

Land to the east of Clitheroe Road, Barrow

Full Planning Application for the Proposed
Residential Development of 9 no. Dwellings
and Associated Works

PLANNING AND AFFORDABLE HOUSING STATEMENT

April 2016

PWA_16-195_PS01

Report Control

Document: Planning Statement

Project: Phase 2, Land to the east of Clitheroe Road, Barrow

Client: Reilly Developments Ltd

Job No.: 16_195

File storage: PWA Planning\Client files\16-190 to 16-300\16-195 Clitheroe Road Barrow PHASE
2\Planning Application\Planning Statement

Document Checking

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Revision Status

Issue	Date	Status	Checked for issue
1	21/04/16	Final	KD
2			
3			
4			

1 INTRODUCTION

- 1.1 PWA Planning is retained by Reilly Developments Limited ('the Applicant') to progress a full planning application for the proposed residential development of 9 no. dwellings ('the Proposed Development') and at the land located east of Clitheroe Road, Barrow, Lancashire ('the Application Site'). This Planning Statement's purpose is to assess and conclude on the acceptability of the proposal in terms of relevant national and local planning policy, along with any material considerations.
- 1.2 The planning application is made to Ribble Valley Borough Council (the local planning authority) as a full detailed application and relates to the red edge application site boundary illustrated at the submitted Location Plan (drawing ref 1152-PL-01). The proposal land is located immediately north of Phase 1 of this development which was approved planning permission for 7 dwellings on 09/12/2014, under application reference 3/2014/0725.
- 1.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, there are no technical reasons which could hinder the grant of planning permission.
- 1.4 This Planning Statement, alongside a review of the site history and relevant policies, provides a description of the proposed development together with an appraisal of the planning merits of the scheme as a whole.
- 1.5 The statement should be read in conjunction with the submitted application package, which includes the following documents: -
 - 1 APP form, relevant certificates and notices;
 - Drawn information: -
 - Location Plan (drawing ref. 1152-PL-01);
 - Existing Site (drawing ref. 1152-PL-02)
 - Proposed Site Layout (drawing ref. 1152-PL-03);
 - House Type A - Plans (drawing ref. 1152-PL-04)
 - House Type A – Elevations (drawing ref. 1152-PL-05)
 - House Type B - Plans (drawing ref. 1152-PL-06)
 - House Type B – Elevations (drawing ref. 1152-PL-07)
 - House Type B - Elevations (drawing ref. 1152-PL-08)
 - House Type C – Plans (drawing ref. 1152-PL-09)
 - House Type C - Elevations (drawing ref. 1152-PL-10)
 - House Type C – Elevations (drawing ref. 1152-PL-11)
 - House Type D - Plans (drawing ref. 1152-PL-12)
 - House Type D – Elevations (drawing ref. 1152-PL-13)
 - Proposed Garage (drawing ref. 1152-PL-14)
 - Site Sections (drawing ref. 1152-PL-15)

- Planning including Affordable Housing Statement;
- Design and Access Statement;
- Ecological Appraisal;
- Flood Risk Assessment;
- Drainage Assessment;
- Landscape Proposals Plan;
- Landscape Statement;
- Tree Survey and Impact Assessment.

1.6 The aforementioned documentation reflects the local and national validation requirements of the Borough Council as those necessary to ensure the application's validation. In summary, for reasons identified in this statement it is considered that the proposed development is consistent with national and local planning policy, and that the scheme represents sustainable development and that planning permission ought to be granted.

1.7 The remainder of this report is structured as follows: -

- Section 2 - Site Description;
- Section 3 - Proposed Development;
- Section 4 – Affordable Housing;
- Section 5 - Planning History;
- Section 6 - Planning Policy Assessment;
- Section 7 - Material considerations;
- Section 8 - Technical Considerations;
- Section 9 - Conclusions.

2 SITE DESCRIPTION

- 2.1 The application site comprises grassland with mature tree planting along its eastern, south eastern and north eastern perimeter. To the north of the site lies two large detached dwellings, beyond which is a grassland field and residential development. To the west is Clitheroe Road, further to which is agricultural land, similarly land to the east is predominately agricultural. The adjoining plot of land to the south has been developed for residential use as part of Phase 1 of this project (see planning permission 3/2014/0725), there is also an additional existing property to the south east.
- 2.2 A location plan showing the site within its wider setting is provided with the supporting documents (drawing ref. 1152-PL-01) and for an aerial image of the site within its closer setting please see Figure 1 below.

