

# GA



planning • architecture • design  
**ASSOCIATES**

2 Croston Villa  
High Street  
Garstang  
Preston  
Lancashire  
PR3 1EA

**T:** 01995 604 514

**E:** [info@GrahamAnthonyAssociates.com](mailto:info@GrahamAnthonyAssociates.com)

**W:** [www.GrahamAnthonyAssociates.com](http://www.GrahamAnthonyAssociates.com)



## PLANNING STATEMENT

Land off Dixon Road, Longridge, Preston

**CLIENT:** Mr C Mason

**PROJECT TITLE:** Redevelopment of the Former LCC Depot

**REPORT TITLE:** Supporting Statement

**PROJECT REFERENCE:** GA3057

## CONTENTS

|           |                                      |
|-----------|--------------------------------------|
| <b>1.</b> | <b>Introduction</b>                  |
| <b>2.</b> | <b>The Site</b>                      |
| <b>3.</b> | <b>The Proposal</b>                  |
| <b>4.</b> | <b>Design &amp; Access Statement</b> |
| <b>5.</b> | <b>Planning Policy</b>               |
| <b>6.</b> | <b>Local Policy Appraisal</b>        |
| <b>7.</b> | <b>Conclusion</b>                    |

## 1.0 Introduction

1.1 This Planning Statement has been prepared by GA Associates on behalf of Mr Mason (the Applicant) to accompany a Planning Application to allow the demolition of an existing council building and the erection of 6 no semi detached dwellings and a garage unit (for council use) at Land off Dixon Road, Longridge, Preston, PR3 3JE.

1.2 This statement summarises the proposals and explores the viability of developing a scheme of this nature in this location. It goes on to consider the planning policies and constraints which are material to the proposal, together with other guidance and evidence which have been taken into account. The analysis addresses all of the issues which are considered to be relevant to the determination of the planning application. It concludes that Planning Permission should be granted, having regard to the development plan and other material considerations. Not to mention the overriding and recognised need for housing across England.

1.3 This planning application includes the following:

- **Planning Application Forms and Notices**
- **Planning Statement**
- **Bat Survey**
- **Heritage Statement**
- **Application Drawings:**
  - Location Plan
  - Existing Site Plan
  - Proposed Site Plan
  - Proposed House Plans and Elevations
  - Garage / Council Depot - Plans and Elevations

## 2.0 The Site Location

- 2.1 The site is located with the heart of the settlement of Longridge off Dixon Road. The site was historically used as a council highways maintenance depot, and evidence of this former use can be seen as an old derelict council building remains present onsite. Please see Location Plan, Ref: GA3057, for further details.

## 3.0 Planning History

- 3.1 As previously mentioned, this site was historically used as a council highways maintenance depot, however, it has subsequently been sold to the applicant with the provision that a small garage will be provided onsite for council use.

**Application number: 3/2014/0172**

- 3.2 On the 14 of April 2014, the council granted outline approval for the redevelopment of the site for residential use. This outline approval sought to provide flats as the dwelling type, however, in line with shifting market conditions the site has failed to come forward.

**Application number: 3/2014/0103**

- 3.3 Application for the renewal of planning consent 3/2011/0093 (which was a renewal of 3/2008/0784) for Outline Planning Permission for the re-development of land for residential use. WITHDRAWN.

**Application number: 3/2011/0093**

- 3.4 Application for the renewal of planning consent 3/2008/0784P for Outline Planning Permission for the re-development of land for residential use. APPROVED.

**Application number: 3/2008/0784**

- 3.5 Outline application for the re-development of land for residential development. APPROVED.

**Application number: 3/2004/0445**

- 3.6 Application for residential development with RVBC transport depot, 6no. apartments in three storey block and 2no. semi-detached houses. REFUSED

## 4.0 The Proposal

*This proposal would provide 6 high quality semi detached dwellings on the former LCC Depot site, off Dixon road. Furthermore, in line with the requirements of the original sale agreement the plans include provision of small garage for council use.*

- 4.1 The requirement for this revised application centers on current market forces. The client has been trying to sell the site with the apartment approval for over two years, however, no developer has been interest on the basis that there is not a demand for flats within Longridge. Subsequently, following discussions with potential developers the demand seems to be focused on smaller 3 bed semi-detached units.

## 5.0 Design

5.1 This proposal seeks to gain planning consent for the erection of 6no. two storey, 3 bedroom semi-detached properties utilising the existing access off Dixon Road, Longridge.

