

PLANNING STATEMENT

LAND AT CROFTLANDS, BROAD MEADOW, CHIPPING
MS J SEED AND MISS I M SEED





Rural Solutions

PLANNING STATEMENT

LOCATION

LAND AT CROFTLANDS,
BROAD MEADOW, CHIPPING

PROPOSAL

ERECTION OF FOUR DWELLINGS
(3 NET NEW DWELLINGS)

APPLICANT

MS J SEED AND MISS I M SEED

ISSUE DATE

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EXECUTIVE SUMMARY

The proposed development is for the erection of four detached dwellings at land at Croftlands, Broad Meadow, Chipping.



POLICY

- The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 56 of the NPPF

- Small sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

Paragraph 69 of the revised NPPF consultation draft, demonstrates direction of travel of national policy.



MATERIAL CONSIDERATIONS

The site is partly previously developed land.

The proposed development includes substantial new planting with associated habitat creation.

The design of the proposed development is considered to be of high quality and could act as a precedent for locally sensitive housing development for the rural area.



BENEFITS

- Economic benefits, including jobs created during the construction phase, additional expenditure in the district and the generation of Council Tax.
- Social benefits, including an increased number of people in the village to support local facilities and services and the efficient use of an otherwise redundant parcel of land.
- Environmental benefits, including the provision of high-quality new dwellings, enhancing the semi-rural village character and the ecological interest of the site through new landscape planting, with a 100% increase in the ecological value of the site post-construction based on new habitat creation (see submitted biodiversity offsetting calculator). A 17m loss of hedgerow will be more than adequately compensated by 306m of hedgerow post-construction.



PLANNING BALANCE

The proposed small scale development is in accordance with the development plan which acknowledges Chipping as an area for growth. There are no impacts arising from the development which can be considered significant, and therefore the development proposal should be approved without delay.

The proposal has been designed with regard to the AONB Management Plan.

I. INTRODUCTION AND APPROACH

- I.1: This planning application is submitted to Ribble Valley Borough Council (RVBC) on behalf of Ms Janet Seed (the applicant) for the erection of four dwellings at land at Croftlands, Chipping.

DESCRIPTION OF DEVELOPMENT

- I.2: As shown on the accompanying drawings, the proposals are for the erection of four dwellings on land to the north of an existing property known as 'Croftlands', at the north-western end of a cul-de-sac called Broad Meadow on the western side of the village of Chipping.
- I.3: The proposals relate to approximately 0.7 hectares of land that is part brownfield and part agricultural, with the previously-developed element incorporating the applicant's existing detached dwelling at Croftlands, associated outbuildings and the footings of a recently-approved dwelling at the site (which has been implemented but not completed).
- I.4: The site also includes a vehicular access, which utilise the existing access point serving Croftlands from Broad Meadow but will run along its eastern side into the site.
- I.5: The accompanying drawings show that the proposed dwellings will comprise four detached dwellings, all with four bedrooms and of two-storeys. The dwellings will benefit from detached garages and landscaped gardens, with turning and circulation space within the access drive.

APPLICATION CONTEXT

- I.6: This outline planning application is to be read in conjunction with the following documents, which are submitted as part of the submission:

Drawing package, prepared by RSL Architecture:

- Site location plan at 1:1,250 scale;
- Site plan as existing at 1:500 scale;
- Site plan as proposed at 1:500 scale;
- Plot 1 floor plan as proposed (ground floor) at 1:100 scale;
- Plot 1 floor plan as proposed (first floor) at 1:100 scale;
- Plot 1 roof plan as proposed at 1:100 scale;
- Plot 1 elevations as proposed (south east and north east) at 1:100 scale;
- Plot 1 elevations as proposed (north west and south west) at 1:100 scale;

- Plot 2 floor plan as proposed (ground floor) at 1:100 scale;
- Plot 2 floor plan as proposed (first floor) at 1:100 scale;
- Plot 2 roof plan as proposed at 1:100 scale;
- Plot 2 elevations as proposed (south east and south west) at 1:100 scale;
- Plot 2 elevations as proposed (north west and north east) at 1:100 scale;
- Plot 3 floor plan as proposed (ground floor) at 1:100 scale;
- Plot 3 floor plan as proposed (first floor) at 1:100 scale;
- Plot 3 roof plan as proposed at 1:100 scale;
- Plot 3 elevations as proposed (north east and south east) at 1:100 scale;
- Plot 3 elevations as proposed (south west and north west) at 1:100 scale;
- Plot 4 floor plan as proposed (ground floor) at 1:100 scale;
- Plot 4 floor plan as proposed (first floor) at 1:100 scale;
- Plot 4 roof plan as proposed at 1:100 scale;
- Plot 4 elevations as proposed at 1:100 scale;
- Plot 4 carport as proposed at 1:100 scale; and
- Ancillary bin store as proposed at 1:100 scale.

