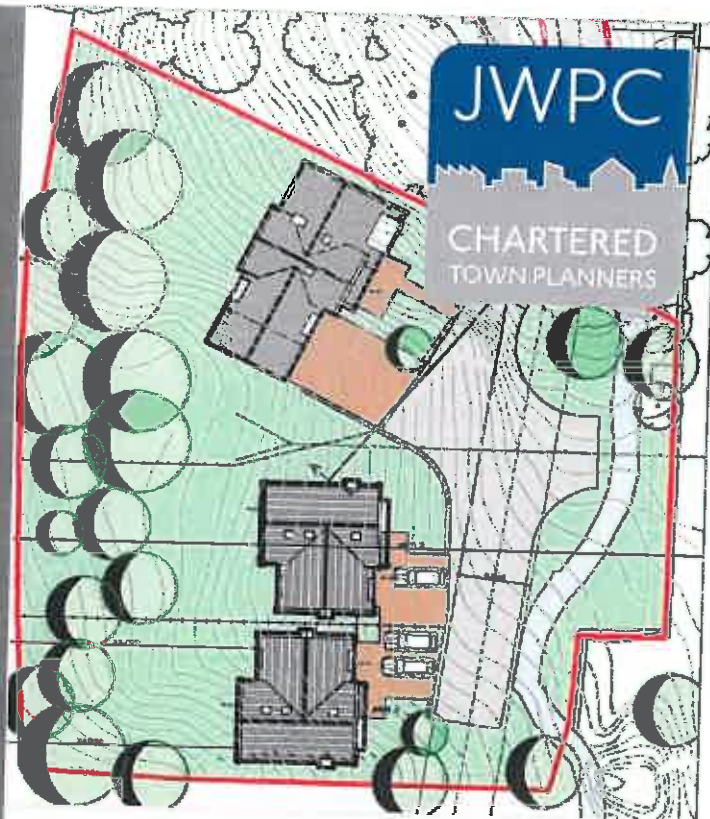


Land off Victoria
Terrace, Mellor Brook,
Mellor Brow,
Lancashire

Erection of 3 no. dwellings
with associated highway
works.

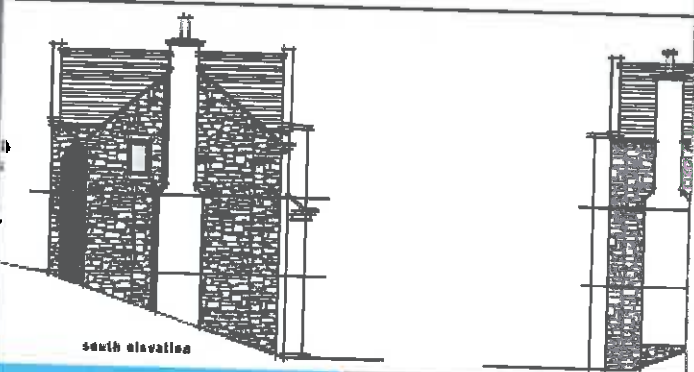


JWPC

CHARTERED
TOWN PLANNERS



front elevation



side elevation

Client:
Leehand Properties Ltd

Planning

Support

Statement

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1. Introduction

- 1.1** This Planning Support Statement has been prepared to support a full planning application for the erection of three houses on land off Victoria Terrace, Mellor Brow, Mellor Brook, Lancashire. The proposal is identical to that previously approved by Ribble Valley Borough Council on 15th March 2013 (Planning ref: 3/2012/0876). Whilst the marketing of the site and discussions with potential developers continue, the site owners wish to re-apply for consent for the same development in the knowledge that the transitional 'fast track' arrangements which previously allowed for the extension of the life of an extant planning permission are no longer available to them. This full planning application is therefore supported by a full suite of updated drawings and documents to support the scheme.
- 1.2** The application is supported by the following documents:
- Completed application forms;
 - Design and Access Statement prepared by Campbell Driver Partnership;
 - Extended Phase I Habitats Survey (Cameron Crook & Associates), updated January 2016;
 - Existing site plan;
 - Proposed plans and elevations; and
 - Location plan.
- 1.3** When this application was first prepared, consideration was given to the consent for the redevelopment of the adjacent Packhorse Garage site for new residential dwellings (Planning Ref: 3/2013/0306). This planning permission has since been renewed and remains extant until July 2016 and is therefore a material planning consideration in the determination of this application.
- 1.4** This Planning Statement considers the history of the site and the adjacent site, the prevailing characteristics of the application site and the surrounding area, and assesses the scheme against contemporary development plan policies. Further details in respect of the design philosophy adopted by the architects is provided in the Design and Access Statement prepared by Campbell Driver Partnership.