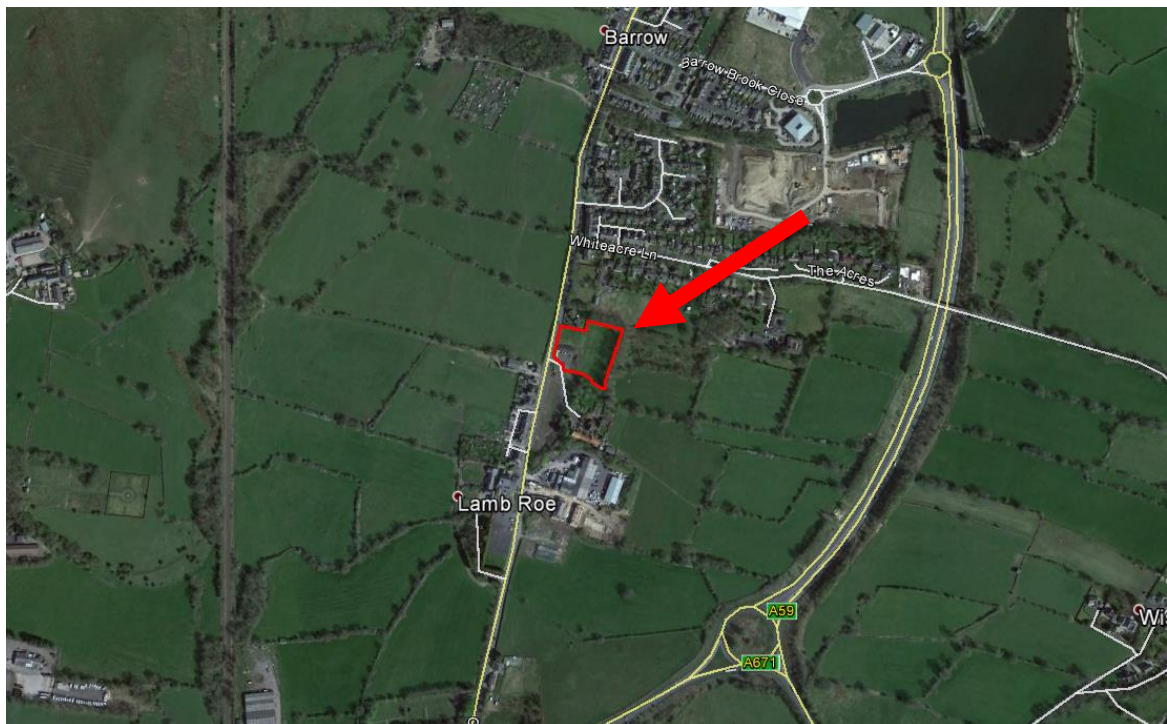


Figure 1: Aerial image showing the location of the site (not to scale)

- 2.3 A variety of local services are available in Barrow, being the nearest settlement, such as a bar/restaurant and function venue, primary school, public house and a place of worship. The site is well connected by public transport, various bus services run along Clitheroe Road to the west of the site, the closest of which is approximately 85m north of the site's north western boundary. This service provides frequent and direct services to Clitheroe Centre whilst also traveling in the opposite direction to Blackburn and Burnley along with serving other smaller settlements in the area.
- 2.4 As noted above the proposed development will be accessed directly off Clitheroe Road, which is in connection with the A59, a significant transport route within Lancashire providing fast links to the wider region. Approximately 500m off the western boundary of the site lies the local train line; the nearest station on this line is located in Whalley, less than 1.5km south of the site, from here or indeed from other stations on the line journeys can be made across the wider region and country.
- 2.5 The area is immediately bounded by a mix of residential and commercial properties to the south, whilst open fields and mature tree planting lie to the west of the site beyond Clitheroe Road. The

wider site comprises a mixture of agricultural land, residential development and general facilities. The site is not within an area identified by the Environment Agency's flood risk map as being subject to flooding.

3 PROPOSED DEVELOPMENT

- 3.1 It is proposed to develop land to the east of Clitheroe Road to provide 9 no. dwellings, and in this respect please refer to the Proposed Site Layout (drawing ref. 1152-PL-03), which is provided in the supporting documents to this application.
- 3.2 Outline permission has previously been granted on the site in 2013, see application ref 3/2013/0511, for the development of 9 nine dwellings. This proposal seeks to deliver a similar development that is believed to be of a more desirable design.
- 3.3 The site takes direct access from Clitheroe road, at the west of the application site, which will represent a safe and convenient access with wide visibility splays. An internal spine road will provide access to the properties, which will include a 2m service strip to either side.
- 3.4 The proposed development site comprises of nine 4-5 bedroom homes, all of which benefit from ancillary garages and car parking spaces as well as garden space. It is the applicant's intention to deliver a scheme which respects the vernacular and enhances the local sense of character, therefore the design of the properties will seek to reflect adjacent properties as will the choice of materials. In addition, any final scheme will also seek to ensure that the amenities of existing and future residents will not be compromised by the proposals.
- 3.5 The proposals include an element of landscaping, in the form of a combination of tree and shrub planting to the front and sides of the proposed dwellings. The perimeter of the site will retain any existing shrub / hedge / tree planting where it is practical to do so, whilst it is the applicant's intention to provide detail for any additional landscape features under an appropriate planning condition (should permission be granted).
- 3.6 As can be seen from the supplied layout, the siting of the proposed development, has been chosen carefully so as to minimise the impact on visual amenity and the environment. Great care has been given to design a scheme which works with the existing topography and built features in order to further minimise the impact of the development.
- 3.7 In regard to parking provision, the site will have approx. 18 car park spaces in addition to the garages provided to the dwellings.

