



HOW

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Planning and Environmental Advisers

**SUPPORTING PLANNING STATEMENT
RESERVED MATTERS APPLICATION
LAND TO THE NORTH OF RIDDINGS LANE, WHALLEY
ON BEHALF OF BELLWAY HOMES & CO-OPERATIVE
ESTATES**

SEPTEMBER 2014

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Appendix 1: Site Location Plan (Drawing Ref: CS/045968_SK06)

1. INTRODUCTION

- 1.1 This Supporting Planning Statement (SPS) has been submitted on behalf of Bellway Homes Limited (Manchester Division) and Co-Operative Estates ('the applicants') to Ribble Valley Borough Council ('the Council') in support of a Reserved Matters planning application for 71 dwellings pursuant to outline planning permission reference 3/2010/0820, which was allowed on appeal¹ on 16 September 2011 for a maximum of 80 residential dwellings at land to the north of Riddings Lane, Whalley and access from Hayhurst Road.
- 1.2 This application seeks approval of the remaining Reserved Matters not previously considered, namely, the layout, scale, appearance and landscaping, as detailed within Conditions 2, 5, 13 and 15 of Appeal reference APP/T2350/A/11/2149940.
- 1.3 The purpose of this SPS is to set out the application proposals, its compliance with the outline planning permission, and to seek to discharge the Reserved Matters Conditions.
- 1.4 The application is accompanied by the following suite of technical documentation:

Document	Author	Date
Application Forms, Certificates and Notices	Astle Planning & Design	September 2014
Supporting Planning Statement	HOW Planning	September 2014
Design and Access Statement	Astle Planning & Design	September 2014
House Type Pack	Astle Planning & Design	September 2014
Arboricultural Method Statement	Ascerta	September 2014
Environmental Noise Study	Red Acoustics	September 2014

Table 1: Supporting Documents

- 1.5 The above supporting documents are also accompanied by a suite of application drawings:

¹ Appeal Ref: APP/T2350/A/11/2149940

Title	Reference
Site Location Plan	CS/045968_SK06
Planning Layout	BHWL203/01 A
Fencing Layout	BHWL203/01/F
Adoptable Highways Layout	BHWL203/AH
Screenscenes	BHWL203/09
Preliminary Drainage and Levels	5538 01-01 D
Vehicle Tracking Layout	5538 01-03 A

Table 2: Application Drawings

2. SITE LOCATION AND DESCRIPTION

- 2.1 This section briefly describes the site, its location, physical characteristics, surroundings and planning history.

Location and Characteristics

- 2.2 The site is shown in the wider context on the Site Location Plan detailed at **Appendix 1**. The boundary of the application site is edged red and is irregular in shape extending to approximately 2.12 hectares.
- 2.3 The site is located within the main settlement boundary of Whalley and remains unallocated in accordance with the Ribble Valley Local Plan Policies Map (June 1998).
- 2.4 The site is relatively flat and predominantly open in character comprising grassland. In the eastern portion of the site a small track runs from north to south across the site.
- 2.5 The northern and western boundaries of the site are marked by a number of semi-mature/mature trees. Smaller trees and shrubs bound the site to the east and south.

Character of the Surrounding Area

- 2.6 To the north of the site are open grass fields that rise to the north, which have a number of small fences, trees and shrubs scattered throughout.
- 2.7 To the east and south of the site are two well established residential areas varying in character. Adjacent to the east of the site is a relatively newly built estate with detached family houses with drives and garages. The dwellings to the south of the site are a mix of two storey and linked bungalow properties that have communal parking and garage area.
- 2.8 In addition there is a Council Depot to the south-west of the site. The Depot is utilised by the Lancashire County Council Area Surveyor East Division.

- 2.9 The western edge of the site is bounded by modern commercial units on a raised embankment, beyond which is the Blackburn to Clitheroe railway line.

Relevant Planning History

- 2.10 An outline planning application (LPA ref: 3/2010/0820) for the development of the site to provide a residential development was submitted by Co-Operative Estates to Ribble Valley Borough Council in September 2010 and refused at Planning Committee in January 2011.
- 2.11 This refusal was, however, appealed by Co-operative Estates and in September 2011 Inspector Harold Stephens allowed outline planning permission with means of access for a maximum of 80 dwellings at land to the north of Riddings Lane, Whalley with access from Hayhurst Road with all other matters reserved in accordance with the terms of the application.