2. Site Characteristics

- 2.1 The site subject to this application measures 0.32 hectares in size and lies close to the centre of the village of Mellor Brook. Mellor Brook is a village within the Borough of Ribble Valley. It lies approximately 4 miles from the town of Blackburn.
- 2.2 Mellor Brook lies close to the A59, which is the main trunk road connecting with Preston to the West and Clitheroe and Skipton to the East, and lies less than 5 miles from Junction 31 of the M6. Several bus services are within easy walking distance of the site, including services to Preston (Routes 59 and 217) and Blackburn (Routes 15 and 59). Mellor Brook is also within close proximity to the British Aerospace Samlesbury plant and associated businesses to the west, providing considerably job opportunities within easy access of the site. The site therefore is very sustainable and suitable for housing growth.
- 2.3 The west of the village lies partly within the Borough of South Ribble, although the application site is entirely within the Ribble Valley Borough. The centre of the village is formed around the Fielden's Arms Public House, the Mellor Brook Community Centre and local bakery, which are all adjacent to the roundabout at the end of Branch Road. The site lies less than 200 metres from this area, and the surrounding village is largely made up of residential properties stretching out along Whalley Road, Branch Road and Mellor Brow. Residential properties stretching eastwards along Mellor Brow form a continuous ribbon of housing development that eventually joins with the larger village of Mellor to the east.
- 2.4 Access to the site is taken off Mellor Brow adjacent to the Pack Horse Garage building, via Victoria Terrace, along which lies a single row of terraced properties and two larger detached properties at its end. The site lies opposite these detached properties, and between the rear of properties on Bosburn Drive to the west, which is accessed off Branch Road.
- 2.5 The site is currently overgrown and has a small stream running through it that forms part of the site.
- 2.6 There is an extant planning consent on the adjacent site of the Pack Horse Garage for redevelopment for a residential apartment scheme. The application subject to this statement does not rely on this separate application and is entirely independent of it.

3. Application Proposal

- 3.1 This full planning application seeks consent for a modest residential development of three five-bedroom detached properties. It seeks to redevelop an overgrown and under-used tract of land to the rear of the Packhorse Garage site which is overlooked by the existing properties on Victoria Terrace. As befitting houses of this size and in this location, they will be developed to a high standard of build and design and will benefit from extensive high-quality landscaping across the residual part of the site.



Fig 1: General site layout.

- 3.2 The proposal includes two large family dwellings, which will be three storeys in height and accommodate five bedrooms with a footprint of 103.8m^3 (Type A), and one larger family dwelling, a five-bedroom two-storey (split-level house) with a footprint of 147m^3 (Type B), as shown on plans ref. 11.138.04C and 11.138.05C respectively. The two smaller detached properties are split-level with three-storey front elevations (east) and two storeys to the rear (west). These two dwellings will have a maximum ridge height of approximately 10.2m as measured from the lower ground of their front elevations. The larger dwelling (Plot 1) would be constructed over sloping ground, and at its maximum ridge height, which is measured from the lower ground at its north-eastern elevation, it would be 8.5m tall.