Other accompanying documents:

- Design and Access Statement, prepared by RSL
- Ecological Appraisal including Statement of Ecological Enhancement, prepared by EnviroTech

1.7: The format of the remainder of this document is as follows:

- Section 2: a description of the site and surroundings and a review of planning history relevant to the site;
- Section 3: a description of the application proposals;
- Section 4: a review of relevant local planning policy and designations;

- Section 5: an assessment of the proposals in light of current local planning policy;
- Section 6: an assessment of the proposals in light of national planning policy;
- Section 7: an assessment of the benefits we consider will be generated by the proposal; and
- Section 8: a conclusion and an assessment of the planning balance.

2. SITE AND SURROUNDINGS

LOCATION

- 2.1: The site subject to this application for full planning permission relates to a roughly triangular parcel of land of 0.7 hectares at Croftlands, to the west of the village of Chipping, Lancashire.
- 2.2: As shown on the aerial view of the site (below) and on the existing site plan, the site currently comprises a field associated with the applicant's existing property at Croftlands, which is in the south-west of the site. The land is marshy and is of very limited agricultural benefit, as will be clear from a site visit. The land has not been used for agricultural purposes for some time.

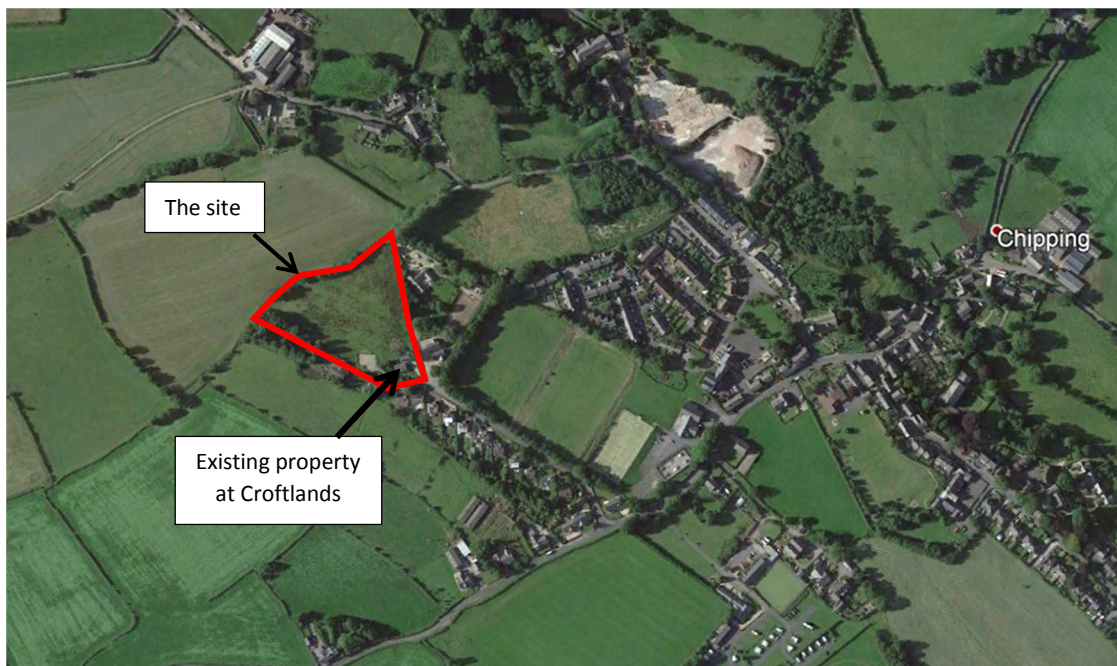


Figure 2-1: Aerial image of Chipping, showing the location of the application site and Croftlands (source: Google Maps)

- 2.3: Croftlands is a single-storey detached dwelling with associated outbuildings. It is located at the end of Broad Meadow, a cul-de-sac that runs north-west from Garstang Road.
- 2.4: Planning permission was granted in March 2014 for the erection of three dwellings on two parcels of land to the east and west of Croftlands (LPA reference 3/2013/0571). This planning permission was implemented, resulting in the creation of footings for 'Plot 1', which is adjacent to the existing dwelling. This has resulted in a portion of the site being previously-developed.
- 2.5: The site is bounded by hedgerows on all sides, which form defined defensible boundaries. Other existing dwellings exist to the south and east of the site.

