

Residential development comprising 28 no. dwellings with associated parking, landscaping and open space.

Land at Chatburn Road, Clitheroe

Planning Statement

Design and Access Statement

Oakmere Homes

July 2017

Contents

1. Introduction
2. Site and surroundings
3. Development proposals
4. Planning policy
5. Planning appraisal
6. Summary and conclusion

Prepared by: Lee Greenwood

Smith and Love Planning Consultants Ltd

5 Albert Edward House

The Pavilions

Preston

PR2 2YB

Tel. 01772 831861

lee@smithlove.co.uk

1. Introduction

1.1 This planning statement has been prepared by Smith and Love Planning Consultants Ltd on behalf of Oakmere Homes (the applicant) in support of a full planning application for residential development on land at Chatburn Road, Clitheroe. The application is for;

- *The erection of 28 dwellings with associated parking, landscaping, open space and vehicular access from Chatburn Road.*

1.2 This statement describes the application site, the proposed development and assesses its merits against the relevant up-to-date policies of the development plan, the National Planning Policy Framework and other relevant material considerations.

1.3 It demonstrates that the application site is suitable, appropriate for housing and will create a high quality sustainable development which makes a positive contribution to the provision of housing in the Borough.

1.4 The Statement concludes that the proposed development is compliant with the policies of the Ribble Valley Core Strategy and having regard to all other material considerations, the presumption in favour of sustainable development should be applied.

1.5 This Statement should be read in conjunction with the following supporting information, plans and documents submitted with the planning application;

- Application form and certificates
- Site layout plans and elevations
- Flood risk assessment and drainage strategy
- Transport statement
- Ecology report and protected species update
- Landscaping plans
- Tree survey
- Ground investigation report

2. Site and surroundings

2.1 The application site comprises open grazing land, broadly rectangular in shape measuring 1.8 hectares in area. It is bound by a combination of dry stone walling to the frontage, semi-mature planting to the field boundary and a railway embankment at the northernmost point of the site.

2.2 The surrounding area is predominantly residential, though Clitheroe Royal Grammar School, the Community Hospital and the Link 59 business park are all within walking distance of the site. The centre of the town is located approximately 1km to the south west and is accessible by a variety of means. It contains all the services and facilities associated within a principal settlement including wider transport opportunities, by way of rail and bus, to Manchester, Preston, Blackburn and Bolton.

- 2.3 The settlement pattern and street scene in the surrounding area shows considerable variety in terms of design, form, scale, density and palette of materials. As such there is no rigid or defined style which would dictate the layout of future development in the vicinity. However due to its location on the periphery of the town, a less formal layout for housing is generally more appropriate.
- 2.4 There is an extant outline permission at the site for the erection of 20 dwellings, 3 apartments and a 60 bed care home (RVBC ref – 3/2013/0981). As a result, the site now represents a ‘committed housing site’ for the purposes of the Core Strategy, is used in the Council’s calculation of housing land (included in formal publications since October 2015) and falls within the revised settlement boundary having previously been in the open countryside. This will be discussed in more detail in the policy section below.

3. Development Proposals

- 3.1 The application seeks detailed planning permission for the erection of 28 dwellings with associated open space, landscaping and vehicular access. Full details are provided within the accompanying plans and documentation.
- 3.2 The development proposes a mix of 20 open market homes and 8 affordable units (30% of the total development). The full schedule of accommodation includes;
- 20 detached, 4 bedroom dwellings (market housing)
 - 3 semi-detached, 1 bedroom bungalows (affordable)
 - 3 terraced, 2 bedroom dwellings (affordable)
 - 2 terraced, 1 bedroom dwellings (affordable)