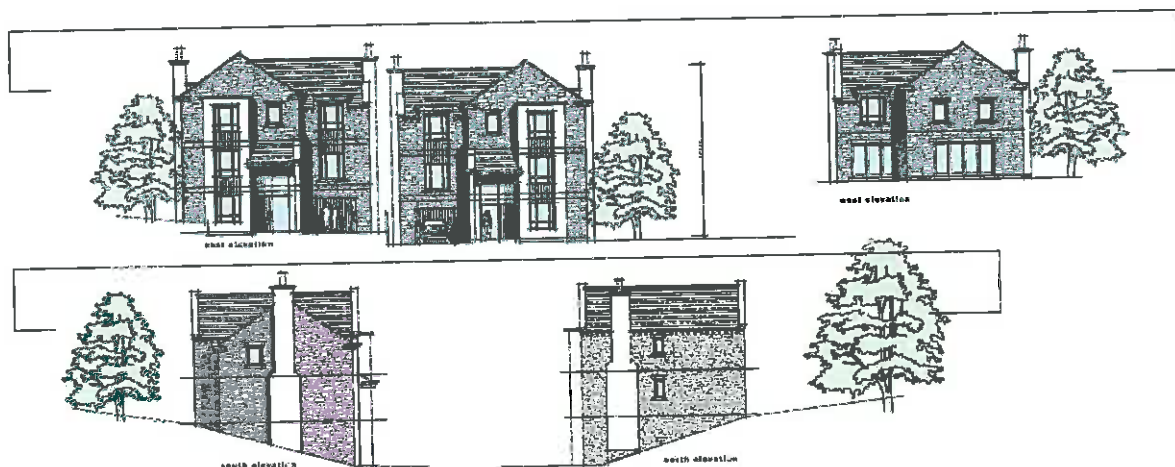


Fig 2: Elevations of House Type A

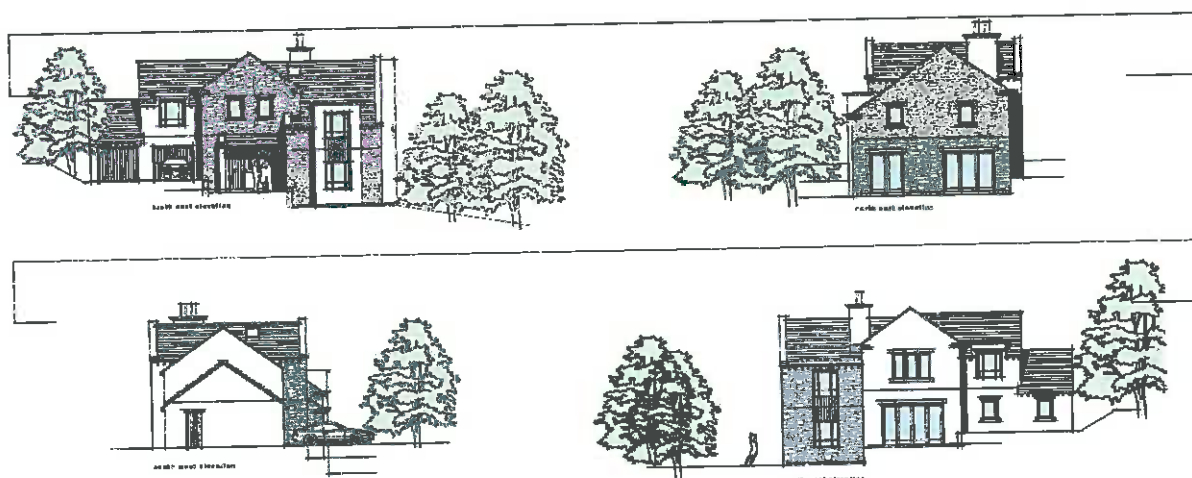


Fig 3: Elevations of House Type B

- 3.3 All three dwellings will be primarily of natural random-coursed stone with small areas of white render and timber cladding. The roofs will be covered in a natural blue slate. The proposal involves the formation of an access road from Mellor Brow which firstly utilises the northern section of the unmade Victoria Terrace. Access to the existing dwellings on Victoria Terrace will not be affected. The junction, however, will be improved by the demolition of a small part of the existing Packhorse Garage building and alterations to the curtilages of 87 Mellor Brow and 2 Victoria Terrace, which are also within the ownership of the applicants. This will allow for footways on both sides of widened and improved vehicular access. Such road improvements have previously been accepted as part of the extant planning application for this site as well as under application ref: 3/2010/0180/P and therefore could still be implemented independently of whether this consent is granted or not.

- 3.4 Finally, it is proposed to divert and de-culvert a section of Mellor Brook and this will incorporate the construction of a bridge over Mellor Brook, the design of which has been agreed previously with the Environment Agency and involves a simple pre-cast concrete unit with a 1.2m high metal handrail.

4. Planning Policy

- 4.1 Applications fall to be determined in accordance with the policies of the Development Plan, unless material considerations indicate otherwise. In this case, the Development Plan consists of the Ribble Valley Core Strategy and some remaining policies and the Proposals Map of the Ribble Valley Local Plan (1998) – albeit only limited weight can be afforded to these, particularly where there is some conflict with NPPF. Material planning considerations include the National Planning Policy Framework and so the relevant sections are summarised here.