- 2.6: In its wider context, the site is on the western side of Chipping, which benefits from local services and amenities including two public houses, a church, two schools, a café and bus stops.
- 2.7: Chipping is approximately 5 miles from Longridge, 8 miles from Clitheroe and 12 miles from Preston.

PLANNING DESIGNATIONS

- 2.8: The proposals map of the Ribble Valley District Wide Local Plan¹ shows that part of the site (i.e. the host property at Croftlands, along with its curtilage) is within the defined settlement limit for Chipping, but the remainder of the site lies outside - but adjacent to - the development limit boundary. This was also the case in relation to the approved application that has been partly implemented (two of three properties built).

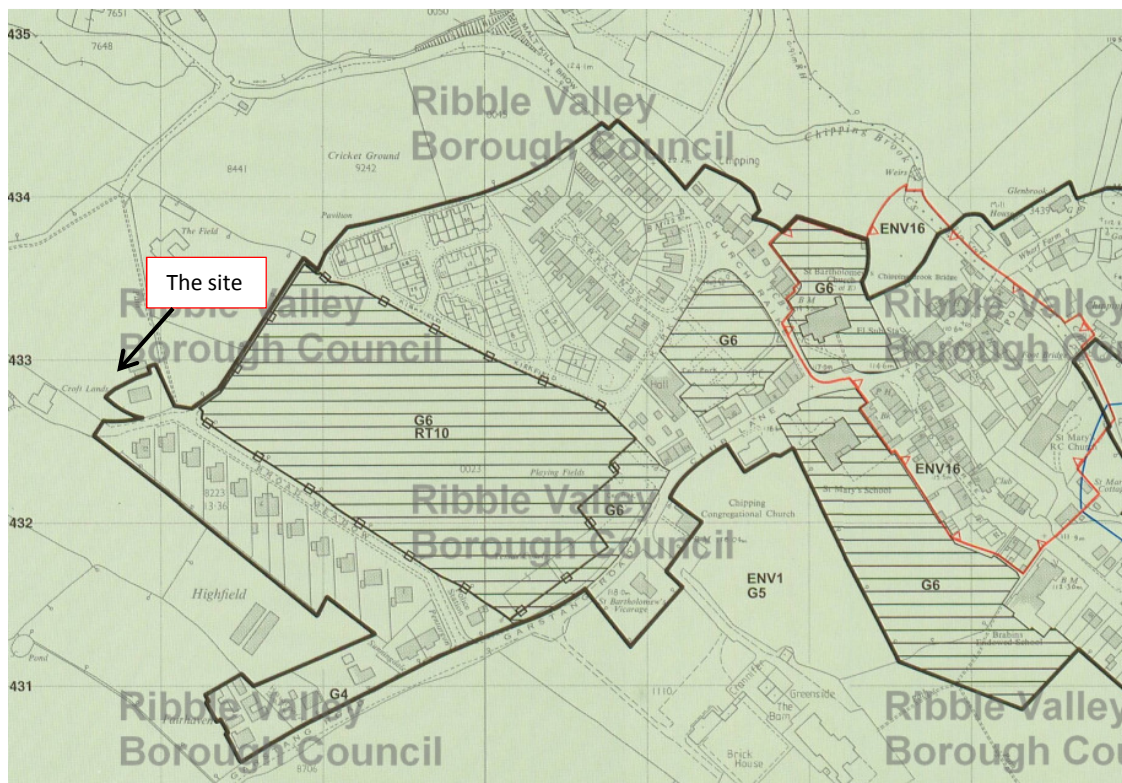


Figure 2-2: Extract of the adopted Ribble Valley Proposals Map, showing the site within Chipping

- 2.9: The site is therefore considered to be partly within the development limit of Chipping and partly within the open countryside for planning purposes.

¹ The proposals maps which accompanied the Districtwide Local Plan remain in place until a revised set of plans are produced as part of the Housing and Economic Development DPD.

FOREST OF BOWLAND AONB

2.10: The site – along with the wider area – also falls within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) as noted from the above map, with the entire settlement of Chipping (and the site previously approved) included in this designation.

