



HOW

Supporting Planning Statement

**Reserved Matters Application
Land off Church Raike, Chipping**

**Chipping Homes Limited
February 2017**

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Planning and Environmental Advisers

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1 INTRODUCTION

- 1.1 This Supporting Planning Statement (SPS) has been prepared by HOW Planning (HOW) in support of a reserved matters application submitted on behalf of Chipping Homes Limited to Ribble Valley Borough Council (“the Council”).
- 1.2 The application relates to land off Church Raike, Chipping and is submitted pursuant to planning permission 3/2014/0183, as allowed by appeal reference APP/T2350/W/15/3119224 on 18 April 2016. A copy of the Appeal Decision is included at **Appendix 1**. The description of development stated on the hybrid planning permission is:
- “The development proposed is for full planning permission for works and change of use to the Grade II listed Kirk Mill to create a hotel (18 bed, use class C1) and a bar restaurant (use class A3), works to the barn building to create seven holiday cottages (use class C1), construction of a hotel and spa (20 bed use class C1), wedding venue (use class D1), kids club (use class D1) and trailhead centre (use class D1 and A3), change of use of Malt Kiln House from residential to use class C1, construction of a new cricket pavilion (Sui Generis), demolition of the group of derelict factory buildings. Outline planning permission for 60 residential dwellings split over 2 sites with a maximum of 56 and 4 units each, with all matters reserved except for access.”*
- 1.3 The reserved matters application is concerned with the outline element of the permission only and proposes a residential development comprising 41 units with associated landscaping and infrastructure at Land Parcel 3 (as defined on the approved Site Wide Planning Guide - Drawing No. 05024_MP_00_105). It seeks approval to discharge the remaining reserved matters relating to the residential component not previously considered as part of the outline planning permission, namely internal access (other than principal means of access as approved by the hybrid permission) layout, scale, appearance, and landscaping.
- 1.4 Chipping Homes Limited will submit a separate but interrelated application to discharge those pre-commencement conditions related to the residential element of the permission which require discharge alongside this reserved matters application.
- 1.5 This SPS is intended to address the relevant planning considerations. It considers the residential development in light of national and local planning policy and assesses the scheme’s compatibility in planning terms.
- 1.6 A comprehensive suite of documents and plans has been submitted in support of this reserved matters application. A schedule setting out the suite of supporting documents and plans can be found within the application’s covering letter.

2 THE APPLICATION SITE

2.1 This section briefly describes the site location, physical characteristics, and surroundings. Further detail on the site and its setting is contained in the Design and Access Statement, prepared by Millson Associates.

SITE CONTEXT AND LOCATION

2.2 The application site is located within the village of Chipping, which is situated approximately 8 kilometres north east of Longridge and 14 kilometres west of Clitheroe, in the heart of the Ribble Valley and on the edge of the Trough of Bowland Area of Outstanding Natural Beauty (AONB). The site is shown in its wider context on the Site Location Plan submitted as part of this application.

2.3 The application site is situated to the south west of Malt Kiln Cottage and the wider Kirk Mills complex. The site extends to approximately 1.77 hectares and comprises a largely open area of land which was previously used as cricket ground. To the east, but within this area, the land was planted with a number of small trees for future furniture production.

2.4 Land off Church Raike comprises a field which was previously utilised as the village cricket pitch as well as an area of recently planted deciduous woodland. The site is bound by traditional native hedges and isolated mature standard ash trees to the north and east. An overgrown hedge/mature trees occur along the boundary to the upper section of Kirkland estate and the private residential unit call The Field. The access track (Footpath No. FP97) to The Field, to the north west and out with the development area is partially bound by an avenue of locally distinctive mature poplar trees.

2.5 The area of land to the east of the field has been recently densely planted with a predominantly deciduous woodland mix. Two groups of trees are proposed to be removed, as detailed within the submitted Tree Retention and Removals Plan. Group G2 is predominantly hazel coppice and Group G3 comprises oak, ash, and birch. The ground flora retains remnant grassland species from its former use as pastureland.

2.6 The eastern boundary of the development area is not defined on the ground. There are no official rights of way across the land although informal use of the area of recently planted trees is apparent.

3 THE OUTLINE PERMISSION

3.1 This section describes the site's planning history and context within which the reserved matters proposals are being brought forward.

OUTLINE PLANNING PERMISSION (AS PART OF THE HYBRID PLANNING PERMISSION)

3.2 'Hybrid' planning permission was allowed on appeal on 18 April 2016. The description of development as stated on the 'hybrid' planning permission (Appeal Ref. APP/T2350/W/15/3119224) appeal decision attached at Appendix 1 is:

"The development proposed is for full planning permission for works and change of use to the Grade II listed Kirk Mill to create a hotel (18 bed, use class C1) and a bar restaurant (use class A3), works to the barn building to create seven holiday cottages (use class C1), construction of a hotel and spa (20 bed use, use class C1), wedding venue (use class D1), kids club (use class D1) and trailhead centre (use class D1 and A3), change of use of Malt Kiln House from residential use class C1, construction of new cricket pavilion (Sui Generis), demolition of the group of derelict factory building. Outline planning permission for 60 residential dwellings split over 2 sites with a maximum of 56 and 4 units on each, with all matters reserved except for access."

3.3 This application is made pursuant to the outline element of the planning permission. The outline planning permission is in relation to two separate land parcels identified as Land Parcel 3 and Land Parcel 4 on the approved Site Wide Planning Guide (Drawing No. 05024_MP_00_105) as illustrated at Figure 1. This application seeks approval for the reserved matters at Land Parcel 3, referred to within the outline planning permission as Land off Church Raike.

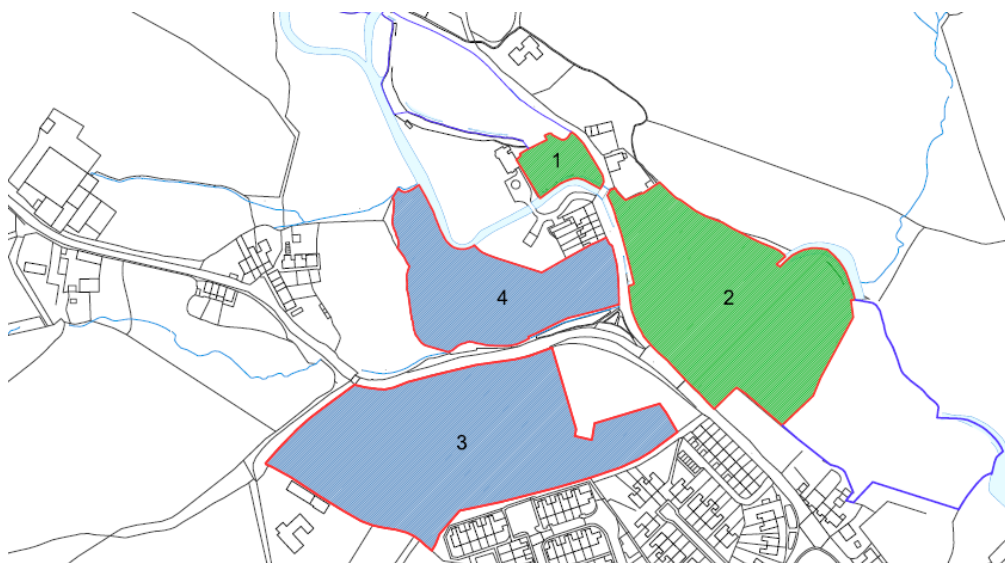


Figure 1: Site Wide Planning Guide Extract (Approved Drawing No. 05024_MP_00_105)

3.4 Condition 4 sets the development parameters for Land Parcel 3, stating:

“No more than 56 dwellings shall be developed on parcel 3 and 4 dwellings on parcel 4 of the application site edged red on the submitted Dwg No. 05024_MP_00_105 Site Wide Planning Guide and the vehicular and pedestrian access to the sites shall be constructed in accordance with the details shown on the following submitted plans:

i) Proposed Residential Access Plot A TPMA1001 – 107.

ii) Proposed Residential Access Plot B TPMA1001 – 108.”

3.5 This application seeks permission for the reserved matters of Land Parcel 3 only and pre-commencement planning conditions will be the subject of separate discharge of conditions planning applications.

Reserved Matters Planning Conditions

3.6 The 'hybrid' planning permission includes a total of 59 conditions, of these there are 10 conditions which relate solely to the outline planning permission. Condition 1 relates to the submission of reserved matters for residential elements of the permission and reads:

“No part of the development hereby permitted shall be commenced until full details of the layout, scale and appearance of the buildings and landscaping (hereinafter called “the reserved matters”) have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include plans identifying the layout, design and external appearance of the buildings; surface material finishes for the highway, footpaths, cycleways , private drives and all other hard surfaces; landscape and boundary treatments; recreation and public open space provision; existing and proposed ground levels, proposed finished floor levels and building heights. The submitted reserved matters shall accord with the Illustrative Masterplan 05024_MP_00_103 REVB with the details in relation to land parcel 3 in substantial accordance with the parameters and objectives laid out in the Design and Access Statement 03.2014 and in relation to land parcel 4 the details shall accord with the submitted Design Code dated received on 10 October 2014. The development shall be carried out in accordance with the approved details.”

3.7 Condition 1 therefore requires the following details to be provided:

Access – Details of access were approved at the outline stage and in accordance with Condition 4, the vehicular and pedestrian access to the site shall be constructed in accordance with the details shown on the Proposed Residential Access Plot B (Drawing No. TPMA1001-108).

Appearance – Full details of the proposed house-types detailing all elevations, including building and finishing materials.

Landscaping – Details of all hard and soft landscaping including surface material finishes for the highway, footpaths, and private drives and all other hard surfaces. Landscape and boundary treatment details are also required.

Layout – The submitted reserved matters shall accord with the Illustrative Masterplan 05024_MP_00_103 Rev B with the details in relation to Land Parcel 3 in substantial accordance with the parameters and objectives of the approved Design and Access Statement.

Scale – Confirmation of the quantum and maximum height/number of storeys in the development.

SECTION 106 AGREEMENT

3.8 The 'hybrid' planning permission is subject to a Section 106 Agreement (dated 23 March 2016) to secure the following contributions:

- Affordable Housing: Dwellings to be provided on the Affordable Housing Land comprising residential units to total 20% of all dwellings to be constructed on the site, of which 50% are to be Rented Units and 50% are to be Discounted Sale Units, and which shall include the Over 55s Provision¹.

AFFORDABLE HOUSING

3.9 The Section 106 Agreement requires 20% of all dwellings constructed on the site to be affordable. "The Site" is defined within the Section 106 Agreement as "*land against which this deed may be enforced shown edged red on Plans 1 and 2 and described in Schedule 1.*" Plan 1 refers to Land Parcel 3 and Plan 2 refers to Land Parcel 4², therefore the affordable housing requirement is tied to the total number of dwellings across both land parcels. Condition 4 of the 'hybrid' planning permission conditions the development quantum at the two residential land parcels, stating that a maximum of 4 dwellings are to be built on Land Parcel 4.