Ribble Valley Core Strategy (December 2014)

- 4.2 Key Statement DS1 sets out the development strategy for Ribble Valley and identifies three principal settlements to which most development will be concentrated. These are Clitheroe, Longridge and Whalley. In addition to the strategic site at Standen and the principal settlements, the Statement seeks to focus most of the rest of development towards the most sustainable of the 32 defined settlements within Ribble Valley. These nine (Tier 1) settlements include Mellor Brook. The Statement confirms that the scale of planned housing growth should reflect the existing population size of the settlement and the availability of, or the opportunity to provide, facilities to serve that development. Whilst the Council have not progressed to a Site Allocations Development Plan document, the general principle of development of Mellor Brook is supported at this stage.
- 4.3 Whilst it does not form part of Key Statement DS1, the table at Paragraph 4.12 confirms that within the Tier 1 villages, Mellor Brook has a requirement over the Plan period for 23 dwellings. It goes on further to state that 18 are identified as commitments as at March 2014, and it is apparent that of these 18 dwellings, three will be generated from the development of this site which has had planning permission at that date. Of the remaining 15, nine dwellings are committed through the adjacent Packhorse Garage site.
- 4.4 Key Statement DS2 seeks to ensure that any development proposals are sustainable. Applications that accord with the policies of the Local Plan will be approved 'without delay', unless material considerations indicate otherwise.
- 4.5 Key Statement DM12 addresses the matter of transport. Specifically, it requires that developments should be located so as to minimise the need to travel, providing access by foot and cycle and have convenient links to public transport.

- 4.6 Within the suite of Development Management policies, Policy DMG1 is a general design policy. It requires a high standard of design in all new development, relationship to surroundings and other buildings as well as impact on landscape character are important factors. The residential amenity of neighbours should be protected. Sustainable buildings techniques are encouraged whilst the capacity of existing infrastructure must be assessed in any proposal.

Ribble Valley Local Plan (adopted 1998)

- 4.7 Whilst the policies within the Local Plan are considered to be largely out of date, several aspects of the Proposals Maps continue to have weight afforded to them in the Development Management process. Whilst the settlement boundary of Mellor Brook may be re-drawn as part of the Site Allocations DPD work, it is a material planning consideration that the application site falls within the 1998 Local Plan Proposals Map settlement boundary.

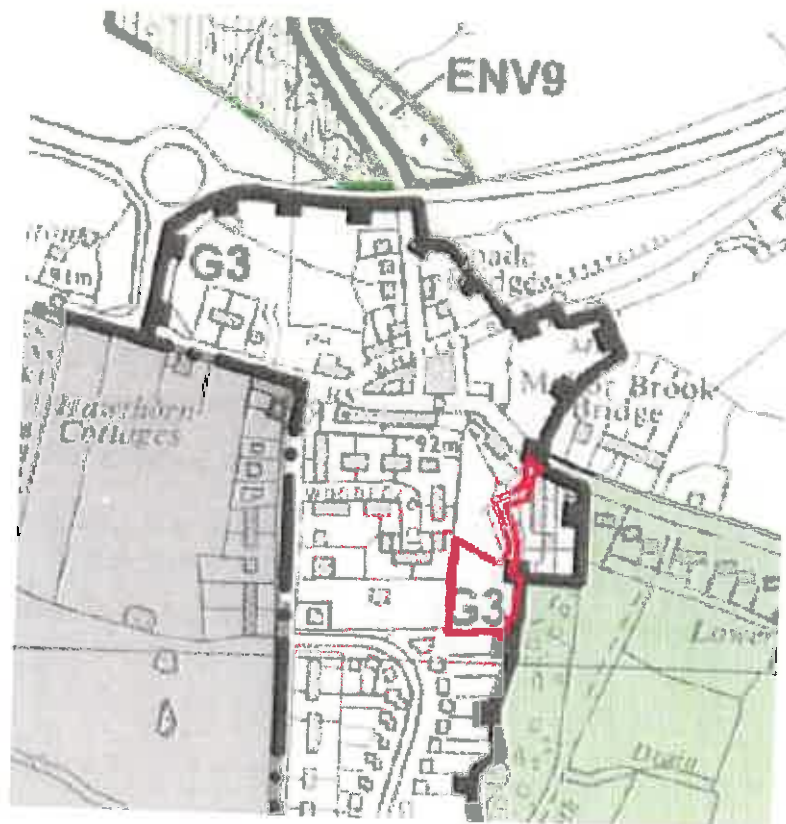


Fig 4: Extract from Ribble Valley Local Plan Proposals Map (1998)

National Planning Policy Framework

- 4.8 The National Planning Policy Framework (NPPF) reminds local authorities that planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, and that 'for the avoidance of doubt' the NPPF itself is a material consideration in planning decisions.
- 4.9 At the heart of the NPPF is a presumption in favour of sustainable development, which for decision-taking means approving development proposals that accord with the development plan without delay.
- 4.10 Meeting housing development needs is a key principle of good planning and providing new homes is seen as key to proactively driving and supporting sustainable economic development. In this context, paragraph 47 of the NPPF guides local planning authorities to boost significantly the supply of housing by identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer (of 5% or 20%) to ensure choice and competition in the market for land.