2.11: Natural England confirms the purpose of AONB designation as follows:

AONBs are designated solely for their landscape qualities, for the purpose of conserving and enhancing their natural beauty (which includes landform and geology, plants and animals, landscape features and the rich history of human settlement over the centuries).

2.12: Landscapes for Life is the National Association of Areas of Outstanding Natural Beauty and they confirm that:

Particular regard should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment.

2.13: It is therefore the case that AONBs are not designated only on the basis of landscape and built development and ecology are also of importance, and that social and economic development that conserves and enhances designated areas is to be encouraged.

2.14: Consideration of how the built environment, ecological interest and landscape of this part of the AONB can be conserved and enhanced have been a key consideration in the design of the proposal.

SITE ACCESSIBILITY

2.15: The site is currently accessed via a gated field access from Broad Meadow, which is a cul-de-sac that serves approximately 15 dwellings. Broad Meadow meets Garstang Road, which is the main street through Chipping.

2.16: The road network serves the larger towns of Longridge, Clitheroe, Preston and Blackburn.

2.17: The site is accessible from the local road network to the M55 and M6 (approximately 11 miles to the east).

2.18: The nearest train stations providing national rail services are at Whalley and Clitheroe, which provide services to Manchester, Blackpool, Preston and Blackburn, where there are connections to mainline services.

2.19: Bus stops are located approximately 500 metres from the site at The Sun Inn, providing the following services²:

- Preston – Longridge (route 4, operated by Stagecoach)
- Chipping – Clitheroe (route 5, operated by Preston Bus)
- Longridge – Bowland (route 626, operated by Lakeland Coaches)
- Chipping – Clitheroe (route 645, operated by Bretherton Gold Line Tours)
- Chipping - Longridge (route 705, operated by Longridge Coaches)

2.20: These bus services provide regular connections from Chipping to the larger towns in the District and beyond.

2.21: The Principal Settlements of Clitheroe, Longridge and Whalley³ are all accessible from the site via non-car modes (via the bus services set out above) and also via the local highway network. These Principal Settlements provide a wider range of facilities and services, including shops, pubs, restaurants and employment opportunities.

2.22: In light of the above, the site is considered to be well-connected by car and non-car modes.

PLANNING HISTORY

2.23: Planning permission was granted in March 2014 for the erection of three dwellings on two parcels of land to the east and west of Croftlands (LPA reference 3/2013/0571). An extract of the approved site layout plan is shown below.

² <https://bustimes.org/stops/25001658>

³ As defined in policy DSI of the adopted Core Strategy

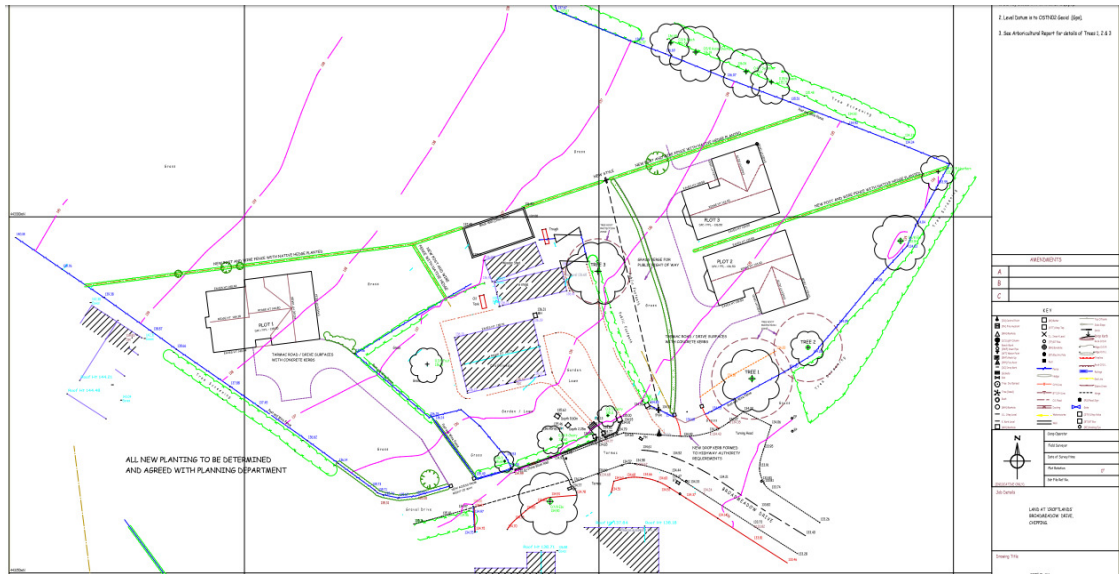


Figure 2-3: Extract of approved site layout plan for planning permission 3/2013/0571 (source: Ribbles Valley Borough Council online application database)

- 2.24: A subsequent application for the discharge of the relevant pre-commencement planning conditions was granted in June 2014 (LPA reference 3/2014/0347).
- 2.25: This planning permission was implemented, resulting in the creation of footings for 'Plot 1', which is adjacent to the existing dwelling. This is shown on the aerial image at Figure 2-4.