4 AFFORDABLE HOUSING

- 4.1 It is proposed that development meets the policy requirement for affordable homes through the means of a commuted sum.
- 4.2 Within Ribble Valley Borough Council's Core Strategy is Key Statement H3: Affordable Housing. This policy outlines the requirement for affordable housing delivery on new developments. As the site lies just outside the Barrow settlement boundary, it is therefore covered under open countryside meaning there is a requirement for residential schemes of over 5 dwellings in size to deliver 30% affordable homes.
- 4.3 The policy does however allow for the requirement to be met off site, providing both parties are in agreement. Policy H3 states:

"Developers will be expected to provide affordable housing on site as part of the proposed development unless Ribble Valley Borough Council and the developer both agree that it is preferable to make a financial or other contribution towards the delivery of affordable housing on another site."

- 4.4 The Council's Housing Officer Rachel Stott has advised that the affordable housing requirement for Barrow has been met and hence the Council will accept a commuted sum in lieu of on-site provision, to meet remaining affordable housing need in other parishes across the Borough. The commuted sum has been calculated based upon the equivalent of 3 affordable units. In order to reach an appropriate commuted sum for off-site provision we have considered the equivalent developers cost of providing 3 no. 800 sqft shared ownership dwellings on site we have calculated a commuted sum offer of £185,760; this is based upon £215/sqft sales value and a 36% discount.

5 PLANNING HISTORY

5.1 The site and its immediate surroundings have been subject to a planning history search on the Ribble Valley Borough Council's planning register. The following applications are noted:

- **Planning application ref. 3/2013/0511** relates directly to the application site and is an outline application for nine dwellings. Whilst the access and illustrative layout differed from that detailed in this application the principle of seeking approval for residential development was the same. The application was approved subject to conditions on the 13/08/2013.
- **Planning application ref. 3/2012/0617** was in reference to the land immediately to the south of the development site which was later superseded by a full planning application (see below). As with above this application was for outlined permission, this time for seven homes. The application was approved subject to conditions on the 13/05/2013.
- **Planning application ref. 3/2014/0725** relates to land east of Clitheroe Road immediately to the south of the proposal site, which is currently being developed. This application was for full planning permission and was approved 09/12/2014.

5.2 There are no other applications evident from the planning register which are deemed relevant to the current proposals to which this planning application relates.

6 PLANNING POLICY ASSESSMENT

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

“where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.

7.2 The statutory Development Plan for the application site comprises of the Core Strategy (Adopted December 2014).

7.3 Due consideration should also be given to National Planning Policy Guidance, the National Planning Policy Framework [NPPF] [2012] and any local supplementary planning guidance documents considered relevant to the proposals. These material considerations are set out at Section 8 of this Statement. The NPPF sets out the Government’s position in respect of general development principles and is considered as part of the planning evaluation. There are no Supplementary Planning Documents (SPDs) or Supplementary Planning Guidance notes (SPGs) deemed relevant to the application.

7.4 Whilst the former Local Plan (1999) has been replaced by the Core Strategy the previous proposal maps remain adopted. An extract from the Local Plan Proposals Map is provided at Figure 2 which shows the location of the application site.