South Ribble Local Plan 2015

- 4.11 South Ribble Borough Council has set out proposals to expand the settlement boundary of Mellor Brook to the west through Policy B2 of its Local Plan; principally to support expanded commercial development of nearby Samlesbury Aerodrome, site of British Aerospace, which is a vital local and regional employer. Growth proposed facilitated through the Enterprise Zone designation will widen the scope and area of industrial and supporting development at this site, which lies to the west of Mellor Brook along the A59. Mellor Brook is the closest settlement to the area and can therefore meet supported housing growth in the most sustainable manner. Given its position within the Green Belt, the Policy seeks to 'safeguard' the land until that housing demand is demonstrated.

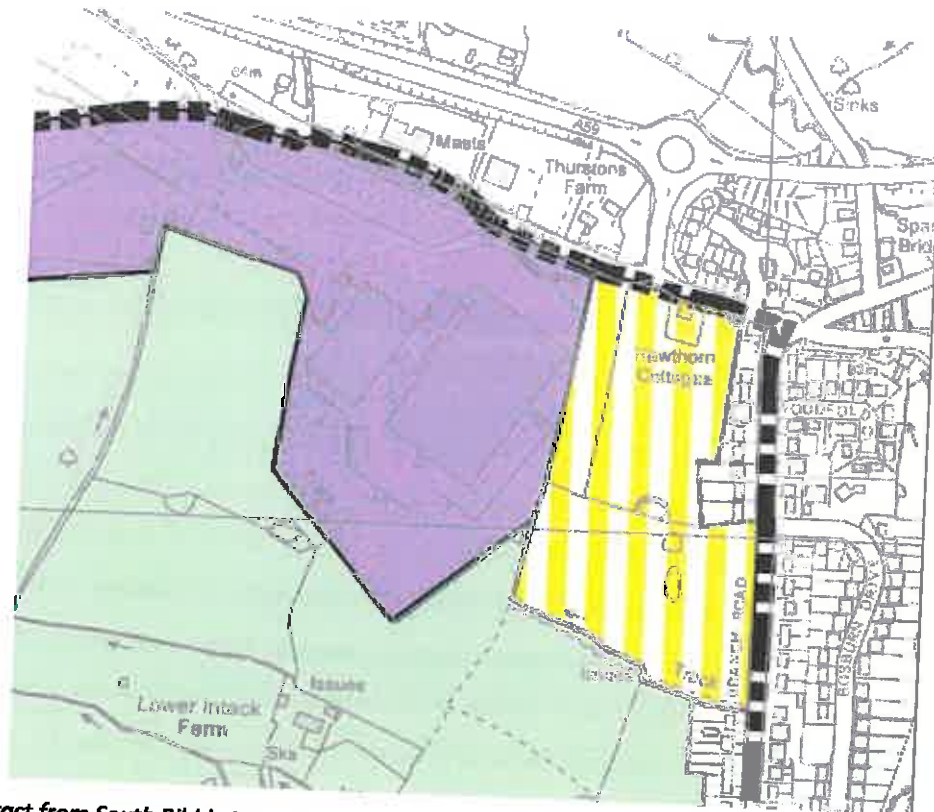


Fig 5: Extract from South Ribble Local Plan Proposals Map showing Safeguarded Land at Mellor Brook

5. Planning Considerations

- 5.1 The Chapter will assess the application proposal against the policies within the Development Plan along with any other material planning considerations. These include national planning policy and the planning history of the site.