- 3.3 The affordable units would be provided on plots 1 to 8, with the type and tenure to be agreed with the local planning authority. As can be seen from the schedule above, it is sought to provide a variety of property types in order to offer choice. The open market housing accounts for the remainder of the site and is arranged informally around small cul-de-sacs which are accessed from a central estate road. All of the properties are provided with enclosed rear gardens and open plan front gardens, and driveways served from the development access road. Each dwelling has car parking spaces within or immediately adjacent to their curtilage.
- 3.4 The site layout is dictated by the topography and physical constraints of the site. The presence of the brook, passing through the northern section of the site, represents a natural curtailment of the developable area. This, with the associated easement, creates a substantial buffer between the site and the railway line.
- 3.5 The layout of the site acknowledges its edge of settlement location and takes in to account the building line of existing dwellings to the south west (Kiln Close & Colthirst Drive). The proposal would have significantly lesser massing than the earlier outline consent which included provision for a 60 bed care home, ranging between 2 and 3 storeys, adjacent to Chatburn Road. In this revised scheme, solely for housing, dwellings would be surrounded by generous curtilages and open space, ensuring that the site boundary retains a soft edge.
- 3.6 The majority of the houses are two storey designs, with the exception of plots 6-8 which comprises a short row of three bungalows. Despite variations in house types, the range of materials used across the site will generate a common and cohesive theme throughout. The external walls will comprise a combination of split face natural stone and pale render and the roof in Redland Cambrian slate (grey). Windows would be of upvc construction in anthracite and rainwater goods in black upvc.
-

- 3.7 Both the design and layout will create an attractive street scene, set back from Chatburn Road. The retention of existing boundary treatments where possible and the provision of supplementary landscaping will result in a high quality development which comfortably integrates in to its setting. The area of land to the rear of the site (roughly 0.35 hectares) allows for an accessible area of open space and creates a natural buffer to the adjacent railway line. This layout approach is evident in the wider area when viewing the settlement pattern along Chatburn Road. In this regard the reflects the prevailing form of development.
- 3.8 Vehicular access is as previously proposed, from Chatburn Road. As the supporting transport statement shows, safe and suitable access can be provided for both vehicles and pedestrians, linking in to the existing footway and highway infrastructure.

4. Planning Policy

National Planning Policy Framework

- 4.1 The Framework sets out the Government's policies for the planning system and how it expects them to be applied positively and pro-actively to deliver sustainable economic growth and meet objectively assessed needs. It confirms that applications for planning permission must be determined in accordance with the development plan unless material considerations, including the Framework, indicate otherwise, and that due weight should be given to development plan policies according to their consistency with the Framework (paragraph 215).

- 4.2 Paragraph 197 requires local planning authorities to apply the presumption in favour of sustainable development in their assessment and determination of development proposals. This is set out in paragraph 14, and requires planning permission to be granted for proposed development that accords with an adopted development plan.

Development Plan

- 4.3 This comprises the Ribble Valley Borough Council Core Strategy which was adopted in December 2014.
- 4.4 During the determination and subsequent approval of the original planning application, the site was designated as open countryside. However the Council's settlement boundaries have been reviewed as part of the emerging Housing and Economic Development DPD. The draft settlement boundaries which formed part of the Regulation 18 stage of the consultation were formally adopted for development management purposes in December 2016. These revisions bring the site within the newly defined settlement (marking the new edge) and denote it as being a committed housing site as shown in Figure 1 below.

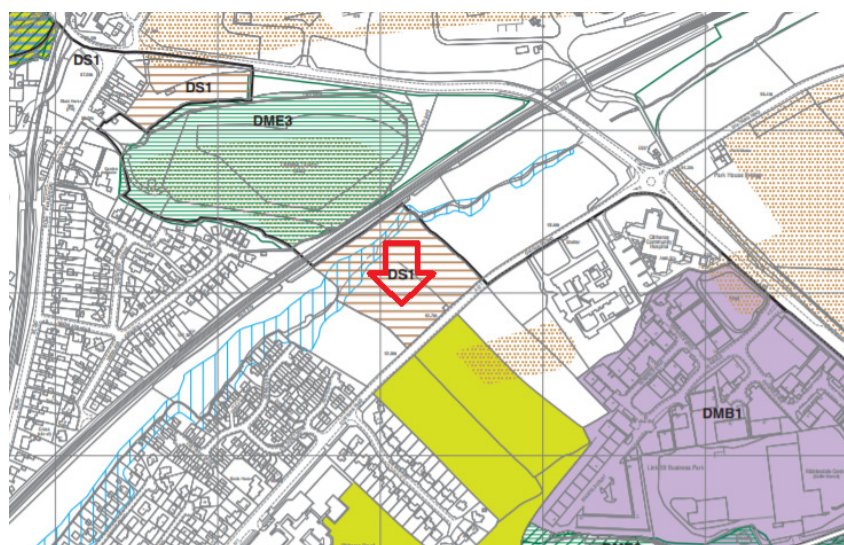


Figure 1 – revised settlement boundary and committed housing allocations. Source – Ribble Valley BC HED DPD