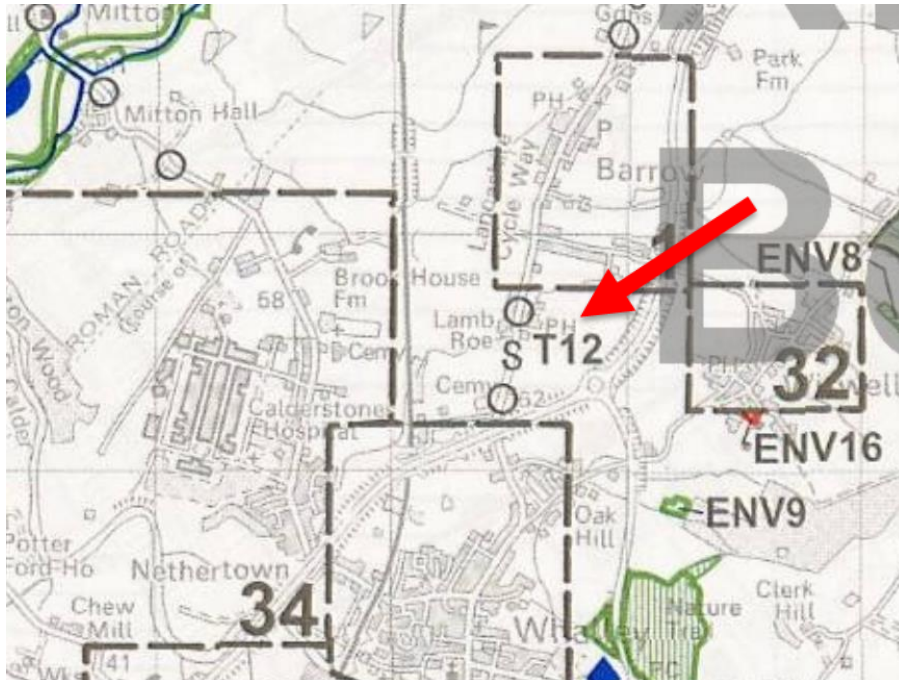


Figure 2: Extract from the Local Plan (1998) Proposals Map

7.5 Whilst the insert from the relevant proposals map shows the development site not to be covered by a specific policy, the following policies are considered to be relevant to the determination of the application, however they will be afforded weight in accordance with their consistency with the NPPF and this is discussed further in the Material Considerations section of the statement: -

- Key Statement DS1: Development Strategy;
- Key Statement DS2: Sustainable Development;
- Key Statement EN2: Landscape;
- Key Statement EN4: Biodiversity and Geodiversity;
- Key Statement H1: Housing Provision;
- Key Statement H2: Housing Balance;
- Key Statement H3: Affordable Housing;
- Policy DMG1: General Considerations;
- Policy DMG2: Strategic Considerations;
- Policy DME1: Protecting Trees and Woodlands
- Policy DME2: Landscape and Townscape Protection;
- Policy DME3: Site and Species Protection and Conservation;
- Policy DMH3: Dwellings in the Open Countryside & the AONB;
- Policy DMB4: Open Space Provision;
- Policy DMB5: Footpaths and Bridleways.

7.6 Key Statement DS1 seeks to outline briefly the locations in which growth will be focused. Whilst the statement refers to strategic sites already allocated for development, it does also infer that all other development will be focused around principal settlements and 'Tier 1' settlements, one of which is Barrow. The policy states that development in all settlements will be considered acceptable if they demonstrate regeneration benefits and are *'appropriate for consolidation and expansion or rounding-off of the built up area'*. The proposal constitutes development in an area that, to a degree, is already built up and therefore represents a scheme far preferable to sporadic development in more rural areas or smaller 'Tier 2' settlements. Clearly, this matter of principle is already well established through the earlier outline consent granted for this development which remains extant.

7.7 Key Statement DS2: Sustainable Development looks to mirror Paragraph 14 of the NPPF which details the sustainable development principle that seeks to guide both authorities and developers. Further to that it places emphasis on the Council to develop proactive relationships with applicants to ensure that where possible applications are approved unless material considerations indicate otherwise. The proposals at hand are both well considered and respectful to the surrounding vernacular. Based on this and the more extensive guidance outlined in the NPPF it is concluded the proposals constitute sustainable development and therefore adhere to this key statement.

7.8 Key Statement EN2: Landscape, mainly focuses on protection of the Forest of Bowland AONB through ensuring development contributes to the conservation of the area by enhancing and protecting the landscape and character. The statement does offer more general coverage by linking the policy to the protection of all landscapes outlining that the council expects all development to be in-keeping with the character of the landscape.

7.9 In the council's justification for the policy they state that:

"The Council will also seek to ensure that the open countryside is protected from inappropriate development. Developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness, landscape character, the quality of the built fabric, historic patterns and landscape tranquillity."