3.10 This reserved matters application seeks permission for 41 dwellings, therefore the affordable housing requirement will be based upon a total of 45 dwellings (inclusive of the 4 units to be developed on Land Parcel 4, which are outside of the scope of this reserved matters application). Pre-application advice discussions with Planning Officers at the Council have confirmed that the total 20% affordable housing requirement for the two residential land parcels can be delivered on

¹ 'Over 55s Provision' means Dwellings constructed to the standards published in the Lifetime Homes Design Guide current at the Date of the Section 106 Agreement, and comprising residential units to total 15% of all Dwellings to be constructed on the site.

² As defined on the approved Site Wide Planning Guide (Drawing No. 05024_MP_00_105)

Land Parcel 3. The case for the 'hybrid' planning permission was an enabling development to facilitate the repair, refurbishment and longer-term protection of the Grade II listed Kirk Mill and therefore the application was supported by a detailed viability appraisal which determined the approach (with regards to the quantum of floorspace and type of development required to 'enable' the works to Kirk Mill) to the residential land parcels. Land Parcel 4 comprises 4 self-build executive plots, which are of significant value within the viability appraisal and therefore the delivery of an affordable unit on this site would not generate the values required as per the viability appraisal. Planning Officers have therefore accepted that the full affordable housing requirement can be provided on Land Parcel 3.

- 3.11 This application seeks reserved matters consent for 41 dwellings. In accordance with the requirements of the Section 106 Agreement (and the approach agreed with Officers during pre-application advice discussions) the application provides 9 affordable units, which equates to a 20% provision for the total number of residential dwellings permitted across the two land parcels (45 units in total). Chipping Homes Limited are currently in discussions with a number of Registered Providers and will determine the approach to the tenure split during the determination of the application, in conjunction with the Council's Affordable Housing Officer.

PUBLIC OPEN SPACE

- 3.12 The Reserved Matters Condition (Condition 1) references the requirement to submit details of recreation and public open space provision as part of any subsequent reserved matters application. The 'hybrid' planning permission does not include any conditions which specify the size or type of public open space sought on the site.
- 3.13 Core Strategy Policy DMB4: Open Space Provision advises that on all residential sites of over 1 hectare, the layout will be expected to provide adequate and usable public open space. On a site-by-site basis, the Council will also negotiate for provision on smaller sites, or seek to secure an off-site contribution towards provision for sport and recreation facilities or public open space within the area where the overall level of supply is inadequate. The policy concludes that any green infrastructure should be multifunctional and encourage, where possible, walking and cycling opportunities.
- 3.14 During pre-application advice discussions, the Council agreed that the applicant can make an off-site financial contribution towards an existing Public Open Space/Play Equipment within the village. There is a play area located a short distance from the site and pre-application advice discussions with the Council have confirmed that a financial contribution towards the long term management and maintenance of the existing play area would be sought through this Reserved Matters application. Based upon the Council's formula, a total off-site sum of £24,813.36 is required. This is set out at Table 1.

Units	Occupancy Ratio (People)	No. Dwellings	No. People	Contribution (£)
Total Estimated Cost per Person: £216.90				
1 bed	1.3	0	0	
2 bed	1.8	9	16.2	3,513.78
3 bed	2.5	7	17.5	3,795.75
4 bed	3.1	17	52.7	11,430.63
5 bed +	3.5	8	28	6,073.20
Total		41		£24,813.36

Table 1: Off-Site Public Open Space Commuted Sum (RVBC Formula)

SUMMARY

- 3.15 This section has detailed the site's planning history, outlining the context within which the reserved matters proposals for the residential component of the development at the site are being brought forward. The outline planning permission required that a number of documents are submitted either as part of, or alongside the reserved matters application and these considerations have been fully taken into account during the preparation of the reserved matters scheme.

4 RELEVANT PLANNING POLICY

4.1 This chapter describes the relevant adopted and emerging local planning policy as well as national planning policy which the decision taker should have regard to.

THE DEVELOPMENT PLAN

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Ribble Valley Borough Council currently comprises the following documents:

- Core Strategy 2008-2028 (adopted December 2014); and
- The Lancashire Minerals and Waste Development Framework produced by Lancashire County Council.

4.3 Although the Development Plan consists of the document listed above, only the Core Strategy is relevant to the determination of this application.

CORE STRATEGY 2008-2028

4.4 Those policies contained within the adopted Core Strategy which are of relevance to the reserved matters proposals are as follows.

Key Statement EN2: Landscape

4.5 Key Statement EN2 advises that as a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

4.6 The application proposals have been designed in accordance with Key Statement EN2, as set out within the submitted Design and Access Statement.

Policy DMG1: General Considerations

4.7 Policy DMG1 advises that in determining planning applications, all developments must:

Design

1. Be of a high standard of building design which considers the 8 Building in Context principles (from the CABE/English Heritage Building on Context Toolkit).

2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
 3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
 4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within Policy DME5, has been incorporated into schemes where possible.
 5. The Code for Sustainable Homes and Lifetime Homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.
- 4.8 It should be noted that Policy DMG1 clause 5 is no longer a nationally recognised standard and therefore this element of the policy is not applicable. Hybrid permission Condition 7 requires the development to secure at least 10% of the energy supply of the development from renewable or low carbon energy sources, or for the scheme to achieve at least 10% less energy consumption than similar development constructed in accordance with the current Building Regulations Standards. This supersedes the requirement of Policy DMG1 clause 5.

Amenity

1. Not adversely affect the amenity of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and Secured by Design principles.
4. Consider air quality and mitigate adverse impacts where possible.

Policy DME1: Protecting Trees and Woodland

- 4.9 Policy DME1 states that where applications are likely to have a substantial effect on tree cover, the Council will require detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars. These are to include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be within influencing distance and could also include other relevant information such as diameter and crown spread.
- 4.10 The application is supported by a Tree Retention Removals and Protection Plan (Drawing No. 2360 102), which identifies trees to be retained, trees to be removed, the Root Protection Areas

(RPA) of the trees, alongside details of tree protection materials. The Tree Retention Removals and Protection Plan has been developed in accordance with the Arboricultural Method Statement submitted and reviewed as part of the 'hybrid' permission.

- 4.11 Furthermore, an updated Arboricultural Survey has been prepared by TPM Landscape Limited, and is submitted as part of this application. The Arboricultural Survey concludes that the trees surveyed are a mixture of individual trees and groups reflecting the nature of some of the areas of vegetation that appear as woodland or dense boundary trees and hedgerows. The majority of the trees are either C or B grade, with no A grade category trees recorded.
- 4.12 The vegetation across the site is concentrated to the boundaries of the site. The hedgerow H8 will be retained along the northern boundary aside from a section which is to be removed to allow access into the site from Church Raike.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (MARCH 2012)

- 4.13 The NPPF was published on 27 March 2012 and is a key part of the Government's reforms to make the planning system less complex and more accessible. It vastly simplifies the number of planning policy pages previously found in Planning Policy Statements and Planning Policy Guidance. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in the determination of this application.

PLANNING PRACTICE GUIDANCE

- 4.14 On 6 March 2014 the Department for Communities and Local Government launched the online Planning Practice Guidance (PPG) as a web-based resource to further simplify and bring together planning practice guidance for England in an accessible and usable way. The PPG is intended to assist practitioners and provide further guidance on the interpretation of national planning policy within the NPPF. The PPG is a material consideration in the determination of the application.

SUMMARY

- 4.15 This section has detailed the relevant policies of the adopted Development Plan, which have been considered as part of the preparation of the reserved matters proposals for the Land off Church Raike residential development.

5 THE RESERVED MATTERS

- 5.1 This section provides a description of the detailed proposals for which reserved matters planning permission is sought.
- 5.2 This reserved matters application seeks approval to the layout, scale and appearance of the building, and landscaping of Land Parcel 3 (as detailed on Drawing No.05024_MP_00_105), in accordance with Condition 1 of the hybrid planning permission (ref. 3/2014/0183).
- 5.3 The principle of residential development was approved as part of the hybrid planning permission and is not therefore for consideration at this stage. This reserved matters application seeks to discharge the reserved matters (namely layout, scale, appearance, internal access and landscaping) for the residential development.
- 5.4 The National Planning Policy Framework (the Framework) confirms that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development.³ Importantly, the Framework requires development to function well and add to the overall quality of the area; establish a strong sense of place, optimise the potential for the site to accommodate development; respond to local character and history; create safe and accessible environments; and be visually attractive as a result of good architecture and appropriate landscaping.⁴
- 5.5 The application proposals have been designed to reflect these national policy design requirements as well as accord with the relevant design-based policies within the adopted Development Plan.
- 5.6 The application is therefore supported by a Design and Access Statement, prepared by Millson Associates, which provides an assessment of the proposed design against all relevant design policies.

LAYOUT

- 5.7 The application seeks approval of the Proposed Site Plan (Drawing No. CHP-MA-00-00-DR-A-0001) as enclosed at **Appendix 2**. This demonstrates how the 41 dwellings can be accommodated across the site with associated internal road infrastructure and landscaping. This accords generally with the approved Illustrative Masterplan (Drawing No. 05024-MP-00-103), as required by Condition 1.

³ DCLG (March 2012) 'National Planning Policy Framework', paragraph 56

⁴ DCLG (March 2012) 'National Planning Policy Framework', paragraph 58

- 5.8 The layout configuration and density has been informed by the existing landscape in and around the site. A lower density of development is proposed throughout the site in contrast with the existing adjoining Kirklands development. Existing tree and hedgerow has been retained where possible to create natural landscaped 'buffer areas' that set back properties that bound the site from areas that require an especially sensitive approach; such as the Western Boundary and along Church Raike. These 'buffer areas' provide an instantly landscaped backdrop to the homes.
- 5.9 As set out within the submitted Design and Access Statement, there are eight character areas proposed across the site, which help to create a development which will fit comfortably into the surrounding area and which will enhance legibility and a sense of place within the different parts of the development. The character areas are informed by their location within the scheme and from the features they contain or areas they adjoin.
- 5.10 Overall, the proposed site layout has been designed in accordance with relevant policy and guidance. The Design and Access Statement provides a more detailed justification of the proposed scheme against the relevant design policies of the Core Strategy.

SCALE

- 5.11 The application proposes the erection of 41 dwellings, including 9 affordable units (equal to 20% of the total number of residential units (45) over both Land Parcel 3 and Land Parcel 4) as detailed in the tables below. The exact dimensions of each dwelling are detailed within the House Type Plans and Elevations drawings submitted with the application.