3. THE RELATIONSHIP WITH THE OUTLINE PERMISSION

- 3.1 This section demonstrates how this Reserved Matters application is brought forward within the context of the extant outline permission (Appeal ref: APP/T2350/A/11/2149940).

Pre-Application Advice

- 3.2 Bellway Homes engaged in pre-application advice discussions with the Council in February 2013 and May 2014 to discuss the Reserved Matters application proposals. The Council's pre-application advice response provides a number of suggestions to the draft plans submitted for pre-application advice with regards to trees, the design of the scheme, highways and open space provision.
- 3.3 The Council's pre-application advice response has been fully considered by the applicants and a number of changes made to the draft plans, resulting in this Reserved Matters application submission.

Conformity with the Outline Permission

- 3.4 The principle of residential development on the site has been established through the outline permission. The Reserved Matters application seeks permission for the remaining Reserved Matters not previously considered, namely, the layout, scale, appearance and landscaping.
- 3.5 The submitted Design and Access Statement illustrates how the development layout has been influenced by the site's opportunities and constraints. The following key principles have been adopted and developed accordingly.

Green Infrastructure and Pedestrian Movement

- 3.6 The relationship of built form to the greenspace network and the landscape treatments employed will seek to preserve a semi-rural character and maximise wildlife value. The main public open space will be directly overlooked which will provide natural surveillance.

- 3.7 The trees along the site's northern boundary formed part of the public realm within the outline permission Masterplan, which created very remote parking for the dwellings overlooking this area. This Reserved Matters application proposes to include these northern boundary trees as part of the private realm and redistribute this green space to a more central and accessible location.
- 3.8 The redistribution of green space from the northern boundary has been used to create an attractive landscaped setting for the Central Green Core and natural surveillance has been retained.
- 3.9 Additional green space has been provided at the site's gateway, in line with the Council's pre-application advice.

Vehicular Movement

- 3.10 In accordance with Manual for Streets, the application proposals have been designed as a high quality place delivering five principal functions: place, movement, access, parking and utilities.
- 3.11 The outline permission approved the site's access and, accordingly, this has been maintained within this Reserved Matters submission. The road layout and vehicle parking arrangements of this Reserved Matters application have been amended due to the redistribution of the public open space.
- 3.12 The East-West Street, which was approved on an illustrative basis as part of the outline permission has been retained, however the street has been moved further south to accommodate the revised block structure in accordance with the redistribution of the public open space.
- 3.13 The revised position of the East-West Street has enabled this application to remove the rear parking court illustrated on the approved outline Masterplan.

Planning Policy Overview

- 3.14 The following section sets out an overview of relevant planning policies set out at both a national and a local level.

Development Plan

- 3.15 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.16 On 24 April 2013, the Secretary of State laid in Parliament a Statutory Instrument to revoke the North West of England Regional Spatial Strategy (RSS) to 2021, which came into force on 20 May 2013. For the purposes of this application therefore, the Development Plan comprises the Ribble Valley Local Plan (adopted June 1998).

Ribble Valley Districtwide Local Plan (1998)

- 3.17 The Ribble Valley Districtwide Local Plan (herein referred to as the Local Plan) was adopted in June 1998. A number of 'saved' policies within the Local Plan will be superseded by the forthcoming Core Strategy but until this point the extant Local Plan should be considered when determining planning applications.
- 3.18 Notwithstanding the above, and whilst technically the Local Plan remains the Statutory Development Plan at a local level, in many respects its policies have been overtaken by more up to date policy guidance.
- 3.19 Paragraph 214 of the National Planning Policy Framework ('the Framework') states that from 12 months from the day of its publication (27 March 2012), decision takers may continue to give full weight to relevant policies adopted since 2004; even if there is a limited degree of conflict with the Framework. The Local Plan was adopted in 1998, therefore the ability to ascribe full weight to such policies is subject to an important provision within the Framework.
- 3.20 Footnote 39 of the Framework confirms that this provision is only applicable to Development Plan Documents adopted since 2004 in accordance with the Planning and Compulsory Purchase Act 2004. In this instance, the Local Plan is an 'old style' Local Plan, not a new Local Development Framework pursuant to the provisions of the 2004 Act. As Ribble Valley have not yet adopted a Local Development Framework document, great care must be taken when applying the

policies of the Local Plan to current proposals, and considering the weight to be attached to them.

