

Ribble Valley Borough Council
Planning section
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

320160765P

Date 5th August 2016

Dear Sir/Madam,

Re: Outline (access) planning application for construction of 2 detached dwellings within the side garden of 68-70 Whalley New Road, Wilpshire.

The applicant, Mr Brian Moran, is pleased to submit an Outline (access) planning application for the erection of two detached dwellings within the side garden of 68-70 Whalley New Road, Wilpshire.

Application Submission

The application is accompanied by the following:

- Completed application forms, including ownership certificate;
- Drawings and plans; and,
- A Tree Survey (prepared by Mr Russell Critchley, Arboricultural Manager, Blackburn with Darwen Borough Council).

A cheque made payable to Ribble Valley Borough Council for the requisite application fee of £770 is enclosed within this covering letter.

The Site

The application site is located to the eastern boundary of and within the village envelope of Wilpshire and is situated within a predominantly residential area. The site is bound by a stone fronted end terrace property to the south, vehicular access to Wilpshire Golf Club to the north and a mix of detached, semi-detached and mews style dwellings to the opposing side of Whalley New Road. Wilpshire Golf Club and open countryside adjoin the site to the east.

The site is rectangular in shape and currently comprises a domestic garden, associated with 68-70 Whalley New Road. The topography of the site slopes in an upward fashion from west to east toward the golf course, and the level difference is made by a single step change, approximately 1.5m in height, centrally on the site. Mature trees are found on the site, positioned to the south, east and western boundaries of the site curtilage. It is understood that these trees are not protected by Tree Preservation Order.

The site is well served by public transport with a number of bus stops located on Whalley New Road. Bus services provide sustainable access to larger settlements

including Clitheroe and Blackburn which also have linkages to the rail network. The site is within close proximity to the village centre of Wilpshire which provides a range of shops, services and facilities.

The site is located within Flood Zone 1.

Development Proposal

Outline planning consent is sought for the erection of two detached dwellings on the site, seeking approval of matters relating to access only. Matters relating to appearance, landscaping, layout and scale will be addressed through subsequent reserved matters application(s).

The proposed development would be accessed via a new vehicular entrance from Whalley New Road, located some 25m south of that serving the existing dwelling on site. The entrance is 5.5m wide, with 5m radii. The site naturally lends itself to be split in two, with a dwelling sited on the lower and upper portions of the site respectively. Whilst appearance and scale are reserved, it is envisaged that the dwellings will be of 2 storey appearance, of traditional scale and detail to reflect the main vernacular of the locality, set in landscaped gardens with off street parking.

Planning Policy

National Planning Policy Framework

The National Planning Policy Framework [NPPF] was published on the 27th March 2012 by the Department for Communities and Local Government. The overarching aim of the Framework is to proactively deliver sustainable development to support the Government's economic growth objectives.

Paragraphs 7 and 8 of the NPPF identify three dimensions to sustainable development, economic, social and environmental. It indicates that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Paragraphs 4, 6 and 7 of the NPPF are of particular relevance to the proposal:

4. Promoting Sustainable Transport.

Paragraph 32 states that planning decisions should take account of whether safe and suitable access to the site can be achieved and development should only be refused where the residual impacts of development are severe.

6. Delivering a Wide Choice of High Quality Homes.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development and highlights the importance of keeping development plans up to date. Paragraph 47 requires Local Planning Authorities are expected to boost the supply of housing, annually identify and update a supply of deliverable sites sufficient to provide a five year supply of new build dwellings to meet their own housing requirements'. It also requires a 5% buffer on this 5 year supply to ensure choice and competition in the market for land. A 20% buffer is applicable to Local Authorities who persistently under deliver supply.

7. Requiring Good Design.

Paragraph 56 attaches great importance to the design of the built environment. Good design being a key aspect of sustainable development stating that it is indivisible from good planning, and should contribute positively to making places better for people.

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014). The site is not allocated for any specific purpose (i.e. it is White Land) but falls within the existing urban area as identified on the adopted Local Plan Proposals Map.

Core Strategy (2014)

The Core Strategy forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the area to 2028.

The following policies are of relevance to the proposal:

Key Statement DS1 (Development Strategy) – seeks to direct the majority of new housing development to the main urban areas of the Borough. Development will also be focussed to the more sustainable Tier 1 Villages, including Wilpshire.