Open Market Housing

House Ref.	Variant	Type	Storey	Bedrooms	GIA (sq.m)	No.	Total (sq.m)
Charlbury	-	Detached	2	3	103	5	515
Spelsbury	-	Detached	2	3	105	2	210
Finstock	-	Detached	2	4	130	6	780
Kingham	-	Detached	2	4	118	11	1,298
Stonesfield	v1	Detached	2	5	157	2	314
Stonesfield	v2	Detached	2	5	157	1	157
Stonesfield	v3	Detached	2	5	157	1	157
Whichford	v1	Detached	2	5	157	1	157
Whichford	v2	Detached	2	5	157	2	314
Whichford	v3	Detached	2	5	157	1	157
SUB-TOTAL						32	4,657

Affordable Housing

House Ref.	Variant	Type	Storey	Bedrooms	GIA (sq.m)	No.	Total (sq.m)
Chastleton	A	Apartment	1	2	67	1	64
Chastleton	B	Apartment	2	2	65	4	252
Chastleton	C	Apartment	2	2	70	4	282
SUB-TOTAL						9	598

- 5.12 With regards to the affordable units, whilst the table above notes that the apartment blocks are two storey, it should be noted that over 50% of the affordable housing is in the form of single storey ground floor accommodation. Furthermore, the first floor accommodation can be easily adapted to accommodate the less mobile with the inclusion of stairlifts, so as to fully accessible for those seeking one floor living.
- 5.13 The Framework requires Local Planning Authorities to set local density standards. Core Strategy Policy DMG1: General Considerations advises that all development must consider the density, layout and relationship between buildings, which is of major importance.
- 5.14 As set out within the submitted Design and Access Statement, the development proposals are for dwelling of one and two storey construction in varying configurations, being entirely human in scale and benefitting the existing neighbouring development. The juxtaposition between the different housetypes creates interest and a choice of homes.
- 5.15 All dwellings have been set in generously sized plots appropriate to the proportions of the house they are associated with. Thus giving appropriate amounts of private amenity space for future inhabitants.
- 5.16 Overall, the proposed scale of development has been designed in accordance with relevant policy and guidance. The Design and Access Statement provides a more detailed justification of the proposed scheme.

APPEARANCE

- 5.17 Details of the appearance of the proposed dwellings are set out within the Design and Access Statement in addition to the House Type drawings.
- 5.18 As illustrated within the submitted Design and Access Statement, the material choices for the scheme are intended to be not only sympathetic to the village of Chipping, but also complementary. A combination of reconstituted natural stone and render with a mixture of natural

slate and thin leading edge roof tiles is proposed for the facades which form the perimeter of the site along Church Raike to create a scheme which is cohesive with the existing built fabric.

- 5.19 The overall appearance of the scheme is considered to be acceptable in the local landscape in line with Policy DMG1: General Considerations.

LANDSCAPING

- 5.20 The application seeks permission for the landscaping to be included within the proposed development as identified in the submitted Landscape Layout (Drawing No. 2360 202) and Planting Plan (Drawing No. 2360 201), which provides details of both the hard and soft landscaping proposed for the site. The landscape proposals have been designed in accordance with the Arboricultural Report (JCA Ltd, May 2012) provided at the outline stage, which identifies the location, root protection area and species of all existing trees on and surrounding the site. Furthermore, this application is supported by an updated Arboricultural Survey (TPM Landscape Limited, October 2016).
- 5.21 Key Statement EN2: Landscape and Policy DME2: Landscape and Townscape Protection have been considered when designing the landscaping proposals and it is considered that the development is in full compliance with these material considerations. Suitable landscaping has been employed to satisfactorily alleviate the impact of the development and any associated activities, such as parking.
- 5.22 Overall, the proposed landscaping scheme has been designed in accordance with relevant policy and guidance.

ACCESS

- 5.23 Approval for the principal means of access was secured under the hybrid planning permission.
- 5.24 Pedestrian routes are proposed across the site, with designated footways separating the pavements from road traffic. These routes have active natural surveillance creating safe and comfortable spaces. A pedestrian footway is proposed to connect the application site to the adjacent Kirkfields residential development, and through to the centre of the village.
- 5.25 The application scheme provides satisfactory access and parking, which does not have any adverse impact on the local environs nor on the local highway network generally.

SUMMARY

- 5.26 In summary, the Reserved Matters application has been brought forward in accordance with the policies of the Development Plan. The design rationale and a full assessment of the scheme is provided within the Design and Access Statement submitted in support of the application.

6 CONCLUSION

- 6.1 Chipping Homes Limited seek to create a high quality residential development on land off Church Raike, Chipping. This SPS has been submitted in support of a reserved matters application for 41 dwellings with associated landscaping and infrastructure, made pursuant to 'hybrid' planning permission which granted outline planning permission for the residential element of the wider Chipping scheme (LPA Ref. 3/2014/0183).
- 6.2 The reserved matters scheme seeks approval for the scale, layout, appearance, and landscaping of the site and has been carefully designed to a high standard, providing all the key elements to ensure the creation of a sustainable community. This application has had regard to the outline approval and the relevant policies and guidance of the Development Plan.
- 6.3 The application is supported by a suite of technical drawings and information to enable the Council's swift determination of the application and to allow the commencement of development at the earliest opportunity.

This report has been prepared by HOW Planning LLP, with all reasonable skill, care and diligence. The scope of this report is subject to specific agreement and has been prepared solely for the benefit of our Client and should not be relied upon by any other party. Any third parties that use this information do so at their own risk. HOW Planning LLP accepts no responsibility for information contained within this report that has been independently produced or verified.

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APPENDIX 1: APPEAL DECISION



Appeal Decisions

Hearing held on 15 and 16 March 2016

Site visit made on 16 March 2016

by Tim Wood BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 18 April 2016

Appeal A: APP/T2350/W/15/3119224

Land at Malt Kiln Brow, Chipping, Lancashire PR3 2GP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by SCPI Bowland Ltd against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2014/0183, dated 23 December 2013, was refused by notice dated 23 December 2014.
 - The development proposed is for full planning permission for works and change of use to the Grade II listed Kirk Mill to create a hotel (18 bed, use class C1) and a bar restaurant (use class A3), works to the barn building to create seven holiday cottages (use class C1), construction of a hotel and spa (20 bed use class C1), wedding venue (use class D1), kids club (use class D1) and trailhead centre (use class D1 and A3), change of use of Malt Kiln House from residential to use class C1, construction of a new cricket pavilion (Sui Generis), demolition of the group of derelict factory buildings. Outline planning permission for 60 residential dwellings split over 2 sites with a maximum of 56 and 4 units each, with all matters reserved except for access.
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Appeal B: APP/T2350/Y/15/3119225

Land at Malt Kiln Brow, Chipping, Lancashire PR3 2GP

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by SCPI Bowland Ltd against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2014/0226, dated 23 December 2013, was refused by notice dated 4 March 2015.
 - The works proposed are a change of use of the Grade II listed Kirk Mill to create a hotel (18 bed) and bar/restaurant. Works comprising partial demolition and extension of Kirk Mill including demolition of the later addition to the east of the Mill and erection of the new extension built on the same footprint in traditional stone to match the existing Mill; removal of further alterations to the façade to restore the historic character of the building.
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Decisions

Appeal A

1. The appeal is allowed and planning permission is granted for full planning permission for works and change of use to the Grade II listed Kirk Mill to create a hotel (18 bed, use class C1) and a bar restaurant (use class A3), works to the barn building to create seven holiday cottages (use class C1), construction of a hotel and spa (20 bed use class C1), wedding venue (use class D1), kids
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club (use class D1) and trailhead centre (use class D1 and A3), change of use of Malt Kiln House from residential to use class C1, construction of a new cricket pavilion (Sui Generis), demolition of the group of derelict factory buildings; outline planning permission for 60 residential dwellings split over 2 sites with a maximum of 56 and 4 units each, with all matters reserved except for access at Land at Malt Kiln Brow, Chipping, Lancashire PR3 2GP in accordance with the terms of the application, Ref 3/2014/0183, dated 23 December 2013, subject to the conditions set out in Schedule 1 of this Decision.

Appeal B

2. The appeal is allowed and listed building consent is granted for a change of use of the Grade II listed Kirk Mill to create a hotel (18 bed) and bar/restaurant; works comprising partial demolition and extension of Kirk Mill including demolition of the later addition to the east of the Mill and erection of the new extension built on the same footprint in traditional stone to match the existing Mill; removal of further alterations to the façade to restore the historic character of the building at Land at Malt Kiln Brow, Chipping, Lancashire PR3 2GP in accordance with the terms of the application Ref 3/2014/0226 dated 23 December 2013 and the plans submitted with it subject to the conditions set out in Schedule 2 of this Decision.

Main Issues

3. The main issues in these appeals are;
 - The effects of the proposal on the significance of the listed building
 - The effects of the proposal on the setting of the listed buildings and the character and appearance of the conservation areas
 - The effects of the proposal on the AONB and landscape
 - Whether any aspects of the proposal should be considered as enabling development, and if so, whether it would be satisfactory in this respect
 - The balance of any harm against the benefits of the proposal.

Reasons

4. The appeal relates to 5 sites, 4 of which are closely related; the fifth is the proposed cricket ground which sits separately and to the south-east of the rest of the sites at the far end of Chipping. The 4 closely related sites are: Kirk Mill; the main mills complex; the Hive; Malt Kiln House and surrounding land. Kirk Mill would be converted to a hotel. The main mills complex would be largely demolished, apart from a barn (to be extended and converted to holiday cottages) and would accommodate the hotel/spa, wedding venue, kids club and trailhead centre. The hive is the existing cricket ground and would accommodate 56 houses. Part of the land at Malt Kiln House would accommodate 4 houses.