- 7.10 As previously outlined the proposal would seek to use materials that are sympathetic to surrounding development. The proposed layout (drawing ref. 1152-PL-03) and associated house type drawings, detail the intention to develop a site which sits well within the surrounding development creating homes more in-line with the landscape character and local distinctiveness. On that basis, in the context of policy Key Statement EN2 Landscape, the proposed new dwellings are seemingly not in conflict with the development plan and therefore this policy would not represent justification to refuse this application. Moreover, this matter in principle is already well established through the earlier outline consent granted for this development which remains extant.
- 7.11 Key Statement EN4: Biodiversity and Geodiversity outlines the development should look to conserve and enhance the local biodiversity and geodiversity and any negative impacts should be avoided. The policy is in place mainly to add further protection to designated sites of environmental and ecological importance, of which the site is not. However, the overriding theme is that development should be able to mitigate any perceived negative impacts. Within the supporting documents which accompany this statement are both an ecological survey and a tree survey. These reports serve to demonstrate the impact, if any, the development will have but also outlined relevant mitigation to ensure the acceptability of the proposal. It is therefore concluded that the proposal can be delivered in a manner which is not at conflict with Key Statement EN4. Further information regarding the conclusions of the aforementioned reports can be found in Section 8 of this statement.
- 7.12 Key Statement H1 focuses on housing provision, it states that the requirement for new homes will be delivered in line with the Council's Strategic Housing Land Availability Assessment. Further to this it states the council will adopt a 'plan-monitor-manage' approach to guarantee the assessment is continually monitored to ensure a rolling five-year land supply is achieved and maintained. As previously outlined in relation to the sites planning history (Section 5), outline approval for nine dwellings was previously granted on the site. Due to this the site is included within Ribble Valley Borough Council's identified supply of deliverable sites within a 5-year period.
- 7.13 The subsequent statement Key Statement H2: Housing Balance, follows on from the above to outline that planning permission will be granted when the proposal is in line with local demand as evidenced in the Strategic Housing Market Assessment (SHMA). The SHMA (2008) acknowledges that detached housing in rural and suburban areas such as that proposed is clearly in demand.
- 7.14 The proposal site lies just outside the settlement boundary of Barrow and therefore under Key Statement H3: Affordable Housing there is a requirement for affordable homes to be provided at a rate of 30%. The application seeks to meet this requirement by way of a commuted sum and in agreement with the Council's housing officer; this is addressed earlier in this Statement at Section 4: Affordable Housing.
- 7.15 Policy DMG1: General Considerations assists in ensuring that development proposals are in line with numerous broad considerations by providing a series of overarching considerations regarding the quality of developments. The policy categorises the criteria under 6 headings which are as follows:
- Design;
 - Access;
 - Amenity;
 - Environment;
 - Infrastructure;

- Other.

- 7.16 The design of the proposed scheme is thought to be well-considered and of a high standard that both provides a quality addition to the local housing mix whilst being reflective and sympathetic to local character. The design has ensured the development is of a fitting density with the scale of the properties not thought to sit out of context with surrounding development, particularly in relation to the immediate south which is currently being constructed by the applicant. The policy summarises that regarding access the any proposals be safe, suitable and consider the potential traffic implications. Such matters were of course considered prior to the submission of the application and it was concluded that the correct splays can be achieved and that the provision of a new access would be the most beneficial route forward. The new access would limit the usage of the private road to the immediate south which serves the existing property (Ashleigh) the development of properties on land to the south.
- 7.17 The proposed site is significantly screened from views to the north, east and south due to the mature tree and hedge coverage which lines the site boundary. Views of the site from the west will show the site in the context of wider residential development and as such will be in keeping with local character. It is therefore considered that any impact on amenity of views would be minor allowing the developer to deliver a well-designed scheme where the principle of development is already established, without impeding the local amenity of others when assessed against any of the criteria outlined in Policy DMG1. In the context of the section of the policy which refers to environmental considerations the site does not sit within any local or national landscape/ecological designation. The application is supported by an ecological survey considering the impact, the proposal will have on local habitats; this is considered further in the technical considerations section of the report.
- 7.18 Policy DMG2 outlines further strategic considerations. The policy assists in the interpretation of the Development Strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. The policy also states that within the Open Countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. As mentioned previously it is anticipated this has been achieved within the proposal at hand.
- 7.19 There will be no requirement for the clearance of woodland and nor will there be any substantial impacts on existing trees located within or on the boundary of the development site. Nevertheless, to provide confidence in the proposals the application is accompanied by a tree survey which details the state of the onsite trees and how, if at all, the development will impact them. The outcome of this survey is discussed later in the report however it is thought based on its conclusions that the proposal adheres to policy DME1: Protecting Trees and Woodlands.
- 7.20 Policy DME2: Landscape and Townscape Protection states the proposals which induce significant harm to important landscape or landscape features. Such features are outlined as including:
1. *“Traditional Stone Walls.*
 2. *Ponds.*
 3. *Characteristic Herb Rich Meadows and Pastures.*
 4. *Woodlands.*
 5. *Copses.*

6. *Hedgerows and Individual Trees*
7. *Townscape Elements such as the Scale, Form, and Materials that Contribute to the Characteristic Townscapes of the Area.*
8. *Upland Landscapes and Associated Habitats Such as Blanket Bog.*
9. *Botanically Rich Roadside Verges (That are Worthy of Protection)."*