- 3.21 Paragraph 215 of the Framework is therefore of relevance as it states that in other cases (i.e. where a Development Plan Document was not adopted in accordance with the 2004 Act) and after 12 months from the day of the publication of the Framework, due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, the greater the weight that may be given after 27 March 2013. This is the case in the determination of this application.

Policy Allocations

- 3.22 The Appeal Decision (Appeal ref: APP/T2350/A/11/2149940) advises that the relevant Local Plan policies are: Policy G1 (Development Control); Policy G2 (Settlement Strategy); Policy ENV6 (Development Involving Agricultural Land); Policy ENV7 (Species Protection); Policy ENV13 (Landscape Protection); Policy H19 (Affordable Housing Large Developments in Main Settlements); Policy H21 (Affordable Housing Information Needed); Policy RT8 (Open Space Provision) and Policy T7 (Parking Provision).
- 3.23 The application site is unallocated for any purpose on the Proposals Map and within the Settlement Boundary. Under Policy G2, development wholly within the built part of the settlement or the rounding off of the built-up area will be approved. The site comprises a 'rounding off' of the built up area. The application proposals comply with Policy G1 of the Local Plan.

The Emerging Local Plan

- 3.24 The Ribble Valley Core Strategy was submitted to the Secretary of State for Examination in September 2012. Following the document's submission, the Planning Inspector suspended the Examination pending clarification of part of its evidence base, including the Council's evidence for housing, employment land, retail land and traveller accommodation. Consultation on the proposed main changes to the Core Strategy and Local Development Framework Evidence Base was undertaken during August and September 2013. The formal hearing sessions

of the Examination in Public reopened in January 2014 and a number of main changes to the Core Strategy were subject to two six-week consultation periods, the later consultation concluding on 5 September 2014.

Core Strategy 2008-2025: A Local Plan for Ribble Valley Regulation 22 Submission Draft

- 3.25 The Submission Draft Core Strategy sets out the Council's vision, underlying objectives and key principles that will guide the development of the area. Although it will be used to aid the assessment of planning applications, its primary function is to set a more strategic level of planning policy for the area.
- 3.26 Key Statement DS1: Development Strategy, as amended by the Main Modifications, identifies that the majority of new housing development will be concentrated within the principal settlements of Clitheroe, Longridge and Whalley.

Evidence Base

- 3.27 There are a number of important evidence base documents relating to housing and housing land supply in Ribble Valley.

Housing Land Availability Schedule (July 2014)

- 3.28 The outline permission is included within the Council's five year housing land supply as capable of delivering 56 units within the next five years. Notwithstanding this positive acknowledgement, both the extant outline permission and this Reserved Matters application demonstrate that the site is capable of delivering a greater number of dwellings. As such, this Reserved Matters application seeks permission for 71 dwellings.

Summary

- 3.29 In summary, the proposals accord with all the relevant 'saved' Local Plan policies and the provisions of the Framework for delivering sustainable development. The application is therefore consistent with the Government's aspirations for

sustainable development and this is a significant material consideration in the determination of the application.

4. THE APPLICATION PROPOSALS AND DISCHARGE OF CONDITIONS

- 4.1 This application seeks approval to the layout, scale, appearance and landscaping for the land at Hayhurst Road, Whalley site in accordance with Conditions 2, 5, 13 and 15 attached to the current outline planning permission (Appeal ref: APP/T2350/A/11/2149940). All the conditions to which formal discharge is sought are set out in Table 3 below.

Reserved Matters

- 4.2 The following headings set out the reserved matters for which planning permission is sought:

Access

- 4.3 Approval for the detailed means of access taken from Hayhurst Road was obtained under the outline planning permission. No changes are proposed to be made to the access point and therefore no further consideration is required here.