The effects of the proposal on the significance of the listed building

5. Kirk Mill is a former cotton spinning mill dating from 1785 and is grade II listed, with its mill-pond retaining wall, outflow and stone-built leat. It is a rare surviving Arkwright-type mill and it exhibits 2 phases of 18th Century

- development. Its significance derives from its rarity as a surviving example of its type; the retention of its water management system; surviving original features including windows, doors the wheel pit, the water wheel and its driving gears; one of the earliest examples of its type; the layout and its development over time which remains clearly legible.
6. The building has been vacant for some years and is in a state of considerable disrepair and it is suffering from some fundamental structural issues including the movement of the building which is giving rise to worsening structural integrity. Some issues such as water ingress and weather tightness are being addressed.
 7. The proposal would include the alteration of the Mill to accommodate a hotel use with a restaurant/bar at the ground floor. Externally, the 20th Century dust extraction tower would be removed from the southern elevation and the rebuilding of the projecting south wing at the eastern end of the south elevation. The southern elevation would then accommodate a proposed orangery in the form of a single storey extension providing space for the restaurant/bar. A glazed circulation tower would be constructed adjacent to the south elevation, abutting the south wing; this would provide access by stairs and lift to all floors. It is readily acknowledged that the removal of the 20th Century dust extraction tower would be a positive element to the scheme; I agree that its unfortunate appearance means that its removal would be a significant benefit. The rebuilding of most of the southern wing is necessitated by the poor quality and condition of this part of the structure. It is suggested by the Council that the circulation elements could more acceptably be located within the re-built southern wing, rather than the proposed glazed tower. However, the appellants point out that the internal differences in the floor levels would mean that this would render the proposed hotel far less accessible and practical for visitors than the proposed scheme.
 8. The proposed glazed tower would allow some visibility of the original south elevation of the mill, although this would depend on internal lighting and the precise nature of the glazing. It would make use of the striking 32-light window for access into the main part of the building. In relation to its height, the submitted drawings show that it would be marginally higher than the eaves of the existing building. I accept that there would be some negative effects arising from the glazed tower; it would be placed on the significant southern elevation in a prominent position. However, in my view the scheme needs to be seen as a whole and any negative aspects should be balanced against positive features of the proposal. In addition, I am satisfied that the proposed service lift within the rear projection would neither result in the undue loss of fabric nor the plan form of this part of the building.
 9. The proposed orangery extension would arise from the important south elevation at ground floor level. There appears to be some history of extension at this part of the site, although most appear to have been removed. The ground floor of the south elevation appears to have undergone much alteration, setting aside the extraction tower, openings have been formed and a roller-shutter door has been installed. Whilst the orangery would impose on the southern elevation, it would obscure part of its much altered section and would otherwise be a well-mannered form which would match the depth of the southern wing. The proposal would also involve the removal of various

unsympathetic buildings/extensions at the western end of the southern part, which would be an obvious and clear benefit to the Mill.

10. Internally, the ground floor would be kept substantially open in its use as a restaurant/bar; the existing openings would be used between the orangery and the existing area. The upper floors would be divided to form the hotel rooms although efforts have been made to retain some sense of openness in the form of the long corridors. The water wheel and associated gears would be retained as a feature of significant interest within the building.
11. In my judgement there is a significant benefit in the prospect of bringing this important listed building back into a beneficial use which could ensure its renovation and long-term survival. The Council are critical of the proposed use as a hotel which gives rise to extensions and the sub-division of the upper floors. There will inevitably be some alterations when entertaining the re-use of such a building. The appellants stated that they had initially considered a residential scheme, which is now suggested by the Council, but that when they put this to the Council it was strongly discouraged. Whilst I have no details of any such scheme or negotiations between the appellants and the Council, I can envisage that a conversion to a number of residential units could involve a greater degree of 'cellularisation' of the building, particularly at the ground floor which has been kept largely open in the appeal scheme. In this context I see that much of the open plan-form that would have existed in its industrial use and still exists now, would be altered by the proposal. However, some degree of openness would still be evident on the upper floors and the ground floor would remain significantly open.
12. I judge that there would be some negative effects from the proposed glazed tower and a marginally negative effect from the proposed orangery. The division of the upper floors would also result in some negative effects in relation to the plan-form. However, I see these as being far outweighed by the positive aspects of the scheme which involve the removal of some unfortunate elements, the ensured structural soundness, retention of the water-wheel, the overall renovation and re-use of the building which could include its longer term use, including the use by the public who would be able to experience much of this important building.

The effects of the proposal on the setting of the listed buildings and the character and appearance of the conservation areas

13. Kirk Mill adjoins Kirk House, which is the former mill owner's house and is also listed Grade II. They site within the wider Kirk Mill Conservation Area (KMCA). Part of the adjacent main mills complex also sits within the KMCA, although its larger southern part does not. The KMCA includes the building of Malt Kiln House, and the site for the 4 houses sits partly within and partly outside it. Further to the south sits the main core of the village of Chipping and the Chipping Conservation Area (CCA).
14. For the reasons set out above, I consider that the works to Kirk Mill would have an overall positive effect on its own setting and the setting of Kirk Mill House; similarly a positive effect would result on the character and appearance of the KMCA, for the same reasons.
15. Within the KMCA, the industrial building which sits directly opposite Kirk Mill which is sometimes referred to as the Williams building, would be demolished.

The older Barn building would be retained and its rather unsympathetic extensions would be replaced by one of a similar character to the Barn. This would then form holiday properties. The removal of the Williams building would be beneficial to the KMCA and also to the setting of the listed buildings as its distinctly unsympathetic industrial appearance detracts from both. The openness then created would enhance the setting of the Mill and relieve the sense of visual congestion at this point in the KMCA where the road crosses the stream. The replacement of the existing extensions to the Barn with one of a more sympathetic design and materials would be a benefit to the setting of the listed buildings and the KMCA.

16. Beyond the boundary of the KMCA but still on the main mills site, the large industrial building would be replaced by the spa/hotel and to its rear would be the wedding venue building and a small 'kids club'. The hotel/spa would be on a similar siting to the existing building and, although its steep roof would appear tall on plan, it would be similar to the existing building. Its design would be more consistent with the area than the existing building and the use of appropriate materials would enhance this. The more modest wedding venue and kids club would be of similar materials and their scale and siting to the rear of the site would ensure no unacceptable effects on the area.
17. The lowest section of the main mills site currently contains a very large open-sided storage structure and some warehousing. These would be replaced by the very modest form of the trailhead centre and the plant building. The remainder of this part of the site would accommodate the car park and significant areas of landscaping. As far as these areas are capable of affecting the adjacent conservation areas, I can see that only beneficial results would arise from the proposed changes.
18. The existing cricket ground at the Hive, sits to the north-west of the village boundary and beyond the boundaries of both conservation areas. The Hive is separated from the CCA by a significant area of 20th Century housing. The adjacent road separates the Hive from the land next to Malt Kiln house and proposed for 4 houses; beyond that is the boundary of the KMCA. The proposed development of the Hive would bring about an obvious alteration to its character. In relation to this effect on the CCA, there is no direct visual connection between the CCA and the site and I do not consider that there would be any effects on its character or appearance. In relation to the KMCA, its boundary is located across the road and is represented by the top of the ridge in the topography set back from the road by some distance; the land within the KMCA then fall away to the lower land containing Kirk Mill. Whilst it may be possible that views from within sections of the KMCA, particularly from the higher parts to the north, may take in part of the proposed houses here, I consider that they would be at such a distance and sufficiently fleeting so that the KMCA would not be affected.
19. The area of land behind Malt Kiln House is proposed for 4 houses and Malt Kiln House would be converted to hotel accommodation. Although all matters apart from access are reserved for future consideration for the 4 dwellings, the appellant indicates that the houses would be sited outside the KMCA which would mean that their curtilages would probably include land within it. The suggestion at this stage is that the houses would sit on the southern side of the land, to the south of the ridge which form the KMCA boundary. From my visit to the area, it seems clear that it would then be possible for the new houses to

be seen from areas within the KMCA on lower ground to the north. Whilst I accept that their appearance, design, precise siting could be such that their effects could be minimised, it seems to me that there would be some degree of imposition of these buildings on the undeveloped higher land at the margin of the KMCA. In relation to this individual aspect of the proposal, I consider that the impression of the KMCA wherein the close-knit cluster of buildings within the narrow valley bottom would be disrupted. I envisage no unacceptable effects from the conversion of Malt Kiln House.

20. With regard to the proposed new cricket ground and its proposed building, this is sufficiently low-key and distant from the CCA boundary that it would have no unacceptable effects.
21. In relation to the overall effects of the proposal as a whole on the setting of the listed buildings and on the conservation areas, I have concluded that there are numerous individual positive effects arising from the proposal. Whilst I have judges that there would be some negative effect from the proposed 4 houses, when balanced against the other factors, I consider that the scheme would have a beneficial effect and thereby it would satisfy the statutory duties in preserving the setting of the listed building and preserve and in some instances enhance the character and appearance of the conservation area; therefore, the significance of the historic assets would be conserved. Where I have identified negative effects, these are outweighed by the positive effects which include the public benefits.

The effects of the proposal on the AONB and landscape

22. The Framework states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in, amongst other things, AONBs, which have the highest status of protection in relation to landscape and scenic beauty. It adds at paragraph 116 that planning permission for major development in such an area should be refused except in exceptional circumstances and where it can be demonstrated that they are in the public interest. The whole area is within the Forest of Bowland AONB.
23. All aspects of the proposal and the effects that they will have on the area including its AONB designation need to be taken into account. I have already commented on the effects of the works to Kirk Mill, the main mills site and others in previous sections of this decision. For the reasons given in those sections above, I consider that the works to Kirk Mill would, on balance, represent an improvement to its character and appearance which would have a beneficial effect on the AONB and the general area. The removal of the industrial buildings on the main mills site and replacement with ones of a better design and materials, along with a greater sense of openness would again represent a considerable improvement in my judgement; this would have a positive effect on the AONB. In relation to the area of car parking and the trailhead centre, these would replace a very large and unattractive open-sided storage and warehousing building with modest buildings and landscaped car parking. I have judged these to be a considerable improvement which would also benefit the AONB.
24. The housing sites are located at the edge of the village of Chipping beyond its boundary. The cricket ground would accommodate up to 56 dwellings and the land on the opposite side of the road behind Malt Kiln House would contain up to 4 houses. The cricket ground sits adjacent to a large area of 20th Century

- housing which is outside the CCA. The development of the cricket ground would involve an obvious alteration to its character and appearance which would be seen from various points within the surrounding area; from the housing nearby as well as from the open countryside to the north and west. I have taken account of the evidence submitted by the appellant and the Council and noted the differences therein. From consideration of this and from my own observations, I agree that this would represent a negative change to the area and the AONB, which however, would reduce to a degree over time as landscaping within the site matures and softens the effects of the built form.
25. As the proposal would sit next to existing housing at the edge of the village, it would not appear in isolation and divorced from the settlement. The Council and others fear that it would lead to the coalescence of the village of Chipping with the cluster of buildings around Kirk Mill. The houses to the rear of Malt Kiln House would be sited outside the KMCA but close to the boundary. I have already concluded that, taken in isolation, this would have some negative effect on the KMCA. Whilst the proposal would not lead to an actual coalescence of the village with the Kirk Mill buildings, I accept that the degree of separation would as a matter of fact be reduced. The Council mention the alteration to the historic form of Chipping arising from this aspect of the proposal. However, in my view the historic areas, represented by the CCA would not be affected and the adjacent 20th Century housing would not be unacceptably affected in townscape/landscape terms. In the limited sense that the gap between the village and Kirk Mill would be reduced, I accept the point.
26. In relation to this issue, as with others, a balance needs to be made between the beneficial effects and the negative aspects of the scheme. It is set out in the evidence that the whole array of effects on the AONB and landscape need to be taken into account. I have assessed much of the proposal as having a positive effect in this respect and I judge these to be significantly so. The negative aspects relate to the minor effect of the 4 houses and the loss of the cricket pitch to housing. Taking account of the evidence and my own views, I judge these to be moderately adverse but would be outweighed by the significantly positive aspects of the proposal.
27. Policy DMB3 relates to recreation and tourism development and states that development will be approved which extends the range of tourism and visitor facilities, subject to: not conflicting with other policies; being well related to an existing main settlement or village or group of buildings; character, quality and visual amenity should not be undermined; traffic and transport effects should be acceptable; parking and landscaping should be satisfactorily provided; wildlife effects should be acceptable. In the AONB the policy adds that the following criteria will also apply: it should be of a high standard of design; it should not introduce built development in an area devoid of them. It adds that in the AONB, it is important that the development is not of a large scale and should contribute to the protection, conservation and enhancement of the natural beauty of the landscape. In relation to the recreation and tourism element of the proposal, I judge that the replacement and conversion of the existing buildings would represent an overall improvement in form and scale, which would be of benefit to the AONB.