- 7.21 As with previous policies, it is considered that the supporting information details sufficient data as to qualify the proposals impact as acceptable. Effort has been made to ensure disruption to existing features is minimal and the development sits well within the local area. With the site being included in the HLAS and previously achieving outlined consent it is believed that site has already been adjudged as acceptable against such policies and that the value of the land in terms of Landscape and Townscape is not seen as a significant constraint to development.
- 7.22 The next policy detailed in the plan, DME3: Sites and Species Protection and Conservation, follows on from the above. As with DME2 it seeks to protect elements of any proposal site which have notable value, with a focus on relevant ecological designations such as Special Protection Areas and SSSIs. Further to this it also places emphasis on the protection of priority habitats. The development site is not covered by any local or national ecological designations and the accompanying ecological assessment has outlined various mitigation measures which ensure the site would not be at contravention of the aforementioned policy.
- 7.23 The development site lies within an area that is shown to be Open Countryside on the proposals map. Whilst these maps are due to be updated, in line with the Core Strategy, they remain adopted and as such Policy DMH3: Dwellings in the Open Countryside and AONB is deemed relevant to the application.
- 7.24 As previously stated, the application site benefits from an extant outline planning permission for 9 no. dwellings hence it is considered that Policy DMH3 which concerns the principle of development has previously been dealt with and the Council found that there were other material considerations which demonstrated the proposal is acceptable.
- 7.25 Whilst the site is below 1 hectare in size and does not involve the loss of public open space Policy DMB4: Open Space Provision is still thought to be worth noting. The policy is in place mainly to respond to much larger schemes than the proposal at hand but does detail that on a site by site basis the council may look to negotiate for open space provision on smaller sites where the overall level of supply is inadequate. It is considered that due to the modest scale of the proposal, low density and rural surround that the need for on-site provision or off site contribution is unnecessary; in line with the previous considerations of the Council in relation to the extant planning permission.
- 7.26 Policy DMB5: Footpaths and Bridleways, looks to ensure the retention, maintenance and improvement of the public rights of way network. The proposal at hand would not lead to the blocking, diversion or closure of any PROWs and as such it is not believed that the development conflicts with the policy. However, a footpath does run off the southern boundary of the site, views of the development site from this route should be considered alongside the surrounding development and also that views of the site are transient and make up a negligible portion of the footpath route. When considered in this manner it is concluded the development's impact on the footpath is not substantial.

8 MATERIAL CONSIDERATIONS

National Planning Policy Framework (2012)

- 8.1 The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 8.2 The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (Paragraph 14) whereby proposed developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted. The NPPF also strongly supports economic and housing development.
- 8.3 Sustainable development is broadly defined in Paragraph 7 of the Framework as having three dimensions; namely economic, social and environmental. Paragraph 17 sets out the core planning principles which include the need to:
- *“Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs...*
 - *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings...*
 - *Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable...”*
- 8.4 In terms of economic benefits, the proposals would make a positive contribution to housing land supply in Barrow and the surrounding rural area. The scale of the development is in keeping with the locality and will clearly provide a significant economic boost locally through the development of up to 9 new homes.
- 8.5 The social aspect of sustainability is met, in that the proposal will result in the creation of a high quality environment, and comprises a compatible use in keeping with the neighbouring uses in the immediate surrounds of the site. The development will contribute to the general market availability as well as making an applicable financial contribution towards the provision of affordable homes. As outlined earlier in this statement the site lies just outside the boundary of Barrow and therefore offers a location with excellent access to local services. With proposed vehicular access to the new dwellings being taken from Clitheroe Road and the associated bus services, the development can promote the use of sustainable transport modes and reduce reliance on the private car.
- 8.6 Turning to the environmental aspect of sustainability, the site is not subject to any statutory ecological designations, Tree Preservation Orders, Heritage assets or protected species. It is not within an area at risk of flooding as defined by the Environment Agency.

- 8.7 The application site comprises informal pasture with little ecological or landscape value. The proposed development is intended to retain existing trees and other landscape features of interest where possible, and will also provide new planting as part of the development.
- 8.8 It is considered that the proposed development will result in an overall improvement in the visual aspect of the site from the neighbouring properties and from the highway, and that there are no significant adverse environmental impacts which arise from the proposed development.
- 8.9 Paragraph 14 of the Framework establishes a presumption in favour of sustainable development. The site would help meet current housing needs of Ribble Valley Borough Council in a manner which does not compromise the ability of future generations to meet their own needs. The proposals therefore have the potential to comprise sustainable development and accordingly would benefit from the presumption in favour of such development as stated in Paragraph 14 of the Framework.
- 8.10 This statement and supporting documents have demonstrated that this application is consistent with the above statement, in that the development will not generate significant adverse impacts and should therefore be subsequently approved.
- 8.11 Chapter 4 of the Framework, Promoting Sustainable Transport, at Paragraph 32 states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. It is clear that this is not the case with the proposal now before the council.
- 8.12 Paragraph 34 of the Framework requires that Local Planning Authorities ensure that developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. The site is located on a main transport corridor close to Barrow and benefits from the associated accessibility to various sustainable means of transport.
- 8.13 A further aim of the Framework is to boost significantly the supply of housing. Paragraph 47 of the Framework sets out a number of requirements to be undertaken by local authorities to help achieve this aim; bullet points 1 and 2 are worthy of consideration:

Para 47. "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, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- 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 delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in*

the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.”