Layout

- 4.4 The application seeks permission for the layout as illustrated on the Planning Layout (Drawing ref: BHWL203/01 A).

Scale

- 4.5 The exact dimensions of each dwelling are detailed on the submitted suite of house-type plans listed in the Housetype Pack document produced by Astle Planning and Design.

Appearance

- 4.6 The appearance of each dwelling is detailed within the submitted Housetype Pack prepared by Astle Planning and Design.

Landscaping

- 4.7 Landscaping details to which permission is sought are provided on the Planting Plans [Drawing ref: 3101_01 and 3101_02].

Discharge of Conditions

- 4.8 The following table details all conditions attached to the outline planning approval (Appeal ref: APP/T2350/A/11/2149940) which are required to be discharged as part of this Reserved Matters application.

Table 3: List of Conditions to which Discharge is sought

No.	Condition	Compliance
1)	<p>Application for reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:</p> <p>(a) The expiration of 3 years from the date of this permission; or</p> <p>(b) The expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.</p>	<p>The outline planning permission was approved on 16 September 2011, therefore this Reserved Matters application is submitted in line with Condition 1.</p>
2)	<p>Detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.</p>	<p>In accordance with this Condition the application seeks approval of the details of the design and external appearance of the buildings, landscape and boundary treatment, and parking and manoeuvring arrangements of vehicles. A full suite of documentation addressing each of the Reserved Matters has been submitted to the LPA and is set out in Section 1 of this SPS.</p>
3)	<p>Prior to commencement of development a scheme identifying how a minimum of 10% energy requirements generated by the development will be achieved by renewable energy production methods, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.</p>	<p>N/A for this Reserved Matters application.</p>
4)	<p>Development shall not begin until a scheme for surface water drainage and attenuation for the site, based on sustainable drainage principles and assessment of the hydrological and hydro geological context of the</p>	<p>N/A for this Reserved Matters application.</p>

	development has been submitted to and approved in writing by the Local Planning Authority. Details of the maintenance and managements of the scheme after completion shall be included. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.	
5)	Any application for the approval of reserved matters shall include specific details of the provision of a suitable noise barrier along the southern and western boundaries of the site. The measures so submitted and approved shall then be fully implemented and thereafter retained.	In accordance with this Condition, the Environmental Noise Study (produced by Red Acoustics) includes specific details of the provision of a suitable noise barrier along the southern and western boundaries of the site.
6)	The layout and design of the site and individual residential units shall incorporate sufficient mitigation measures such that an internal noise level of 30dB LAeq, 8h and a maximum noise level of 45dB LAFmax are not exceeded within habitable rooms used for the purpose of resting/sleeping between the hours of 2300 and 0700 hours.	The layout and design of the site and individual residential units have been designed to meet Condition 6.
7)	No part of the development shall commence until an Amphibian Mitigation Statement has been submitted to and approved in writing by the Local Planning Authority in consultation with Natural England and the Lancashire Wildlife Trust. The approved Method Statement shall include detail relating to the timing of works and specification for amphibian road crossing. Prior to the commencement of any part of the development all protection, mitigation and enhancement measures identified in the approved Amphibian Mitigation Statement shall be implemented under the supervision of a suitably qualified person/s the identity of which the Local Planning Authority and Natural England shall have previously agreed in writing.	N/A for this Reserved Matters application.
8)	The development shall be carried out in strict accordance with the recommendations of the Ecological Assessment prepared by TEP Version 3.0 dated September 2010.	The application is submitted in accordance with the recommendations of the Ecological Assessment prepared by TEP Version 3.0 dated September 2010.

