincent's Housing Association have confirmed that affordable housing is in short supply in the Borough and particularly in Longridge, and both have expressed an interest in working with the Applicant to deliver affordable housing at the Site. Appendix 1 of this Statement includes a copy of correspondence received from these providers.
- 8.9 In summary, the proposed development will deliver 30% affordable housing in accordance with the Development Plan. The 32 units are distributed throughout the Site and consist of a mix of two and three bedroom properties, 16 of each, which will be indistinguishable, in terms of quality and design, from the open market housing. The Applicant will negotiate the tenure split of the properties with RVBC during the planning application process, together with an element of housing specifically targeted at elderly groups.

9.0 CONCLUSIONS

- 9.1 The Site is located within an area of "open countryside" immediately adjacent to the town of Longridge. The Development Plan for Ribble Valley was adopted some time ago, and as such its policies relating to the delivery of housing are out-of-date. Those policies are also out-of-date by virtue of the fact that RVBC cannot demonstrate a 5-year supply of housing. The emerging Development Plan is not sufficiently advanced to hold significant weight in the determination of this planning application. The emerging Core Strategy ("CS"), whilst at Examination, is still the subject of significant objection in relation to the proposed quantum and distribution of housing and the Examination Inspector has so far concluded that the CS is unsound for a number of reasons. RBVC has not commenced meaningful preparation of its DPD that will allocate land for development. The emerging Development Plan therefore carries very little weight in the determination of this planning application. Notwithstanding this position, this Statement concludes that the proposed development is in accordance with relevant policies of the adopted Local Plan and emerging CS.
- 9.2 Within this planning policy context, national policy, in the form of the NPPF, directs decision-takers to approve development proposals unless there are any adverse impacts of doing so that would significantly and demonstrably outweigh the benefits, or there are specific policies within the NPPF indicating that development should be restricted. In this case there are no NPPF policies indicating that such restrictions should be applied to proposals for residential development in this location. Consequently, it is the role of the decision-taker to weigh the considerable benefits that the proposed development would bring, against any significant and demonstrable adverse impacts that may arise.
- 9.3 This Statement and the range of technical reports that accompany this planning application demonstrate that the proposals are compliant with the NPPF, and there are a number of material considerations and many significant benefits that weigh in favour of the development. These include:
- The proposal will assist RVBC in boosting the supply of housing in the Borough and in Longridge, where there is an acknowledged shortage;
 - The proposal will help the Council meet its housing requirements and address its historic under-delivery;

- The proposal will deliver much needed affordable housing in Longridge, where there is demonstrated to be significant unmet need due to very low historic levels of development;
- The Site is in a highly sustainable location; within walking distance of Longridge Town Centre and the excellent range of shops, services and community facilities that this principal town offers;
- The development will be accessible by non-car modes of transport, including by bus from services on Chipping Lane and in the town centre, by cycling and on foot, including via the proposed new pedestrian and cycle link to the town centre via Sainsbury's supermarket and improved footways and bus stops on Chipping Lane;
- The development would be sustainable, providing significant benefits under each dimension of sustainable development;
- The proposal would deliver significant economic benefits through the creation of full-time construction jobs over a period of 3-4 years, increased local retail and leisure expenditure, which in turn supports further indirect job stability and creation, and the development will provide new homes bonus payments over a 6-year period to RVBC;
- The proposal would deliver significant social benefits by broadening the choice of homes in the Borough and widening opportunities for home ownership, by delivering much needed affordable housing, by providing aspirational housing for families in a high quality environment with excellent links to Longridge, and by providing significant areas of accessible open space both within the developed area of the Site and to the north in the form of the Village Meadow;
- The proposals would deliver significant environmental benefits by utilising land that is considered to be of negligible ecological value and of lower grade agricultural value, it would deliver significant improvements to biodiversity through ecological enhancement measures, including new species rich hedgerow planting, the improvement and management of existing hedges, improvements to the wildlife value of ditches, the creation of new wildlife ponds and establishment of low density grazing regimes to improve floral diversity;
- RVBCs 2013 SHLAA Update regards the Site as deliverable and suitable and it scores amongst the highest in Longridge against the SHLAA sustainability criteria;

- The submitted TA demonstrates that the traffic generated by the development can be accommodated within the surrounding highway with a negligible impact on capacity, and the submitted TP demonstrates that measures can be delivered to exploit opportunities for the use of sustainable transport modes; and
- The proposed design of the development uses character areas to respond positively to a varying context, including the use of increased landscaping and lower densities at the more sensitive northern and western edges of the Site.