- 8.14 Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites. As previously outlined the site in question is included within the latest Housing Land Availability Schedule for housing development and was previously granted outline permission for this development (App Ref: 3/2013/0511). Therefore, the proposal at hand would aid RVBC in meeting their housing target for the 5-year period.
- 8.15 Paragraph 56, in relation to design, states that good design is a key aspect of sustainable development. This statement includes a Design and Access section which considers the design principles in detail, ensuring that the proposed development is compliant with the requirements of the Framework in contributing positively to making places better for people.
- 8.16 Chapter 10 of the Framework considers climate change, flooding and coastal change. Paragraph 100 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.
- 8.17 The site is located entirely within Flood Zone 1 and therefore it is not considered the proposal poses any additional risk to flooding in the local area. This is addressed in detail within the submitted Flood Risk Assessment in the supporting documents.
- 8.18 Paragraph 103 states that when determining planning applications, Local Planning Authorities should ensure flood risk is not increased elsewhere. The supporting Flood Risk Assessment and drainage strategy demonstrate that the development can be delivered in an acceptable manner and one which will not result in any increased risk of flooding.
- 8.19 Paragraph 187 of the Framework states that Local Planning Authorities should look for solutions rather than problems, and that decision takers at every level should seek to approve application for sustainable development where possible.
- 8.20 Paragraph 197 states that in assessing and determining development proposals, Local Planning Authorities should apply the presumption in favour of sustainable development.
- 8.21 Paragraph 215 states that due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the Framework, in that the closer the policies in the plan are to the policies in the Framework, the greater the weight that should be afforded.

Other Relevant Local Guidance

Strategic Housing Market Assessment report (2013)

- 8.22 This report was produced as an update to the adopted 2008 assessment. The report is similar to the previous version in that it looks to assess the suitability and effectiveness of the relevant housing policy in aiding the council achieve its housing provision targets.

8.23 The report summarises that the most common type of homes in the region are detached, only 8% were flats which is over 14% lower than the national average. Additionally, the Private Rented Sector is thought to have grown 60% between 2001-2011, with the proportion of homes in the sector supported by Housing Benefit/Local Housing Allowance being 5% lower than the national average. The average house price within the area (£246,519), was shown to be higher than the average for the North West and England.

8.24 Whilst the annual homes target has been increased since the assessment was produced, from 250 to 280 per annum, the report is still broadly applicable as to the regions housing market. The assessment outlines that 30% of the regions new housing should be affordable, however this could be subject to alteration should the region exceed its annual target. It also acknowledges that for smaller developments and those below the thresholds set out in the core strategy, other mechanisms for contribution to the affordable housing market should be available.

Strategic Housing Land Availability Assessment Report (2013 Update)

8.25 As with above this assessment is an update to one previously completed and adopted by RVBC, the documents primary aim is identifying amount and location of land available and suitable for future housing development.

8.26 As part of the updated report there was a further 'call for sites' which led to the submission of 110 potential development plots, this was in addition to a number of sites that were carried forward from the 2009 assessment. This was reduced once sites were subjected to the SHLAA methodology criteria alongside considerations over site availability and achievability.

8.27 The conclusion was that there is enough land for 6,130 dwellings that could be developed within 6-10 years from the time the assessment was conducted. This alongside other future projections for the rest of the plan period suggested there was no need to outline additional future locations for development.

8.28 Included within those sites brought forward was the proposed development site, which has since remained in the subsequent Housing Land Availability Schedules, the most recent being October 2015. The application site is identified within that document as being likely to be delivered within the next five years – this full planning application is therefore vital to secure that delivery.

9 TECHNICAL CONSIDERATIONS

- 9.1 The planning application submitted herein is supported by a number of technical reports which demonstrate that the proposed development can be implemented without significant adverse impacts, arising from any site constraints. This section of the Planning Statement provides a summary of each of the relevant supporting documents in connection with the proposal, however this should be considered alongside the full and comprehensive submission documentation.

Ecology

- 9.2 The Ecological Appraisal has been undertaken by Bowland Ecology, to assess the potential for protected species and key habitats. The survey notes there are no ecological designations within the site, the closest being Light Clough SSSI which is 1.4km to the east. Furthermore no protected/notable species were documented during the site visit and whereby environments that may support such species were prevalent suitable mitigation was outlined. Therefore the Habitat Assessment was able to conclude that, regarding the development site:

“It is proposed that the site would be a suitable location for a small residential development comprising of nine properties.”