Whether the proposal conflicts with the development plan and so should any aspects of the proposal be considered as enabling development, and if so, whether it would be satisfactory in this respect

28. Policy DS1 of the Core Strategy (CS) sets a development strategy for the Borough and states that the majority of new housing development will be concentrated in a strategic site and the main 3 settlements. It adds that in the Tier 2 Village settlements (which includes Chipping) development will need to meet proven local needs or deliver regeneration benefits. Taking account of the scale of the proposed development in relation to housing it seems to me that if the whole of the 'other settlements' are planned to provide 145 dwellings, then the provision of 60 in this one settlement can not realistically be seen as only meeting local needs. However, I do consider that it would deliver a regeneration benefit.
29. Policy DMG2 states that within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following: 1) should be essential to the local economy or social well-being of the area; 2) for forestry or agriculture; 3) is for local needs housing which meets an identified need; 4) is for small scale tourism or recreational development appropriate to a rural area; 5) is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated. Whilst there is some debate about criterion 1), my view is that the re-use of the existing buildings and those areas of the site that would be redeveloped and are also currently vacant can be considered to be essential for the local economy as their continued vacancy represents a wasted resource. I acknowledge that the scheme cannot be considered as small-scale; additionally, the housing proposed is not solely for local needs housing, although it should be accepted that some of it would be. Nevertheless, I consider that it satisfies criterion 1) and so meets the requirement of the policy.
30. Policy DMH3 relates to dwellings in the open countryside and AONB and limits residential development in those areas to: 1) essential agricultural dwellings or those which meet an identified local need; 2) conversions, subject to criteria; 3) rebuilding or replacing existing dwellings, subject to criteria. From the evidence available to me, the proposed provision of 60 dwellings would not cater for a specific local need and only a proportion of them could be said to do so in the form of affordable homes. Therefore, I judge that the proposal would conflict with Policy DMH3.
31. Paragraph 140 of the Framework states that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies. The Historic England (HE) publication '*Enabling development and the Conservation of Significant Places*' sets out their Policy and approach to this matter. The HE Policy states that enabling development that would secure the future of a significant place, but contravene other planning policy objectives should be unacceptable unless: a) it will not materially harm the heritage values of the place or its setting, b) it avoids detrimental fragmentation of management of the place, c) it will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose, d) it is

necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid, e) sufficient subsidy is not available from any other source, f) it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests, g) the public benefits of securing the future of the significant place through such enabling development decisively outweighs the disbenefits of breaching other public policies. The supporting text then adds that if these criteria are met, HE believes that planning permission should only be granted if (i) the impact of the development is precisely defined, normally through granting full rather than outline permission, (b) the heritage objective is secured, (c) the place is repaired to an agreed standard or funds to do so are made available as early as possible, (d) implementation is closely monitored by the local planning authority.

32. In relation to the Policy, for the reasons set out above I find that criterion a) is satisfied; criterion b) none would occur; criterion c) I have judged this to be the case; criterion d) undisputed evidence confirms this to be the case; criterion e) undisputed evidence confirms this; criterion f) the agreed viability evidence confirms this. In relation to criterion g) I have identified some conflict with policies relating to the housing sites in particular; other negative effects from individual aspects of the proposal have been weighed in balance with the positive aspects and I have concluded that acceptable and beneficial effects would arise. With particular regard to the provision of housing outside the settlement boundaries I have acknowledged conflict with the Council's policy. However, I have identified significant public benefits arising from the re-use and works to the listed building, within and around the conservation areas which would as a whole decisively outweigh the conflict arising from the proposed housing. As a consequence I consider that HE's Policy is satisfied.
33. In relation to the supporting text of the Policy, the application is a full proposal in relation to all of the items relating to the listed building and within the KMCA. The residential elements are in outline form but submissions have been included with the proposal which indicates to me that their form would be likely to be such that its effects are limited. Whilst the maximum number of dwellings is defined, the Council would have control at the reserved matters stage to ensure an acceptable appearance and form. This would also relate to the exact siting and form/design of the site for the 4 houses, including the presence of any means of enclosure. In relation to the other matters set out by HE, these are catered for. Therefore, in relation to this main issue, I conclude that the proposal includes enabling development which is justified in the circumstances of this case and which achieves the objectives set out in HE's Policy.

Planning Obligations

34. A completed Undertaking has been submitted, the contents of which the Council is generally satisfied with. The obligation relating to affordable housing would ensure the provision of 20% affordable homes, which is a slightly reduced figure due to the agreed viability of the scheme. The Council have concerns that a requirement for a number of bungalows is not contained within the obligation but I consider that this could be dealt with at the reserved matters stage, if necessary. The replacement cricket facility would be ensured and available for use. The developer would be obliged to undertake an agreed

schedule of works to Kirk Mill before any dwelling could be occupied. Demolition of the buildings on the main mills complex would also be required, apart from the retained Barn. I am satisfied that these obligations are necessary and reasonable and relate in scale and nature to the proposed development. As a result, they comply with the requirements of the Framework and Regulation 122 of the CIL Regulations.

Planning Balance

35. The scheme when taken as a whole has many component parts, the effects of which need to be taken into account in a balanced judgement. I have identified negative aspects of parts of the scheme, as set out in my reasoning. In general, I have found that these have been significantly outweighed by the positive aspects of the proposal, which would result in the repair, refurbishment and longer-term re-use of the listed building. The proposal would also result in the removal of buildings which I judge to have a negative effect on the surrounding area and their replacement with buildings and a form of development that is more sympathetic to its context. Where I have identified further conflict, in relation to the housing development, I have determined that this can appropriately be judged as acceptable enabling development, required to undertake other aspects of the scheme.
36. Taken as a whole, I consider that the proposal represents sustainable development and satisfies the 3 main dimensions as defined in the Framework, when taken as a whole.

Conditions

Sites 3 and 4 - Housing

37. The 'hybrid' application seeks outline planning permission for the housing elements and full permission for the other matters. Therefore, in relation to land parcels 3 and 4 as notated on the submitted plans, relating to the housing sites it is necessary to include standard conditions relating to the submission of reserved matters and the commencement of development; I shall also include a condition relating to the levels of the proposed buildings. In order for certainty and I shall impose a condition limiting the maximum number of dwellings on each site. In the interests of highway safety it is necessary to ensure that the new roads are built to an agreed specification.
38. In order to comply with Policies DMG1 and DMB4 and to ensure a satisfactory residential environment a Play-space Management Plan shall be submitted to and approved by the Council. A condition requiring renewable energy sources is necessary so that the requirements of Policies EN3 and DME5 are satisfied. Due to the proximity of the land parcel 4 to the KMCA, I agree that it is necessary and reasonable to control alterations, out-buildings and the installation/construction of renewable/micro-generation, solar photo-voltaics or solar thermal equipment by the removal of permitted development rights. Due to the outline nature of the proposal, in order to ensure that the proposed houses have an acceptable appearance and effect on the surroundings a condition relating to levels is necessary.

Sites 1, 2 and 5 - Full permission and All Sites

39. In order to ensure a satisfactory appearance samples, details and specifications are required, at an appropriate scale, in relation to external surfaces, eaves,

- guttering, rain-water goods, windows/doors reveals, mortar for Kirk Mill prior to the commencement of the scheme. In the interests of the amenity of residents conditions relating to noise generation and control are necessary, as are conditions controlling the hours for deliveries and the hours of use of the various facilities. So that parking does not affect the adjacent highways and so that adequate provision is made for alternative means of transport, cycle and motorcycle parking should be provided in accordance with an agreed scheme. So that the proposed internal road is of an acceptable nature, it should be constructed to at least base course prior to any site works.
40. In order that the proposed glazed tower to Kirk Mill does not have an undue effect in the hours of darkness, a lighting specification is necessary. So that adequate protection for bats is undertaken, an updated survey in relation to the bridge access to the proposed cricket pitch is necessary. I shall include a condition which requires that the development shall be undertaken in accordance with the approved drawings so that there is certainty. Further detailed drawings are required in relation to the glazed extensions to Kirk Mill as there is some detail lacking. There is a likelihood that the sites contain archaeological remains and it is justified to include a condition that requires an agreed scheme of works. So that the sites are suitably landscaped, an agreed scheme shall be implemented in a timely fashion for each parcel of land. There are no details of facilities for the storage of recycling and refuse and these should be the subject of an agreed scheme, secured by a condition.
 41. So that the development does not have an unacceptable effect in relation to highways and vehicle movements conditions are necessary in order to secure vehicle turning at an appropriate stage, surfacing and marking out of car parking areas, site access points and off-site works, provision for extension to the speed limit and a Travel Plan. An agreed Construction Management Plan is also necessary so that the construction process does not give rise to undue effects in the locality.
 42. In order to comply with Key Statement EN3 and Policy DME5 of the Core Strategy a scheme to secure renewable/low carbon energy or suitable alternatives shall be agreed and implemented. So that the sites are adequately drained, schemes for foul and surface water should be approved prior to commencement. For the same reason, the development shall also be undertaken in accordance with the Flood Risk Assessment. Surface water drainage shall be based on sustainable drainage principles in order to comply with Policies DMG1 and DME6 of the Core Strategy.
 43. There is a likelihood that the sites may contain contamination therefore it is necessary that this is investigated and dealt with where necessary; I have included appropriate conditions in this respect.
 44. So that wildlife is adequately protected conditions relating to bird nesting opportunities, the timing of certain works outside bird nesting times, inspection for possible bat roosts, a further otter survey, a great crested newt survey, a badger survey, the removal of non-native plant species, water vole habitat survey, new habitat creation and a long term landscape and ecology management plan. A number of these relate to surveys already undertaken but due to the time since they were undertaken, new repeat surveys are justified. All retained trees, hedgerows and the brook corridor should be adequately protected during construction with an agreed scheme.