9)	The new estate road/access between the site and Hayhurst Road shall be constructed in accordance with the Lancashire County Council specification for Construction of Estate Roads to at least base course level before any development takes place within the site.	N/A for this Reserved Matters application.
10)	Prior to commencement of construction works, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site, the wheel cleaning facilities shall be retained throughout the life of the development.	N/A for this Reserved Matters application.
11)	Prior to commencement of development a shallow soil intrusive site investigation and geotechnical site investigation shall be carried out in accordance with the conclusion of the Land Quality Preliminary Risk Assessment dated 24 September 2010. The investigation shall assess the presence, nature and extent of contaminated soil and stability of the boulder clay material and shall incorporate any remedial measures shown to be necessary. Such measures shall be carried out in accordance with the findings/recommendations of the investigation.	N/A for this Reserved Matters application.
12)	Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the play area shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of all play equipment and its maintenance and indicate a timescale when the play space shall be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.	N/A for this Reserved Matters application.
13)	The submission of reserved matters in respect of layout, scale, appearance and landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement dated September 2010 as amended, by a revised indicative parameters table and illustrative sections A-A and B-B received by letter dated 19 November 2010	The application is submitted in substantial accordance with the Design and Access Statement dated September 2010 as amended, by a revised indicative parameters table and illustrative sections



	and the development framework plan as detailed on drawing CS/045968_SK07 v3 dated September 2010.	A-A and B-B received by letter dated 19 November 2010 and the development framework plan as detailed on drawing CS/045968_SK07 v3 September 2010. Where the Reserved Matters deviates from these, the Design and Access Statement (September 2014) identifies the areas and provides the relevant reasoning.
14)	This permission insofar as it relates to matters of access to the site from Hayhurst Road shall be implemented in accordance with the proposal as detailed in drawing NO 1899-01 dated 27 September 2010 submitted as part of the Transport Assessment.	The applicants will abide by this Condition and the permission will be implemented in accordance with the proposal as detailed in drawing No. 1899-01 dated 27 September 2010 submitted as part of the Transport Assessment.
15)	The plans and particulars submitted in accordance with condition 2 above shall include an Arboricultural Method Statement and Tree Protection Plan (including a tree protection monitoring schedule) detailing special mitigation construction issues in accordance with BS5837 as outlined in the Arboricultural Impact Assessment submitted in support of this application. The development shall thereafter be carried out in strict accordance with the procedures, working methods and protection measures so identified and approved.	The Arboricultural Method Statement (Ascerta, September 2014) submitted with this planning application details the information required by Condition 15, and therefore the application is submitted in line with Condition 15.



Summary

- 4.9 In summary, the application is brought forward in line with all conditions listed above in relation to the submission of a Reserved Matters application, and necessary information relating to the development has been suitably provided.

5. PLANNING OBLIGATIONS

- 5.1 This section of the Settlement sets out the Planning Obligations which were discussed within the Appeal Decision to the outline permission.
- 5.2 Two Planning Obligations were submitted in support of the proposal. The first is a unilateral undertaking dated 2 August 2011 in favour of the Council which deals with affordable housing. It provides for a maximum of 24 affordable housing units to be made available being 30% of the maximum number of 80 dwelling which may be constructed on the site under the outline permission. As this Reserved Matters application seeks permission for 71 dwellings, 21 affordable dwellings are provided within the application proposals.
- 5.3 The second is a bilateral agreement with Lancashire County Council dated 16 August 2011 which deals with highways and education contributions. It secures contributions payable to Lancashire County Council in relation to the following:
- i) A contribution of £2,500 towards the cost of advertising and implementing a TRO relating to offsite highways work;
 - ii) A contribution of £132,000 for the provision of additional highways improvement and/or safety measures including a junction table marking at Clitheroe Road/Hayhurst Road; interactive signing on Clitheroe Road and improvements to existing bus stops including improved shelters and street furniture; and
 - iii) Contributions towards the costs of provision of additional primary and secondary school places within 3 miles of the site. The education contributions would be paid in two instalments and be calculated using a formula set out in the agreement.

6. CONCLUSION

- 6.1 Bellway Homes and Co-Operative Estates ('the applicants') seek to create a high quality sustainable residential neighbourhood on land at Hayhurst Road, Whalley. The development at Hayhurst Road, Whalley has been guided by this simple and robust vision, which has evolved through the masterplanning process.
- 6.2 The Reserved Matters scheme has been carefully masterplanned to a high standard and provides all the key elements to ensure the creation of a sustainable community. This is promoted through a variety of residential accommodation.
- 6.3 Overall the application is supported by a suite of Information following thorough investigation of a number of technical matters to enable the Local Planning Authority's swift determination of the application.
- 6.4 On this basis, the applicants respectfully request the Council to approve this application.

