

Land off Clitheroe Road, Barrow

OUTLINE PLANNING APPLICATION RESIDENTIAL DEVELOPMENT

PLANNING STATEMENT

June 2014

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1 INTRODUCTION

1.1 This planning statement, design and access statement is in support of an outline planning application submitted by John Ashcroft for the residential development (one dwelling) on land off Clitheroe Road, Barrow.

1.2 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 Development Plan and that other material considerations also indicate that planning permission ought to be granted.

1.3 The purpose of this statement is as follows:

To describe the site and surrounding area;

To provide an overview of the proposals;

To consider the extent to which the proposals are compliant with local/national policy;

To review other material considerations relevant to the determination of the application;

To assess any other relevant planning issues raised by the proposed development.

1.4 This document should be read in conjunction with the following documents submitted in support of the planning application:

Completed 1APP form, relevant certificates and notices;

Planning Statement;

Drawn Information: Location Plan

Existing Site Layout (Drawing Ref.1643-Ex01)

Proposed Site Layout (DrawingRef.1643-PL-01)

1.5 For reasons identified in this statement it is considered that the proposed development is entirely appropriate and consistent with relevant policies of the Development Plan, as well as national guidance and material considerations. It will be demonstrated that the scheme represents sustainable development and that planning permission ought to be granted.

2 SITE DESCRIPTION

- 2.1 The application site is located to the south of Barrow and extends to 0.034ha.
- 2.2 The application site comprises an area of grass land defined by fencing to the north, a brook to the east and the Clitheroe road to the west.
- 2.3 To the south and east of the application site is Whalley Industrial Park and facing the site on the west side of Clitheroe Road is the Spread Eagle PH. To the north of the site is a development that is currently under construction (3/2014/0725 refers)

3 PLANNING HISTORY

- 3.1 In May 2013 outline planning permission was granted for the proposed residential development of seven dwellings on the adjacent site, this was followed by a full planning application 3/2014/0725. It is clear that the principle of the development has therefore already been established for the residential development for the area.
- 3.2 There are no further planning applications of relevance to the consideration of this application.

4 PROPOSED DEVELOPMENT

- 4.1 The description of development, as per the submitted 1APP forms, is: " Outline planning application for residential development (one dwelling)". All matters reserved.
- 4.2 It is expected that the new property will be of a design not only in keeping with the area, but of a high quality design. The proposed family home will meet market demand and identified local needs and reflect the character of the neighbouring residential areas so as to be in-keeping with the existing community.
- 4.3 This wind-fall development within a sustainable location would increase the supply of such dwellings within this part of the Borough; where the principle of residential development is already accepted by RVBC as appropriate.

4.4 A proposed site layout is provided in the supporting documents to this application. The proposed access would be similar to the adjacent new properties on Clitheroe Road.

STATUTORY AND OTHER DESIGNATIONS

4.5 The Environment Agency Flood Risk Map indicates that the application site is not within an area considered to be at risk of flooding.

4.6 The site is not subject to any statutory ecology related designations within the vicinity of the application site.

4.7 The application site does not include any locally or nationally listed buildings and is not within a Conservation Area.

4.8 There are no Tree Preservation Orders which affect the application site and no trees are affected by the development.

4.9 On the 11th of May 2016, Heather Coar of RVBC was emailed by Jo Miller of Miller Goodall who enquired about the requirement for a noise assessment to accompany the application. It was suggested that for a single property a pragmatic approach would be to utilise the mitigation measures implemented in application planning application 3/2014/0725.

Summary

4.10 There are no local, regional or national statutory or non-statutory designations relevant to the consideration of the planning application nor any which would preclude the proposed scheme for residential development of the site.

5 CONSULTATION

5.1 Whilst both the National Planning Policy Framework and Ribble Valley Statement of Community Involvement sets out requirements and recommendations for engagement prior to the submission of planning applications. On this occasion, it is considered that the previous application referred to earlier in this statement has already established the key principle of the residential development at the application site. It is therefore considered that there would be limited merit in holding detailed discussions.

6 SUPPORTING DOCUMENTS

6.1 The following documents are submitted in support of the detailed planning application:

Completed 1APP form, relevant certificates and notices;

Planning Statement;

Drawn Information: Location Plan

Existing Site Layout (Drawing Ref.1643-Ex01)

Proposed Site Layout (DrawingRef.1643-PL-01)

7 THE DEVELOPMENT PLAN

7.1 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 This statement considers the application proposals against relevant saved development plan policies contained within the adopted Ribble Valley District Wide Local Plan (RVLP) as well as emerging policies of the Core Strategy, the National Planning Policy Framework (NPPF) and other material considerations.