45. In the interests of wildlife, highway safety and the living conditions of neighbours, any external lighting shall be the subject of the prior agreement of the local planning authority. Details are required in relation to the repair, long-term management and maintenance of the mill pond so that this can be adequately controlled. The scheme includes a 'hydro-scheme' within the Mill and details are required so that its appearance and effects can be controlled.

Listed Building Consent

46. So that the approved works have an acceptable effect on the listed building conditions relating to the approval of details of walls, roofs, window and door surrounds including dressing, coursing/laying, mortar mix, pointing type, rain-water goods, eaves details and materials, opening mechanisms for doors and windows are necessary. For the same reason a condition relating to further details of the glazed extensions to Kirk Mill is required. I shall also include a condition relating to archaeology, for the same reason as set out above.
47. Conditions relating to the works to the mill pond and the 'hydro scheme' are also necessary for the reasons given previously. Full details of the works for an provision of the lift in the 19th Century stair tower are necessary in order ensure that the structure and fabric of the building is not unduly affected.
48. It is intended that the water wheel shall be made a feature within the Mill and details of the precise nature of associated works should be agreed by a condition. The precise nature and extent of the demolition of the east wing should be controlled by a condition, along with the timely re-building of the approved part of it. There are numerous items of repair included within the proposal and a condition requiring approval of full and precise details is necessary in order to suitably preserve the listed building. For the same reason full details of new wall, ceilings, dry-lining, insulation, routing of services and structural works should also be the subject of approval by a condition.
49. Although the appellant indicated at the Hearing that they were generally content with the wording of the conditions and their necessity, following the Hearing they sent comments which suggested alterations to the wording of a number of conditions in order to accommodate a phased submission/discharging of the conditions, and, as previously drafted, would have required submission for all 5 sites prior to commencement of any part of the development. I consider that, in this case, they are comments which I ought to have regard to as they could affect the logical sequence of submissions.

Conclusion

50. For the reasons set out above, the appeals are allowed and planning permission and listed building consent are granted.

S T Wood

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

G Cannock
R Barton
A Thornton
X Quayle
I Miller
L Lang

FOR THE LOCAL PLANNING AUTHORITY:

C Ormondroyd
S Jones
A Dowd
C Taylor

INTERESTED PERSONS:

S Hore
H McCabe

Schedule 1; Conditions for Planning Permission

Conditions solely relating to the Outline aspects of the permission for land parcels 3 and 4 on Dwg No 05024_MP_00_105 Site Wide Planning Guide.

- 1) No part of the development hereby permitted shall be commenced until full details of the layout, scale and appearance of the buildings and landscaping (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include plans identifying the layout, design and external appearance of the buildings; surface material finishes for the highway, footpaths, cycleways, private drives and all other hard surfaces; landscape and boundary treatments; recreation and public open space provision; existing and proposed ground levels, proposed finished floor levels and building heights. The submitted reserved matters shall accord with the Illustrative Masterplan 05024-MP-00-103 REVB with the details in relation to land parcel 3 in substantial accordance with the parameters and objectives laid out in the Design and Access Statement 03.2014 and in relation to land parcel 4 the details shall accord with the submitted Design Code dated received on 10 October 2014. The development shall be carried out in accordance with the approved details.
- 2) Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3) The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.
- 4) No more than 56 dwellings shall be developed on parcel 3 and 4 dwellings on parcel 4 of the application site edged red on the submitted Dwg No. 05024_MP_00_105 Site Wide Planning Guide and the vehicular and pedestrian accesses to the sites shall be constructed in accordance with the details shown on the following submitted plans:
 - i) Proposed Residential Access Plot A TPMA1001 – 107.
 - ii) Proposed Residential Access Plot B TPMA1001 – 108.
- 5) The new estate roads/accesses between land parcels 3 & 4 and Fish House Lane / Church Raike shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level prior to the commencement of any development including site clearance/preparation and/or any demolition work takes place within the sites.
- 6) Prior to commencement of development a Play Space Management Plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for the play area(s) shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the Play Space Management Plan shall also provide precise details of all play equipment and its maintenance and indicate a timescale when the play spaces shall be provided and made available for use. The development shall be carried out in strict accordance with the approved details and the Play Space managed in accordance with the timings and

methodology contained within the approved Management Plan.

- 7) Prior to the commencement of development a scheme (including a timetable for implementation) to secure at least 10% of the energy supply of the development hereby permitted within that phase from renewable or low carbon energy sources or a scheme that demonstrates that alternative measures will achieve at least 10% less energy consumption than similar development constructed in accordance with the current Building Regulations Standards shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme/details shall be implemented as part of the development as approved and retained as operational thereafter.
- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwellings hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof(s) shall be undertaken and no buildings or structures shall be constructed or erected on land parcel 4 as defined on Dwg No. 05024_MP_00_105 Site Wide Planning Guide unless planning permission has first been granted by the Local Planning Authority.
- 9) Notwithstanding the provisions of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable/micro-generation, solar photovoltaics or solar thermal equipment shall be attached to the dwellings hereby approved or erected within their curtilage or on land parcel 4 as defined on Dwg No. 05024_MP_00_105 Site Wide Planning Guide unless planning permission has first been granted by the Local Planning Authority.
- 10) Prior to the commencement of the development details of the proposed finished floor levels, ridge and eaves heights of the buildings hereby approved shall have been submitted to and approved in writing by the local planning authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of surrounding property. The development shall be carried out as approved.

Conditions in relation to the Full aspects of the proposal for land parcels 1, 2 and 5 on Dwg No 05024_MP_00_105 Site Wide Planning Guide

- 11) The development must be begun no later than the expiration of three years beginning with the date of this permission.
- 12) Precise specifications and samples of walling, roofing and window and door surrounds including materials and their dressing and coursing/laying shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The development shall be undertaken in accordance with the approved details.
- 13) Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation of the buildings/alterations hereby approved shall have been submitted to and approved by the Local Planning Authority. For the avoidance of doubt the sections shall clearly detail all

eaves, guttering/rain water goods, soffit/overhangs, window/door reveals and the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.

- 14) Precise specifications and samples of proposed mortar to be used in works to the 'Kirk Mill and its associated mill ponds, retaining walls, outflow and stone-built leat' listed building including mortar mix and pointing type (the latter to be submitted in the form of a sample panel) shall have been submitted to and approved in writing by the Local Planning Authority before its use in the proposed works. The development shall be carried out in accordance with the approved details.
- 15) Precise specifications of proposed windows and doors including cross – section drawings, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works. Windows and doors to the Kirk Mill listed building shall be painted to a colour agreed in writing by the local planning authority within one month of their installation and retained as such in perpetuity.

- 16) No sound amplifying equipment, which would produce audible noise outside the premises, shall be installed internally or externally without details having been submitted to and agreed in writing by the Local Planning Authority.
- 17) No part or phase of the development hereby permitted shall begin until details of any fixed noise sources (including noise rating levels) have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the details so approved and thereafter retained.
- 18) Prior to commencement of development a scheme of noise control measures shall be submitted to and approved in writing by the Local Planning Authority that details how the impact of noise from the restaurant, bar and wedding venue shall be suitably controlled. The scheme of measures shall thereafter be implemented in accordance with the details so approved and retained thereafter.
- 19) No deliveries to the buildings on site shall take place outside the hours 0700 – 2300hrs.
- 20) The use of the wedding venue in accordance with this permission shall be restricted to the hours between 0800 and 0100 hours.
- 21) The use of the restaurant/bar area in accordance with this permission shall be restricted to the hours between 0630 and 2400 hours.

22) Cycle storage/parking provision/facilities shall be provided to the hotel and leisure facilities in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority. The provision/facilities shall thereafter be provided in accordance with the approved details and be made available for use prior to the premises hereby permitted becoming operative and retained thereafter.

23) Motorcycle parking provision shall be provided to the hotel and leisure

facilities in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority. The provision shall thereafter be provided in accordance with the approved details and be made available for use prior to the premises hereby permitted becoming operative and retained thereafter.

- 24) The new estate road/access between the main car park and Fish House Lane / Church Raike shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level prior to any site clearance, demolition, preparation or development takes place within the site.

- 25) Prior to commencement of development a detailed lighting specification, including luminance levels, for the glazed circulation core on the front elevation of the mill building to demonstrate how the illuminance of the glazed area will be minimised during nocturnal hours shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall include the accurate modelling of potential light spill. The scheme shall be implemented in accordance with the details so approved and retained thereafter unless agreed otherwise in writing with the Local Planning Authority.

- 26) No works associated with the bridge to access the relocated cricket pitch shall commence until an updated protected species survey of the bridge has been carried out during the optimum period, the results of which shall inform any Natural England European Protected Species licence application required. The findings and details of the updated survey and any licence application shall be submitted to the Local Planning Authority.

Conditions in relation to the whole of the proposal

- 27) Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

(MP) Site Plans

Site Edged Red, Location Plan 05024_MP_00_000

Existing Survey of Site 05024_MP_00_101

Parameters Plan 05024_MP_00_102 REVA

Indicative Masterplan 05024_MP_00_103 REVB

Block Plan and Proposed Landscaping 05024_MP_00_104REVB

Site Wide Planning Guide 05024_MP_00_105

Demolition of Buildings 05024_MP_01_000

(B1) The Mill Plans

Location Plan 05024_B1_00_100

Demolition Plan – Ground Floor 05024_B1_01_000
Demolition Plan – First Floor 05024_B1_01_001
Demolition Plan – Second Floor 05024_B1_01_002
Demolition Plan – Third Floor 05024_B1_01_003
Demolition – Existing Elevations 1, 2 & 3 05024_B1_01_100
Demolition – Existing Elevations 4, 5 & 6 05024_B1_01_101
Existing Ground Floor Plan 05024_B1_02_000 REVA
Existing First Floor Plan 05024_B1_02_001
Existing Second Floor Plan 05024_B1_02_002
Existing Third Floor Plan 05024_B1_02_003
Proposed Ground Floor Plan 05024_B1_02_004 REVB
Proposed First Floor Plan 05024_B1_02_005 REVB
Proposed Second Floor Plan 05024_B1_02_006 REVB
Proposed Roof Plan 05024_B1_02_008 REVB
Existing Elevations 1, 2 & 3 05024_B1_04_000
Existing Elevations 4, 5 & 6 05024_B1_04_001
Proposed Elevations 1, 2 & 3 05024_B1_04_002 REVB
Proposed Elevations 4 – 7 05024_B1_04_003 REVB
Proposed Elevations 8 - 10 05024_B1_04_004 REVB
Existing Sections AA & BB 05024_B1_05_000
Proposed Sections AA & BB 05024_B1_05_001 REVB
Section BB 05024_B1_05_002