Principle of Development

- 5.2 Mellor Brook is defined within Key Statement DS1 of the Ribble Valley Core Strategy (RVCS) as being a 'Tier 1' settlement where development that is proportionate to the existing population size and commensurate with the facilities within the local area. Whilst it does not form part of the 'Key Statement' the table at Paragraph 4.12 identifies a capacity for 18 dwellings in Mellor Brook. However, given that this site has an extant planning permission for 3 dwellings, issues of housing land supply will not be applicable in this case. Indeed, by allowing a new planning permission on this site, the local planning authority will facilitate the future delivery of a 'commitment' site.
- 5.3 The principle of the development of this site was established through the 2013 planning permission which was determined in accordance with the policies of the 1998 Ribble Valley Local Plan. Specifically, Policy G3 supported development of sites such as this within Mellor Brook and the larger villages in the Borough. In its determination of that application, the Council did not consider any other factor such as access or ecology for example, would prevent the development of the site for residential purposes. Whilst a new Local Plan has emerged, the underlying strategy for the delivery of housing in Mellor Brook has not changed.
- 5.4 The provision of new housing development is needed across the Ribble Valley and the delivery of new homes is a key driver for sustainable economic development. The application proposal is consistent with Policies DMG2 and DS1 of the Core Strategy as it is reflective of the size of the settlement and represents a consolidation or rounding off of the village whilst also being closely related to the built up area.
- 5.5 The Development Plan provides a target for housing delivery that the Council has struggled to meet in recent years. Recently reported housing figures (December 2015) do show however supply of housing that equates to 5.67. That said, a considerable amount of commitments have outline consent but haven't been implemented or are affordable housing schemes that haven't started. This

development is for a full, deliverable planning permission that would not be encumbered by a planning obligation or delivery by a Registered Provider that may have the potential to delay delivery.

- 5.6 Moreover, Mellor Brook has substantial employment facilities, coupled with substantial daily immigration of workers. Prevailing Local Plan policy recognises this by according the village higher status in the settlement hierarchy. Logically there should be further opportunity for new housing developments in the village. The potential of Mellor Brook has been identified by South Ribble Council which has allocated a safeguarded site under Policy B2 of the South Ribble Local Plan 2015 on land to the west of the village. It is understood this will address the potential increase in demand for housing driven by the Enterprise Zone and subsequent commercial development at BAE Samlesbury.
- 5.7 The site is immediately adjacent to development on three sides and the site with which it shares access has planning consent for a new housing development, all of which lie within the settlement boundary.
- 5.8 The NPPF provides further clarification that sustainable development should be approved without delay, and there should be a presumption in favour of it. The proposal should therefore be heavily supported on these matters alone.

Design and Layout

- 5.9 Details provided in the submitted plans and the Design & Access statement show that the proposals are sympathetic to the existing residential nature of the village and do not impact on daylighting or privacy of neighbouring properties, through adequate separation distances and the changing levels across the site. Along with the proposed changes to the adjacent building to improve access to the site, this demonstrates that the proposal is consistent with criteria included in Policy DMG1 of the Core Strategy.

Ecology

- 5.10 As was the case with the previous planning application on this site, the applicants have commissioned an Extended Phase 1 Habitat Survey and Baseline Ecological Impact Assessment. The previous survey (dated September 2012) assessed the site and proposal in terms of impact upon birds, amphibians, reptiles and mammals as well as being supplemented by a full vascular plant species survey. No significant impact to protected species or habitats was considered to occur as a result of the proposal in 2012.

5.11 This survey work has now been repeated to provide a contemporary picture of the site which has not witnessed any development since 2012. There are no historic records of important plant species or habitats and no evidence on site of such. It has again been surveyed for badgers, bats, water voles, birds and great crested newts. There was no evidence of any specifically protected or otherwise important species within the application site. There was evidence of some breeding birds on site but loss of habitat will be minor. Subject to the recommended mitigation, the scheme is acceptable from an ecological point of view and therefore complies with Policy DME3 of the Ribble Valley Core Strategy.

6 Summary

- 6.1** This Statement has set out the details of the application proposal and considered whether any material planning considerations have changed since the previous planning permission, for the same development, was approved in March 2013. Whilst the local planning authority has overseen the replacement of the previous Local Plan with the now adopted Ribble Valley Core Strategy, the principle of development continues to be supported by Development Plan policies where Mellor Brook is identified as a 'Tier 1' settlement under Key Statement DS1 where development of a scale appropriate to the population of the settlement is supported. Moreover, the development of such as sustainable site chimes with the objectives and policies within the National Planning Policy Framework.
- 6.2** The application proposal remains identical to the previously acceptable scheme although an updated ecological assessment has been carried out. There remains no ecological harm by virtue of the development. Taking all material planning considerations into account, and given the compliance of the proposal with the policies of the Development Plan, the application is acceptable in all respects and should therefore be approved.

JWPC Ltd

January 2016