Key Statement DS2 (Presumption in Favour of Sustainable Development) – encourages a positive and collaborative approach with applicants to find solutions in order for development proposals to be approved wherever possible, securing development that improves the economic, social and environmental conditions of the area.

Key Statement EN3 (Sustainable Development) – seeks to ensure that all development meets a recognised sustainable design and construction standard.

Key Statement EN4 (Biodiversity and Geodiversity) – provides criteria to conserve and enhance the area's biodiversity and geodiversity.

Key Statement H1 (Housing Provision) – makes land for residential development available to deliver 5,600 dwellings, estimated at an average annual completion target of at least 280 dwellings per year over the period 2008-2028.

Key Statement H2 (Housing Balance) – requires that new housing development provides mix of housing that accords with the projected future household requirements.

Key Statement DMI2 (Transport Considerations) – seeks to locate new development to minimise the need to travel.

Policy DMG1 (General Considerations) – is a criteria based policy used in the assessment of planning applications, including reference to high standards of design, development to be sympathetic to existing land uses, highway safety and no adverse effect on the amenities of the area.

Policy DMG2 (Strategic Considerations) – requires development to accord with the Development Strategy and ensures that proposals are closely related to the main built up area and appropriate to the scale and character of the settlement.

Policy DMG3 (Transport and Mobility) - The availability and adequacy of public transport and associated infrastructure will be considered in making decisions in planning applications.

Policy DME1 (Protecting trees and woodlands) - requires applications for development which are likely to have a substantial effect on tree cover to be accompanied by a detailed arboricultural assessment.

Policy DME3 (Site and Species Protection and Conservation) – seeks to safeguard ecology and habitat through refusal of planning permission or use of mitigation where necessary.

Policy DME6 (Water management) - Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.

Main Planning Considerations

This section deals with the key planning issues pertinent to the consideration of this application. The application is made in outline, with all matters reserved with the exception of access. The key considerations relevant to the proposal therefore are:

- The principle of residential development on the site,
- Highway safety and network impact,
- Trees,
- Ecology.
- Flood risk
- Character and appearance of the area, and,
- Existing and prospective residential amenity.

Each of these matters is considered below.

Principle of Residential Development

The application seeks outline consent for the erection of two detached dwellings. The site lies within the urban area, on the eastern edge of the village of Wilpshire, and comprises the domestic garden of 68-70 Whalley New Road. The site is not allocated for any particular purpose in the Development Plan.

The site is situated in a highly sustainable location within the main residential area of Wilpshire and relates particularly well to the surrounding residential properties which comprise of modern, two storey detached, semi-detached and terrace dwellings. The site is well served by a frequent bus service. Indeed there are two bus stops close by

which operate in both directions along Whalley New Road, providing access to other villages and larger settlements of Clitheroe and Blackburn. The site is close to shops, services and facilities in Wilpshire and Brownhill.

The Core Strategy identifies Wilpshire as a Tier 1 settlement (Key Statement DS1) to where future development will be focussed. It has also been demonstrated that the proposed development is in a highly sustainable location and fulfils the tests of sustainability as set out in the Framework. This application should therefore be approved without delay in accordance with §14 of the Framework and DS1 of the Core Strategy.

The proposal accords with one of the key objectives of the NPPF which is to 'boost significantly the supply of housing land' and would contribute towards the Council's 5 year housing land supply. It is also understood that the Local Authority cannot demonstrate the required 5 year housing land supply and 5% market buffer. Assessment of the proposal should therefore favour a presumption of sustainable development, in accordance with §49 of the Framework; where local planning authorities cannot demonstrate a 5 year supply (+5% buffer) of deliverable housing sites.

In conclusion, it is considered that the proposed development accords with the Development Plan, the principle of residential development is appropriate and should be accepted on the application site. The site is clearly suitable for residential development, situated within a highly accessible residential area with access to sustainable transport links. The development would contribute towards meeting the Borough's housing target requirements and would deliver a well-designed scheme of detached market dwellings, in accordance with policy requirements.

Highways and Parking

Vehicular access to the application site is proposed via a new entrance off Whalley New Road. The access is located some 25m south of the entrance to the existing dwelling on the site. The entrance will be approximately 5.5m in width, with appropriate radii and drop kerb. The existing wall along the frontage of Whalley New Road is located back of footpath and will be splayed and lowered to a maximum height of 1m. This will guarantee appropriate visibility for oncoming cars and pedestrians. Existing scrub planting to the frontage of the site will be cleared and maintained to ensure the visibility provided does not become obscured.