(B2) The Barn

Location Plan 05024_B2_00_100
Ground Floor Demolition Plan 05024_B2_01_000
First Floor Demolition Plan 05024_B2_01_001
Barn Cottages Demolition Elevations 1-4 05024_B2_01_010
Barn Demolition Elevations 5-7 05024_B2_01_011
Existing Ground Floor Plan 05024_B2_02_000
Existing First Floor Plan 05024_B2_02_001
Proposed Barn Conversion Ground Floor Plan 05024_B2_02_002 REVA
Proposed Barn Conversion First Floor 05024_B2_02_003 REVA
Proposed Barn Conversion Roof Plan 05024_B2_02_004
Barn Cottages Existing Elevations 1-4 05024_B2_04_000
Barn Existing Elevations 5-7 05024_B2_04_001

Barn Proposed Elevations 1-4 05024_B2_04_002 REVB
Barn Proposed Elevations 5-9 05024_B2_04_003 REVC
Existing Sections AA, BB & CC 05024_B2_05_000
Proposed Sections AA, BB & CC 05024_B2_05_001 REVA

(B3) Hotel/Spa Plans

Location Plan 05024_B3_00_100
Proposed Ground Floor Plan 05024_B3_02_000 REVA
Proposed First Floor Plan 05024_B3_02_001 REVA
Proposed Second Floor Plan 05024_B3_02_002 REVA
Proposed Roof Plan 05024_B3_02_003 REVA
Proposed Elevations 1, 2 & 3 05024_B3_04_000 REVB
Proposed Elevations 4 & 5 05024_B3_04_001 REVC
Proposed Sections AA & BB 05024_B3_05_001 REVA

(B4) Trailhead Plans

Location Plan 05024_B4_00_100
Proposed Ground Floor Plan 05024_B4_02_000 REVA
Proposed Roof Plan 05024_B4_02_001 REVA
Proposed Elevations 1-7 05024_B4_04_000 REVB
Proposed Sections AA 05024_B4_05_001 REVA

(B5) Wedding Venue Plans

Location Plan 05024_B5_00_100
Proposed Ground Floor Plan 05024_B5_02_000 REVA
Proposed First Floor Plan 05024_B5_02_001 REVA
Proposed Roof Floor Plan 05024_B5_02_002 REVA
Proposed Elevations 1 & 2 05024_B5_04_000 REVB
Proposed Elevations 3 & 4 05024_B5_04_001 REVB
Proposed Sections AA & BB 05024_B5_05_000 REVA

(B6) Cricket Pavilion

Location Plan 05024_B6_00_100 REVA
Proposed Ground Floor Plan 05024_B6_02_000
Proposed Roof Floor Plan 05024_B6_02_001
Proposed Elevations 1 – 4 05024_B6_04_000 REVA

(B7) Kids' Club

Location Plan 05024_B7_00_100

Proposed Ground Floor Plan 05024_B7_02_000 REVA

Proposed Roof Plan 05024_B7_02_001

Proposed Elevations 1 - 2 05024_B7_04_000 REVA

Proposed Elevations 3 - 4 05024_B7_04_001 REVA

Proposed Sections AA & BB 05024_B7_05_000

(B8) Mechanical Plant Building

Location Plan 05024 B8_00_100

Ground Floor and Roof Plans 05024 B8_02_000

Elevations 1-4 5 05024 B8_04_000 REVA

Highways/Access Plans

Proposed Kirk Mill Access TPMA1001 - 201

Proposed Residential Access Plot A TPMA1001 - 107

Proposed Residential Access Plot B TPMA1001 - 108

Proposed Hotel/Trail Head Access Road TPMA1001 - 106 REVB

Cricket Pitch Existing Access Bridge 12-155 - B1 REVB

Proposed Cricket Club Access TPMA1001 - 109 REVB

- 28) Notwithstanding the submitted details, prior to the commencement of development of land parcel 1 (as defined on Dwg No 05024_MP_00_105), details of the west and north facing elevations of the glazed lean-to located on the west elevation of the existing Mill building and an east facing elevation of the Mill building showing the 'glazed bay' and its projection above the Mill buildings roof/eaves level shall have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

- 29) No development shall take place on a land parcel (as defined on Dwg No 05024_MP_00_105) until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work for that parcel in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

- 30) No development shall take place on a land parcel as defined on Dwg No. 05024_MP_00_105 Site Wide Planning Guide until full details of both hard and soft landscaping works relating to such part or phase have been submitted to and approved by the LPA in writing. For the avoidance of doubt the submitted details shall include:

- i) planting details (including species, numbers, planting distances/densities and plant sizes);
- ii) within the planting details - express identification of all supplementary and compensatory planting of native trees and hedgerows which shall be over a greater area than any trees or hedges to be lost (as a minimum of ratio of 3:1);
- iii) surfacing including full details of the colour, form and texture of all hard landscaping (ground surfacing materials);
- iv) street furniture;
- v) signage;
- vi) boundary treatments;
- vii) a programme for the implementation of the landscaping works including all boundary treatments.

The development shall be implemented in accordance with the approved details.

- 31) All landscaping schemes approved for each phase of development shall be fully implemented in the first complete planting and seeding season following the occupation of the dwellings, or non-residential uses within that phase or the completion of the phase to which they relate, whichever is the sooner. Any grassed areas, trees or plants (for the avoidance of doubt, this includes retained trees and grassed areas) which, within a period of five years from completion of the relevant development phase die, are removed or become seriously damaged or diseased shall be replaced in the next planting season. Replacement trees and plants shall be of a similar size and species to those lost, unless otherwise agreed in writing by the Local Planning Authority.

- 32) Prior to the commencement of development of a land parcel (as defined on Dwg No 05024_MP_00_105) plans and particulars showing the provision to be made for the storage and disposal of refuse and recycling receptacles for that land parcel, shall be submitted to and approved in writing by the Local Planning Authority. Such provision as is agreed shall be implemented concurrently with the development and thereafter retained. No part of the development shall be occupied until the agreed provision is completed and made available for use.

- 33) The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear and such provisions shall be laid out in accordance with the approved plans and the vehicular turning spaces shall be laid out and be available for use before the development is brought into use and retained thereafter.

- 34) The car parks shall be surfaced or paved in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plans, before the use of the premises hereby permitted becomes operative. These features shall thereafter be retained in the approved form.

- 35) No part of the development hereby approved shall commence until a scheme for the construction of the site access points for that land parcel

(as defined on Dwg No 05024_MP_00_105) to all elements of the application and the off-site works, including timings and delivery of highway improvement(s) have been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 36) No part of the development hereby approved on land parcels 1 and 2 (as defined on Dwg No 05024_MP_00_105) shall be occupied or opened for trading until the approved scheme referred to in Condition 35 has been constructed and completed in accordance with the scheme details unless agreed otherwise in writing by the Local Planning Authority.
- 37) Prior to the commencement of any development an order shall be placed for staff costs, the advertising and implementation of traffic regulation orders for an extension of the speed limit on Fish House Lane and Longridge Road, to the satisfaction of the Local Planning Authority.
- 38) Prior to the first use of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Business Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved Plan is carried out.
- 39) Prior to the commencement of any development on a land parcel (as defined on Dwg No 05024_MP_00_105), including demolition, site clearance or preparation works associated with this permission shall commence on any land parcel as identified on Dwg No. 05024_MP_00_105 Site Wide Planning Guide until a Construction Method Statement/Management Plan for that land parcel has been submitted to and approved in writing by the Local Planning Authority. The approved Statement/Management Plan shall be adhered to throughout the construction period and the submitted details shall indicate details of:
 - i) The location of parking provision for vehicles of site operatives and visitors
 - ii) The location for the loading and unloading of plant and materials
 - iii) The location for the storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) The location of wheel washing facilities
 - vi) Measures to control noise and the emission of dust and dirt during construction identifying suitable mitigation measures including measures to prevent pollution of habitats adjacent to development areas
 - vii) Routes to be used by vehicles carrying plant and materials to and from the site
 - viii) Details of hours of working including delivery times for construction materials;
 - ix) Measures to ensure that construction and delivery vehicles do not impede upon access to existing properties

- x) Programme and timings of the road-sweeping of the adjacent highways network
- xi) Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- xii) a scheme for recycling/disposing of waste resulting from construction works (there shall be no burning on site);
- xiii) details of lighting to be used during the construction period which should be directional and screened wherever possible;
- xiv) Pollution prevention measures to be adopted throughout the construction process to ensure watercourse and waterbodies on and adjacent to the works are adequately protected; and
- xv) Contact details of the site manager.

40) Before development of a land parcel (as defined on Dwg No 05024_MP_00_105) begins a scheme (including a timetable for implementation)) to secure at least 10% of the energy supply of the development hereby permitted within that phase from renewable or low carbon energy sources or a scheme that demonstrates that alternative measures will achieve at least 10% less energy consumption than similar development constructed in accordance with the current Building Regulations Standards shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme/details shall be implemented as part of the development/as approved and retained as operational thereafter.

41) Notwithstanding any indication on the approved plans, no development approved by this permission shall commence on a land parcel (as defined on Dwg No 05024_MP_00_105) until a scheme for the disposal of foul and surface waters for the parcel has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewerage systems. The development shall be completed, maintained and managed in accordance with the approved details.

42) The development permitted by this planning permission shall only be carried out in accordance with the approved FRA (v1.1, dated October 2013) and the following mitigation measures detailed within the FRA:

- i) Limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
- ii) Implementation of all mitigation measures set out in Sections 4 and 7 of the FRA (v1.1, dated October 2013).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

43) No development shall take place until a surface water drainage scheme for

a land parcel (as defined on Dwg No 05024_MP_00_105), based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy for that land parcel should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme for that land parcel shall subsequently be implemented in accordance with the approved details before the development is completed.