- 9.3 In addition to noting the majority of the on-site habitat as *being “commonly occurring and of limited ecological significance”*. The assessment outlined it was possible to implement reasonable actions for the protection and long-term conservation of the site and abiding by construction protocol that ensures compliance with wildlife legislation and best practice guidelines. One of the main impacts discussed was the loss of a section of hedge to provide the new access to the site, the following section outlines how its removal is to be mitigated against:

“Suitable mitigation for the loss of any of the species poor hedgerow at TN6 should be implemented within the proposed site. Specifically, the replanting of new hedgerow of at least equivalent length to that lost, comprising native species of local provenance to offset the loss of this ecological feature. Planting of additional native trees or hedgerows will enhance ecological connectivity within the wider landscape and benefit many species of wildlife including bats. Within the residential development plans each plot has been afforded a garden and trees are to be planted across the site.”

Flood Risk Assessment

- 9.4 A Flood Risk Assessment was carried out which covered the land to the south of the application site (where construction is close to completion) together with the application site. The report considers in detail the potential for flooding at the proposal site and furthermore considers that the application proposals can be delivered in an appropriate manner and one which is in accordance with the NPPF.
- 9.5 The evidence detailed in the assessment has directed the report to focus more on the effective management of surface water run off, rather than other such causes of flooding which are not considered of significant concern.

- 9.6 The report concludes that it would be unlikely infiltration as a sole solution would adequately combat all surface water run-off, however it does go into detail as to how an amalgamation of different techniques could effectively combat concerns. This would mainly consist of the use of permeable paving and oversized pipes/attenuation tank prior to discharge into the local watercourse

Drainage

- 9.7 An Outline Drainage Strategy has been undertaken by Thomas Consulting to undertake an assessment of the existing and proposed drainage arrangements at the proposed development site. As with the above Flood Risk Assessment the strategy considers together with the neighbouring site to the immediate south, this allows for the assessment of the proposal site in conjunction with neighbouring new development.
- 9.8 The report concluded that a proprietary treatment plant should be utilised to treat foul drainage before it is discharged into the open water course to the east. Regarding the developments impact the strategy states:

“Development of the site is not considered to represent an increased flood risk to site or the wider area. Whilst impermeable areas on site will increase, it will be possible to manage effectively the surface water flow rates through the introduction of attenuation measures...”

Trees

- 9.9 An Arboricultural Impact Assessment which has assessed all trees within and on the perimeter of the site accompanies this planning application. In total as part of the assessment 29 individual trees, four groups of trees and two hedges, of varying visual and conservation value were surveyed.
- 9.10 Within the development site the assessment noted that only one of the trees were of Category A importance and that this tree was to be retained. In order to develop the proposal, it was concluded that it would only require the removal of part of one low quality hedge. This is outlined as having a negligible impact on the local landscape. Furthermore, the inclusion of the proposed landscaping measures would adequately mitigate any hedge loss.
- 9.11 For reasons irrelevant to the proposed development nine trees were classed as unsuitable for retention, however a majority of these (6) are located on third party land.
- 9.12 Therefore, any loss required to facilitate the proposed development can be adequately mitigated through appropriate compensatory landscaping proposals.

Landscape

- 9.13 A Landscape Scheme has been designed and accompanies this submission, the scheme has been developed to integrate the development successfully and respectfully within the existing setting and soften any impact the new dwellings may impose.
- 9.14 Where new tree planting is proposed the focus has been on reflecting local species, which has allowed for the generation of a scheme that improves local habitats and biodiversity. Shrub planting

will also offer a contribution to the wildlife value of the site in addition to being of an attractive form.

Conclusion

- 9.15 It is not considered that there are any technical matters which would preclude the grant of planning permission for the proposed development.

10 CONCLUSION

10.1 PWA Planning is retained by Reilly Developments Ltd to prepare and submit a full planning application for the erection of 9 no. dwellings at land to the east of Clitheroe Road, Barrow, Lancashire. The description of the development as per the submitted 1APP form is as follows:

“Erection of 9no. Dwellings and Associated Works.”

10.2 The works would result in a number of key benefits which are deemed relevant to the determination of the application, namely: -

- Delivery of 9no. much needed new homes, assisting the Authority in meeting their objectively assessed needs;
- The enhancement of local character and distinctiveness through the implementation of sensitive landscaping measures;
- Support for existing businesses and suppliers in the area during construction, contributing to the local economy.

10.3 As addressed earlier within this Statement, it is clear that the proposals represent a sustainable development which is consistent with adopted planning policy and which should therefore be supported.

10.4 This Planning Statement has reviewed the scheme against relevant Development Plan policy as well as other relevant planning guidance, including the National Planning Policy Framework and identifies broad compliance with relevant policies.

10.5 The scheme is supported by a suite of technical reports and other evidence which clearly demonstrate that there would be no harmful impacts resulting from the proposed development and hence no reason that planning permission ought not to be granted. In addition to that there are other material considerations which support the granting of planning permission and which should be afforded significant weight in the determination of the application.

10.6 For the reasons identified within this Statement, it is considered that detailed planning permission for the proposed development should be granted and the application is commended to the authority.