Whilst layout does not form part of this application, it is considered that there is sufficient space on site for parking provision and to encourage vehicles to enter and leave the development in forward gear. It is considered that servicing of the proposal will continue as per existing on street arrangements for neighbouring dwellings. There is, therefore, no need to accommodate access or manoeuvrability for larger vehicles within the development.

Due to the small number of dwellings sought, the development would not place a significant pressure on the network. Furthermore, the site is located within an established residential area which benefits from good public transport connectivity offering a viable alternative to the car.

On this basis it is considered that the proposal will ensure a safe means of access which is suitable for the scale and type of traffic generated by the development and would have no adverse impact on highway safety, in accordance with Policies DMI2 and DMG1. The highway impact of the development cannot be considered severe, the proposal cannot therefore be refused on transport grounds, as per §14 of the Framework.

Trees

There are a number of trees located to the site periphery, for this reason a tree survey has been undertaken in support of the planning application. The survey has identified the location and health of trees and their associated root protection areas.

The survey recommends removal of two trees, namely T1 (outside of application site) and T5, and three tree groups (G1, G2 and G3) for arboricultural reasons. It is also considered necessary to remove tree T17 to facilitate the proposed access arrangement. T17 is an Ash tree which has excessive dead wood and since being close to a road will drop branches etc on to the carriageway causing disruption, highway safety concerns and resulting in pressure to fell and justification for removal. Furthermore, the trees have no Preservation Order on them, despite previous opportunity for the Council to apply such a constraint. It is considered that there is sufficient space on the site for replacement planting of enhanced amenity value in lieu of that felled from the frontage.

The Root Protection Area (RPA) drawing demonstrates that there is sufficient space within both development parcels to enable construction of two detached dwellings without comprising RPA's and the longevity of retained trees. Trees shown for retention will be protected during the construction process by appropriate fencing, in accordance with British Standards.

On this basis the development will not have a substantial effect on tree cover, in accordance with Policy DME1.

Ecology

The application site forms part of a larger residential curtilage and is maintained in such a fashion. The site therefore has low ecological and habitat value.

Notwithstanding this, it is recognised that trees do provide nesting opportunity for birds. On this basis it would be prudent to ensure that proposed felling takes place outside of the nesting season. The felled trees will also reduce foraging opportunity for bats and mitigation in the form of replacement planting is suggested. To enhance the biodiversity value of the site, provision of bat and bird boxes can be made in the final scheme if required.

The development is highly unlikely to adversely affect the existing ecological value of the site, subject to mitigation, in accordance with Policy DME3.

Flood Risk

According to the Environment Agency Flood Risk Maps, the application site is located within Flood Zone 1, as such the development is at low risk of flooding. The

dwellings proposed can also be constructed to provide adequate surface water drainage and on this basis would not displace any risk of flooding off site. The development is not at an unacceptable risk of flooding, nor would it exacerbate flooding elsewhere, in accordance with Policy DME6.

Residential Amenity

The siting of proposed dwellings is not applied for at this time, though it is considered that there is sufficient space on the site to provide appropriate separation distances. This will safeguard the amenity of neighbouring residents, as well as those prospectively occupying the development, in accordance with Policy DMG1.

Design and Layout

Whilst assessment of the detailed design and layout is reserved, there is no doubt that the proposal can deliver a high quality development that will be designed to enhance and preserve the character of the surrounding area, in accordance with Policy DMG1.

Conclusion

The proposed scheme will positively contribute to the Council's housing requirement target and create a well-designed residential property which will preserve and enhance the character of the local area. The accompanying tree survey demonstrates the development will have no adverse impact on existing trees across the site, subject to replacement planting.

On the basis of the above and in accordance with the balance of considerations in the Framework the proposal amounts to sustainable development; and in terms of paragraph 14 should be approved without delay. There are no significant demonstrable adverse impacts arising from the proposals that would outweigh the benefits of the scheme. The proposals accord with the Policies contained within the Development Plan and bearing in mind Section 38(6) of the Planning and Compulsory Purchase Act 2004, it is therefore considered that planning permission should be granted for the proposed development.

We look forward to receiving a confirmation of registration of this application and welcome the opportunity to discuss any matters that arise during the determination period with the Case Officer.

If you have any queries or need clarification on any matters relating to the application please do not hesitate to contact me.