- 44) No parcel of development (as defined on Dwg No 05024_MP_00_105) approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:
- i) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; potentially unacceptable risks arising from contamination at the site.
 - ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - iii) The results of the site investigation and detailed risk assessment referred to in (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
 - v) Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.
- 45) No occupation shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
- 46) If, during development, contamination not previously identified is found to

be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

- 47) No development shall take place on a parcel of land (as defined on Dwg No 05024_MP_00_105) until details of the provisions to be made for bird nesting opportunities to be installed within the re-developed buildings and new buildings on that land parcel have been submitted to and approved in writing by the Local Planning Authority. The details shall include provision of appropriate nesting opportunities for House Sparrow, Song Thrush, Jackdaw and Swift. The development shall be carried out in accordance with the approved details which shall be implemented and be made available prior to the development hereby approved being brought into use.
- 48) No tree felling, vegetation clearance works, demolition work, development works, works affecting stone walls or riverside masonry or other works that may affect nesting birds shall take place between 1st March and 31st August inclusive, unless surveys by a competent ecologist show that nesting birds would not be affected and these have been submitted to and approved in writing by the Local Planning Authority.
- 49) Prior to commencement of works a further precautionary inspection/assessment of trees to be affected for their suitability to support roosting bats shall be carried out by a suitably qualified person. Should any trees have developed features suitable for roosting bats impacts on these should be avoided where possible. Should impacts be unavoidable then the protocol detailed in table 8.4 (protocol for inspection of trees) of the recognised Bat Conservation Trust guidelines (Bat Surveys: Good Practice Guidelines, 2nd edition, 2012) shall be followed and advice sought from an appropriately qualified ecologist regarding the need for a Natural England licence.
- 50) Immediately prior to commencement of works a further precautionary survey of the site and adjacent suitable habitat for evidence of Otter shall be carried out by an appropriately qualified person. If the survey reveals evidence of Otter then advice should be sought regarding the need for a Natural England licence.
- 51) No land parcel part of the development (as defined on Dwg No 05024_MP_00_105) shall be commenced until a non-native species removal and disposal method statement for that parcel has been submitted and agreed in writing the Local Planning Authority. The details of which shall include a methodology and timings for the eradication and removal from the site of Himalayan Balsam. The development shall be carried out in strict accordance with the approved details.
- 52) No development on a parcel of land (as defined on Dwg No 05024_MP_00_105) shall take place until a great crested newt survey has been carried out during the optimum period March/April/May/June inclusive for pond/terrestrial/egg and larvae - July/August for Habitat and larvae - September for Habitat and November/December - for Hibernating

newts. The findings of the survey should include details of Habitat Suitability Index [HSI] Assessment, Presence/Absence details, population size and mitigation/translocation details.

- 53) Prior to the commencement of works for a parcel of land (as defined on Dwg No 05024_MP_00_105) there shall be a repeat survey for evidence of badgers on the site and extended to include suitable habitat within 30m of the site boundaries. The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to Ribble Valley Borough Council for approval. Any necessary and approved measures for the protection of badgers will be implemented in full within an agreed timetable.
- 54) If works are to be carried out within 5m of the bank tops of suitable Water Vole habitat, a further precautionary survey for evidence of water voles shall be carried out immediately prior to commencement of works. The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority. Any identified necessary and approved measures for the protection of water voles shall thereafter be implemented in full.
- 55) No site clearance, site preparation or development work shall take place on a land parcel (as defined on Dwg No 05024_MP_00_105) until a fully detailed habitat creation/landscaping plan for that land parcel has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate adequate planting to compensate for losses and will demonstrate maintenance, enhancement, protection and adequate buffering of retained and established habitats. The species mixes for replacement habitat and habitat along site boundaries and the river corridor shall comprise native species/habitats appropriate to the locality only. The approved plan shall be implemented in full.
- 56) No site clearance, site preparation or development work shall take place on a parcel of land (as defined on Dwg No 05024_MP_00_105) until a Long Term Landscape and Ecological Management Plan for that parcel, to include long term design objectives post completion management responsibilities and maintenance schedules for the Mill Pond and all landscaped/habitat areas (other than privately-owned domestic gardens) including any areas of public open space such as grasslands, hedges, trees and any sustainable drainage features has been submitted to and approved in writing by the Local Planning Authority. The Long Term Landscape and Ecological Management Plan shall include (but not be limited to):
 - i) detailed plans outlining the management and maintenance regimes and responsibilities to be adopted for the mill pond;
 - ii) monitoring of the establishment of all landscape planting and habitat planting;
 - iii) aftercare of all landscape planting and habitat enhancement in accordance with conservation and biodiversity objectives;
 - iv) monitoring and treatment of invasive species;
 - v) monitoring of condition of and maintenance of footpaths to encourage use and avoid the creation of informal footpaths that may damage other habitats;

- vi) monitoring and maintenance of bat and bird boxes;
 - vii) maintenance of SUDS (where applicable); and
 - viii) appropriate timings of management works to ensure avoidance of bird nesting seasons etc.
 - ix) management of the woodland area to be used for "informal foraging" (parcel 5) and other areas to be used as for access/public open space (such as area south east of parcel 1)
 - x) details of the level of proposed access/usage, measures to control recreation pressures (such as access points, zoning access/no go areas and monitoring visitor numbers)
 - xi) full assessment of likely impacts, and measures to offset impacts and enhance the areas for biodiversity.
- 57) All trees, hedgerows and the brook corridor being retained in or adjacent to the application area will be adequately protected during construction, in accordance with existing guidelines (e.g. BS5837: 2012 Trees in relation to design, demolition and construction- Recommendations) the details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.
- 58) No external lighting associated with the development shall be installed without prior written approval from the Local Planning Authority. Any lighting scheme shall demonstrate that (1) external sources of lighting shall be effectively screened from the view of a driver on the adjoining public highway (2) there would be no lighting of/light spill onto suitable bat roosting features (including trees with bat roost potential) or hedgerows, ponds or chipping brook (3) that dark unlit bat commuting/foraging corridors will be retained through the site and to the wider area including to/from features with bat roost potential and (4) that bird nesting opportunities would not receive excessive light spill. The principles of relevant guidance shall be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009). Lighting shall be installed as approved only.
- 59) No part of the development hereby approved with respect to land parcels 1 and 2 (as defined on Dwg No 05024_MP_00_105) shall commence until a scheme for the repair, long-term management and maintenance of the mill pond, including associated works and timings, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and agreed timings/methodology.
- 60) No part of the development shall commence until details of the 'Hydro Scheme' (as referred to in page 139 of the Design & Access Statement hereby approved) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Schedule 2; Conditions for Listed Building Consent

- 1) The works must begin no later than the expiration of three years beginning with the date of this consent.
- 2) Precise specifications and samples of walling, roofing and window and door surrounds including materials and their dressing and coursing/laying shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.
- 3) Precise specifications and samples of proposed mortar to be used in works to the 'Kirk Mill and its associated mill ponds, retaining walls, outflow and stone-built leat' listed building including mortar mix and pointing type (the latter to be submitted in the form of a sample panel) shall have been submitted to and approved in writing by the Local Planning Authority before its use in the proposed works.
- 4) Precise specifications of proposed windows and doors including cross – section drawings, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works. Windows and doors to the 'Kirk Mill and its associated mill ponds, retaining walls, outflow and stone-built leat' listed building shall be painted within one month of their installation and retained as such in perpetuity.
- 5) Notwithstanding the submitted details, prior to the commencement of development, details of the west and north facing elevations of the glazed lean-to located on the west elevation of the existing mill building and an east facing elevation of the Mill Building showing the 'glazed bay' and its projection above the Mill Buildings roof/reaves level shall have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.
- 6) No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- 7) No part of the development hereby approved shall commence until a scheme for the repair, long-term management and maintenance of the mill pond, including associated works and timings, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and agreed timings/methodology.
- 8) No part of the development shall commence until details of the 'Hydro Scheme' (as referred to in page 139 of the Design & Access Statement hereby approved) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.
- 9) Precise specification and samples of the proposed rain-water goods including eaves detail and materials shall have been submitted to and approved in writing by the Local planning Authority before their use in the proposed works

- 10) Precise specifications of the proposed installation of the lift in the listed building's early 19th Century stair tower (including impact on historic fabric, below ground excavation, a structural engineer's method statement for installation, design and materials) shall have been submitted to and approved in writing by the Local Planning Authority before its use in the proposed works.
- 11) Precise specifications of any works to the listed building's water wheel and its housing (including the removal of historic fabric to provide views of the water wheel) shall have been submitted to and approved in writing by the Local Planning Authority before implementation of this element of the proposal.
- 12) Precise specifications of the proposed dismantling of the listed building's east extension (including a structural engineer's method statement) shall have been submitted to and approved in writing by the Local planning Authority before the implementation of this element of the proposal. The construction of the proposed new east extension exterior walls and roof shall have been completed within six months of the commencement of the dismantling of the existing extension.
- 13) Precise specifications including drawings, materials, method statements of proposed repair works affecting the character of the listed building shall have been submitted to and approved in writing by the Local planning authority before their implementation and the commencement of any works on the site.
- 14) Precise specifications of the impact on historic fabric of the proposed Kirk Mill interior works including new walls and ceilings, dry-lining, insulation, routing of services and structural works (the latter to be accompanied by a structural engineers method statement and justification) shall have been submitted to and approved in writing by the Local Planning Authority before the implementation of this element of the proposals.

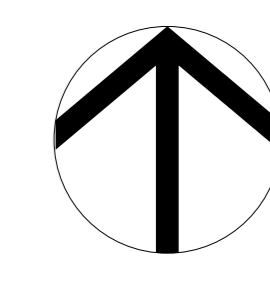
APPENDIX 2: PROPOSED SITE PLAN

Accommodation Schedule

House Type	Abbr.	Variant	Type	Bedrooms	GIA m ²	GIA ft ²	Number	Site Totals m ²	Site Totals ft ²
Chastleton	CHS	B	Apartment	2	65	701	4	252	2708
Chastleton	CHS	A	Apartment	2	67	723	1	64	686
Chastleton	CHS	C	Apartment	2	70	757	4	282	3041
Charlbury	CHA		Detached	3	103	1110	5	515	5550
Spelsbury	SPL		Detached	3	105	1136	2	210	2272
Kingham	KIN		Detached	4	118	1269	11	1298	13959
Finstock	FIN		Detached	4	130	1404	6	780	8424
Stonesfield	STN	v1	Detached	5	157	1697	2	314	3394
Stonesfield	STN	v2	Detached	5	157	1697	1	157	1697
Stonesfield	STN	v3	Detached	5	157	1697	1	157	1697
Whitchford	WCH	v1	Detached	5	157	1697	1	157	1697
Whitchford	WCH	v2	Detached	5	157	1697	2	314	3394
Whitchford	WCH	v3	Detached	5	157	1697	1	157	1697
							41	4657	50216

General Key

- Bin Store Location
- Existing Trees/Heritage to be Retained
- Existing Trees/Heritage to be Removed
- Flood Protection Zone



The Conifers

Rev	Revision/History	By	Date
Client			

Chipping Homes Limited

Project: Chipping, Land at Church Raikie

Drawing: Proposed Site Plan

Drawn	Checked	Date
LJ	RB	05/12/2016

Scale: As Indicated

Revision: Planning

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Project Number: CIP-MA-00-00-DR-A-0001
 Date: 05/12/2016

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