9.4 All of these benefits weigh significantly in favour of the development and this Statement does not identify any adverse impacts of the development that are capable of outweighing such a range and depth of benefits.

9.5 For the reasons outlined above and the accompanying technical reports, it is the Applicant's firm consideration that planning permission should be granted for this proposed sustainable development **without delay** in line with paragraph 14 of the NPPF. There are no sound planning reasons for Ribble Valley Borough Council to withhold a grant of full planning permission on this occasion.

**APPENDIX 1:
EXPRESSIONS OF INTEREST AND SUPPORT FROM AFFORDABLE HOUSING
PROVIDERS**

Mr Neil Tatton
Resolve 106
22 Albermarle Avenue
Manchester
M20 1HZ

15th April 2014

Dear Neil,

Re: Bowland Meadows/Higgins Brook, Longridge - Affordable Housing

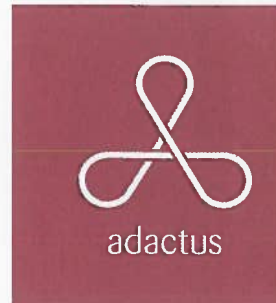
I write to confirm that Adactus is supportive of Barratt Homes submitting a planning application as indicated on the illustrative masterplan as it includes the development of 144 affordable homes in Longridge. Our research and experience does indicate strong support for affordable housing given its scarcity in the area. Furthermore I can confirm Adactus would be interested in becoming an affordable housing partner with Barratt at a later date subject to compliance with our financial parameters and technical specification.

Yours Sincerely,



NICOLETTE CULLEN
PROJECT MANAGER

Email: Nicolette.cullen@adactushousing.co.uk



Group Members



Chief Executive:
Paul F Lees BA (Hons), FCIH

Regulated by the Homes
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Registered office: Turner House, 56 King Street, Leigh, Lancashire WN7 4LJ





Our Ref: ROC/100414

St Vincent's Housing Association
Metropolitan House
20 Brindley Road
Manchester
M16 9HQ

10th April 2014

Dear Sirs

Re: Bowland Meadows / Higgins Brook, Longridge – Affordable Housing

On behalf of St Vincent's Housing Association, I write with regard to the proposed development at Bowland Meadows / Higgins Brook, Longridge and can confirm the Association is supportive of the proposal for new affordable housing in the Longridge area.

St Vincent's Housing Association has a long and established track record of working in partnership with Ribble Valley Council and we have successfully delivered many new affordable homes for both rent and shared ownership within the borough over the last 30 years. Most recently we have worked with 2 developers delivering new homes for both shared ownership and affordable rent through Section 106 agreements in Clitheroe, Longridge and Barrow. One of the key roles of any housing association is to create homes where people want to live and work and high quality and the provision of new affordable homes is therefore to be welcomed.

As is highlighted in the Council's Housing Needs Survey and the Strategic Housing Market Assessment, it is widely acknowledged within the borough there is a shortage of good quality affordable homes to rent or buy. House prices and private market rents continue to increase whilst the availability of mortgage finance remains a key issue for those wishing to enter the housing market.

The need to provide good quality, affordable and sustainable homes within the borough could therefore not be more pressing. St Vincent's recent experience of developing new homes in Longridge confirms affordable homes would be particularly welcomed in the area to meet the needs of the local community or those with a local connection.

Often the demand for new homes remains 'hidden' in areas where there is a shortage of new development as people seek alternative housing often away from the area, however St Vincent's received many enquiries at our recent development in Longridge from those seeking to access both rented and shared ownership affordable homes and wishing to remain in the local area.

Yours Faithfully

Rachel O'Connor
Development Manger
St Vincent's Housing Association