- 4.5 In light of this the following Core Strategy policies are relevant to the application;
- 4.6 *Key Statement DS1* – outlines the Council’s development strategy and focuses the majority of new development, including housing, to principal settlements which includes Clitheroe.
- 4.7 *Key Statement DS2* – advises that the Council will take a positive approach to proposals which reflect the presumption in favour of sustainable development as detailed in the Framework.
- 4.8 *Key Statement H1* – details the Council’s approach to housing provision and delivery over the plan period.
- 4.9 *Key Statement H2* – seeks to provide a mix and range of housing in new developments.
- 4.10 *Key Statement H3* – details the Council’s affordable housing requirements. Within the settlement boundary of Clitheroe, on schemes of 10 units or more, a figure of 30% will be sought.
- 4.11 *Key Statement DMI1* – advises that the Council will use planning obligations where appropriate, including provision of affordable housing.
- 4.12 *Key Statement DMI2* – advises that new development should be located to minimise the need to travel and incorporate good access by foot, cycle and have convenient links to public transport.
- 4.13 *Policy DMG1* – outlines the Council’s general considerations in determining planning applications. This includes design, layout, density, access and amenity.

- 4.14 *Policy DME1* – seeks to protect trees and woodland, requiring an arboricultural assessment where development has the potential to impact on trees.
- 4.15 *Policy DME3* – seeks to ensure that protected species and their habitat are not harmed.
- 4.16 *Policy DME6* – seeks to control and prevent flood risk and ground water contamination.
- 4.17 *Policy DMB4* – requires residential development on sites of more than 1 hectare to provide adequate and useable open space.

5. Planning Appraisal

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a principal material consideration in this respect, and requires all planning applications for housing development to be determined in accordance with the presumption in favour of sustainable development.

Principle of Development

- 5.2 The principle of development has been established as part of the extant consent and whilst this full application proposes a wholly residential scheme, the primary issues remain relevant.

- 5.3 The site is now within the settlement boundary and represents a committed provision for the purposes of the Council's housing land figures. The site is sustainable by way of its location within the settlement of Clitheroe and its proximity to services and facilities. There are a number of amenities within immediate walking distance (hospital, schools – primary and secondary, employment/business premises, cricket ground with club house, tennis courts, petrol filling station) and bus stops within 250m, served by a regular mainline service which provides access to a variety of destinations both within and beyond the Borough boundary. The proposal thereby accords with Key Statements DS1, DS2, H1, H2 and DMI2.

Design

- 5.4 The surrounding area contains considerable variety in terms of the style, layout and appearance of dwellings. There is no uniform architectural vernacular to replicate, as such there are opportunities to create bespoke developments, whilst acknowledging some of the wider characteristics in the vicinity. A total of eleven house types are proposed, which represent a variation of a common theme of material use and combinations. Detached, gable fronted properties with render and stone walls make up the largest proportion of units on the site, covering plots 9 - 28. This reflects styles found in neighbouring streets (Green Drive for example) and is therefore considered to be an appropriate design approach. Units 1-5 are similar in form and layout to dwellings on Kiln Close, creating a short terrace adjacent to the Chatburn Road boundary. Bungalows are also a regular feature in the immediate area, as such the inclusion of similar properties on plots 6-8 here is representative of the variety found at this northern end of the town.

- 5.5 The scheme as shown would provide a high quality development, taking in to account the wide ranging design influences in the area. The layout and mix of housetypes provide a good quality environment for future residents, with a clear definition between public and private spaces. The design thereby accords with Key Statement H2 and Policy DMG1 of the Core Strategy.