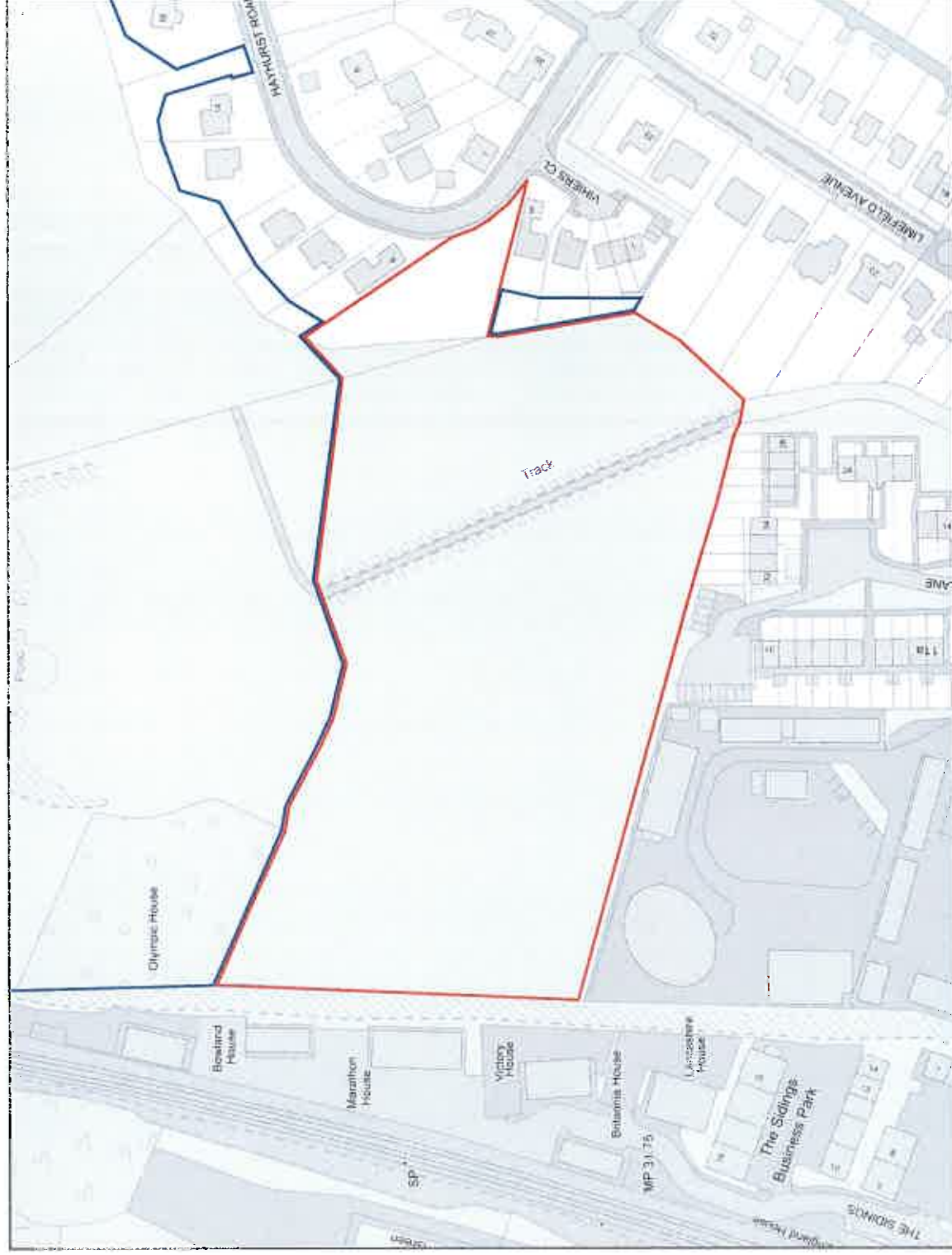
HOW Planning LLP
September 2014

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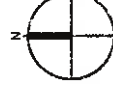
APPENDIX 1:
SITE LOCATION PLAN
(Drawing Ref: CS/045968_SK06)



Application Site boundary (& within applicant's ownership)



Other land owned by the applicant



SCALE 1:1,250



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