5.2 Parking provisions of 2no spaces per units are provided within the site confines and provides adequate turning provisions. The application also proposes to build a small garage (north east corner) in line with previous applications / approval for council use.

5.3 The proposed dwellings are to be traditional two storey under a pitched roof. GA Associates consider that family two story dwellings would provide the most suitable house type for this setting. This conclusion has been drawn after careful consideration of the existing housing type/density within the locality and from discussions with local agents.

5.4 Proposed materials include:

**Roof:** Natural Slate

**Walls:** Render – Off White

**Windows:** Grey/ Black UPVC

**Doors:** Grey Black UPVC

**Heads Cills & Surrounds:** Stone

5.5 The proposed heights are:

**Eaves:** 5.2m

**Ridge:** 9.5m

## 6.0 Planning Policy Appraisal

### National Policy

- 6.1 The NPPF (2012) is the national tier of planning guidance and is a material planning consideration in the determination of planning applications. Guidance is contained within the NPPF on the weight which should be attached to local policies based on their age and their accordence with the NPPF. It is also important to note that the NPPF at paragraph 16 allows the Local Planning Authority to give weight to emerging planning policy in determining planning applications depending on the stage of preparation of emerging policies.

### The Development Plan

- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the duties of decision makers in the determination of planning applications and states:

*'If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'*

- 6.3 The Development Plan document which is relevant to this application includes the Ribble Valley Core Strategy which was adopted on the 16 December 2014.

### Principle of Development

#### ***Presumption in Favour of Sustainable Development***

- 6.4 The NPPF introduces a presumption in favour of sustainable development, stating at paragraph 14 that *'at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.'*

- 6.5 Paragraph 7 of the NPPF identifies that planning should perform the following three roles in the delivery of sustainable development:
- 6.6 *'an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- 6.7 *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and*
- 6.8 *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.'*
- 6.9 GA Associates consider that the proposals represent a sustainable development and accord with paragraph 7 of the NPPF in the following ways:
- 6.10 **Economic:** The proposed development will offer a number of economic benefits, such as the creation of jobs throughout the construction process. Furthermore, future occupiers of the new dwellings would support local business, shops and other facilities in the local area, as well as public transport services. This proposal would also complement the NPPF's Core Planning Principles, specifically focusing on bullet point 8, paragraph 17, that seeks to *"encourage the effective use of land by reusing land that has been previously developed (brownfield land)"*.

- 6.11 **Social:** In terms of the developments social contribution it will significantly improve the sites aesthetics, thus improving local design standards. Additionally, the proposal will provide 6 high quality residential dwellings that will improve access to housing within the area, thus helping to supplement the local housing stock. This development would therefore provide an appropriate development in line with changing market conditions that reflects local needs, thus facilitating healthy and vibrant communities.
- 6.12 **Environmental:** This development satisfies the criteria for environmentally sustainable development in a number of ways. Firstly, through implementation of Best Practice throughout the construction process. This will ensure that all construction processes undertaken on site that have the potential to be environmentally damaging are mitigated accordingly. Furthermore, this proposal seeks to redevelop a Brownfield site, thus if the proposal gains approval development pressures on surrounding Greenfield areas will be reduced.

#### **6. Delivering a wide choice of high quality homes**

- 6.13 NPPF paragraph 50 confirms that *“to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:*

*...identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand;...”*

- 6.14 The applicant has identified that 3 bed units are required within this particular location, reflecting local demand. Therefore, approval of this application would widen opportunities for home ownership and help towards achieving the government's objectives namely facilitating the creation of sustainable inclusive communities.

## Local Planning Policy Appraisal

- 6.15 The principles of this development were agreed previously, when the Council decided to granted outline approval for the redevelopment of the site for residential purposes (Ref: 3/2014/0172). Although, GA Associates concede that the Development Plan has changed since this application gained approval there was only a 9 month gap between the application gaining consent, and the adoption of the Ribble Valley Core Strategy (December 2014). Subsequently, GA Associates deem that the principles of this development remain consistent with local policy requirements.

## 7.0 Conclusion

- 7.1 GA Associates consider that this application represents an appropriate reaction to market conditions, and facilitates the creation of sustainable inclusive communities. Furthermore, it has been established that this proposal gains the support of both local and national planning policy, and represents a sustainable form of development.
- 7.2 GA Associates are also unaware of any technical issues that could potentially preclude this development, therefore, we respectfully request that officers support this application.

**GRAHAM ANTHONY ASSOCIATES**

**November 2016.**