Affordable Housing

- 5.6 The proposed development would result in the provision of 8 affordable units, which equates to 30% of the overall scheme. This is compliant with the approach and associated thresholds set out in Key Statement H3. Within those 8 units a range of accommodation would be provided, including 1 bed dwellings (2 no.), 2 bed dwellings (3 no.) and 1 bed bungalows (3 no.). This would make a positive contribution to the Council's housing stock and ensure choice for future occupants.

Open Space

- 5.7 The development proposes an area of 0.35 hectares (roughly 20% of the overall site area) for public open space to the rear of the site. This will be accessible by a foot bridge between plots 19 and 20. This was considered to be an acceptable level of provision in the earlier outline consent, the application therefore accords with Policy DMB4.

Trees and Landscaping

- 5.8 The application is supported by a tree survey prepare by PDP Associates which shows that no category 'A' trees exist on the site and that category 'B' trees/hedges can be incorporated in the final development. Only the poorest quality trees will be lost and a detailed landscaping scheme shows that new planting is provided around the site. The development thereby complies with Policy DME1.

Ecology

- 5.9 The original application was accompanied by a biodiversity report, which has been updated by Envirotech in support of this revised proposal. The earlier submission found that there would be no harm to protected species or their habitats. Following site visits and investigations in May 2017 it is confirmed that there has been no change in circumstances. Biodiversity enhancement can however be secured as part of the proposed development and are included within the report. The requirements of Policy DME3 have therefore been addressed.

Drainage and Flood Risk

- 5.10 The majority of the site falls within Flood Zone 1, however a small section is designated as Flood Zones 2 and 3 accounting for the presence of a watercourse towards the rear boundary of the site. The associated Flood Risk Assessment and previous comments from the Environment Agency confirm that the absence of any dwellings with in the area denoted as Flood Zone 3 is acceptable. The proposed layout incorporates this requirement by way of a 5m buffer between the curtilage of any dwelling and the watercourse. The development therefore raises no adverse issues in this regard.
- 5.11 Technical supporting information is provided with regard foul and surface drainage, prepared by CTC Infrastructure. Surface water flows from the site will be restricted to 17l/s, feeding in to the watercourse. This is considered to be the most effective method to secure suitable on site drainage as the geological makeup of the land is not conducive to an infiltration system.
- 5.12 Foul waters would be disposed of via an on site pumping station (required due to topography), connected to existing mains infrastructure within Chatburn Road.

- 5.13 The associated drainage and flood risk information is therefore compliant with Policy DME6 of the Core Strategy.

Access & transportation

- 5.14 The application is accompanied by a Transport Statement prepared by DTPC. This demonstrates that the proposed development will be accessible on foot, by public transport and by cycle to a number of local services and facilities within the town.
- 5.15 Safe and suitable vehicular access and adequate visibility splays can be provided from Chatburn Road as demonstrated within the Transport Statement. The new carriageway would be 5.5m wide, with 2m footways to either side to promote pedestrian movement to and from the site.
- 5.16 A development of the size proposed would not generate highway capacity or safety issues and the location of the site provides opportunity for sustainable travel by a variety of means. The proposal therefore accords with Key Statement DMI2 and Policy DMG1.

Utilities

- 5.17 The application site can be provided with mains drinking water and electricity supplies and there is sufficient capacity available to serve the proposed development.

Benefits of the scheme

- 5.18 The development would also provide wider environmental, social and economic benefits, these include;
- Delivery of a mixed type and tenure of housing
 - Increase in choice and variety of housing within a principal settlement

-
- Generation of increased household expenditure within the local economy
 - Increased council tax revenue and new homes bonus investment
 - Job creation and supply chain expenditure during the construction process
 - Biodiversity improvements

6. Summary and Conclusion

- 6.1 This Planning Statement has been prepared in support of the detailed planning application made by Oakmere Homes, for the erection of 28 dwellings (inclusive of 8 affordable units) with associated car parking, open space, landscaping and vehicular access, on land at Chatburn Road, Clitheroe.
- 6.2 It demonstrates that the development is compliant with the Council's strategic housing aims, providing a high quality, sustainable development which will deliver economic, social and environmental benefits. Having regard to all other material considerations, the presumption in favour of sustainable development applies and planning permission should be granted.