7.3 The Secretary of State issued a Direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the 1998 Local Plan. Accordingly only some policies of the Local Plan were 'saved' until they are subsequently superseded.

7.5 The relevant saved policies from the RVLP are :-

Policy G1 – Development control

Policy G4 – Settlement Strategy

Policy G5 – Settlement strategy

Policy ENV3 – Development in open countryside

Policy H20 – Affordable housing – villages and countryside

Policy H21 – Affordable housing – information needed

Policy RT19 – Footpaths

Policy T1 – Development proposals – transport implications

Policy T7 – Parking provision Principle of development

7.6 As noted earlier in this statement the principle of residential development of the application site has been established by the previous decision of RVBC to approve application 3/2012/0617 for the development of up to 7 dwellings on the adjacent site.

7.7 In Chapter 5 of RVLP cl 5.4.2 it also refers to the granting of consents to windfall sites. *“it is also possible to make an allowance for small windfall sites which may be developed during the plan period. These are small sites which confirm to the policies of the Local Plan but which are too small to be specifically allocated.”*

Affordable Housing

7.8 In RVBC AFFORDABLE HOUSING MEMORANDUM OF UNDERSTANDING clause 3.1 it states “In all other locations in the borough on developments of 3 or more dwellings (or sites of 0.1 hectares or more irrespective of the number of dwellings) the council will seek 30% affordable units on the site.”

7.9 Given that the application is for a single dwelling, on a 0,035ha site and that no affordable housing was provided for the adjacent site it is proposed that no affordable housing be provided.

Technical Considerations

7.10 The application is all for all matter reserved, nevertheless the indicative plan shows that the development will have no impact on trees and that the vehicular and pedestrian access

to the proposed development is similar to the access arrangements agreed with Lancashire County Council and Ribble Valley Borough Council for the adjacent development to the north.

8 MATERIAL CONSIDERATIONS

National Planning Policy Framework

8.1 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. In general terms the Framework significantly supports the case for granting planning permission for the proposed development of a dwelling at the application site.

8.2 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be applicable to both plan-making and decision-taking. As noted earlier in this statement:

For decision-taking this means:

approving development proposals that accord with the development plan without delay and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or

specific policies in this Framework indicate development should be restricted.

8.3 Sustainable development is broadly defined in Paragraph 7 of the Framework as having three dimensions; namely economic, social and environmental.

8.4 In economic terms the proposals would make a small but positive contribution to housing land supply in Barrow and the wider Borough. The proposal will provide employment opportunities and trade for local businesses and suppliers during the construction phase.

8.5 Socially the proposal will result in the creation of high quality environment and comprises a compatible use in keeping with the neighbouring uses in the immediate surrounds of the site whilst providing high quality family housing for the community. As outlined earlier in this statement the site lies in an excellent location which benefits from good transport links and is close to local services. The development can promote the use of sustainable transport modes and reduce reliance on the private car.

8.6 As set out in this Statement, the application site is not subject to any statutory ecological designations, Tree Preservation Orders, Heritage assets or protected species. It is not within an area considered to be at risk of flooding as defined by the Environment Agency.

The Presumption In Favour Of Sustainable Development

8.7 The proposals are considered to comprise sustainable development. The site would meet current housing needs of the Council in a manner which does not compromise the ability of future generations to meet their own needs. Accordingly the application would benefit from the presumption in favour of such development as stated in Paragraph 14 of the Framework.

Supply of Housing

8.9 One of the aims 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.

8.10 Clearly the granting of planning permission for the proposed development will assist the Authority in meeting the requirements of the Framework to increase the housing supply.

9 SUMMARY AND CONCLUSIONS

- 9.1 Stanton Andrews Architects is instructed by John Ashcroft to prepare this Planning Statement in support of the proposed development of land at Clitheroe Road, Barrow. The short description of development given in the planning application forms is: "*Outline planning application for residential development (one dwelling)*".
- 9.2 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*".
- 9.3 It has been demonstrated in this Planning Statement that the proposals accord with the provisions of the Development Plan, and furthermore that there are also other material considerations which support the granting of outline planning permission for the above development.
- 9.4 For the reasons identified within this statement, together with the other supporting documents to the planning application, it is considered that planning permission ought to be granted for the proposed development of a single dwelling and the application is commended to the Council.