Figure 2-4: Aerial image of the site, showing the location of the implemented planning permission (source: Google Maps)

- 2.26: It is demonstrated from the previous grant of planning permission that the Council has accepted small-scale residential development in this location for three dwellings.
- 2.27: As the previous planning permission has been implemented (and is thus extant in perpetuity), a fall-back position exists for the completion of the previously-approved three dwellings at the site. However, it is considered that this current application provides a better opportunity for a more sensitive form, of greater scale of development within this sensitive location in the AONB, with development consisting of housing taking references from barn and farmyard influences and proposing a high quality of development.
- 2.28: It is therefore considered that the proposal, which takes its references in terms of the site extent from The Conifers to the north and Hawthorns and ancillary buildings to its rear, provides an opportunity to create a high quality development that appropriately responds to the edge of village and AONB setting.

3. THE APPLICATION

- 3.1: As shown on the accompanying drawings, the proposals are for the erection of four dwellings on land to the north of an existing property known as 'Croftlands', at the north-western end of a cul-de-sac called Broad Meadow on the western side of the village of Chipping.
- 3.2: The proposals relate to approximately 0.7 hectares of land that is part brownfield and part agricultural, with the previously-developed element incorporating the applicant's existing detached dwelling at Croftlands, associated outbuildings and the footings of a recently-approved dwelling as part of a previous planning permission at the site (which has been implemented but not completed).
- 3.3: The accompanying drawings show that the proposed dwellings will comprise four detached dwellings, all with four bedrooms and of two-storeys. The dwellings will benefit from detached garages and landscaped gardens, with turning and circulation space within the access drive.
- 3.4: The accompanying Design and Access Statement demonstrates that the design of the properties has been carefully considered in respect of the local vernacular, incorporating stone and slate in their construction.



Figure 3-1: Sketch perspective showing the view of the approach into the site from Broad Meadow (from the accompanying Design and Access Statement)

ACCESS AND PARKING

- 3.5: The applicant's property is currently served by a vehicular access from the top of Broad Meadow, a cul-de-sac serving approximately 15 dwellings. The proposed access will utilise the existing access point, which will be upgraded and will run along the eastern side of Croftlands into the site to serve a courtyard.
- 3.6: The proposed dwellings will benefit from detached garages and car ports, providing all parking within the site and screened from the wider landscape.

ECOLOGICAL AND LANDSCAPE ENHANCEMENTS

- 3.7: As part of the proposals the opportunity has been identified to add significant new tree and hedgerow planting on the land ensuring the new development enhances the ecology of the land and also provides a good quality landscape buffer that is appropriate to the termination of this part of Chipping and the AONB setting.
- 3.8: The ecological enhancements have been guided by Envirotech. Their ecological appraisal and biodiversity calculator are attached to the application.
- 3.9: The latter document confirms that:
- The post construction ecological value, allowing for establishment of newly created habitat is therefore 0.57 units better (100% increase) than existing resulting in enhancement of the immediate setting...
 - There will be an increase in the length of hedgerow of 306m. This is against a loss of 17m. Hedgerow is therefore increased by 1900%.

ECOLOGICAL ENHANCEMENTS

The proposal includes the following ecological measures and enhancements:

- Existing trees to be retained and managed
- New planting to enhance the site boundaries
- Private residential gardens separated by new tree planting.

Adjacent is a plan of the site which demonstrates the proposed ecological enhancements listed above.

Proposed landscaping to screen the site from neighbouring properties and public footpath

Private residential gardens separated by new landscaping

Hedgerow and trees planted to enhance the boundary of the site



Figure 3-2: Ecological Enhancements Plan showing new tree and hedge planting (from the accompanying Design and Access Statement)

4. SITE DESIGNATIONS AND DEVELOPMENT PLAN

4.1: Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 210 of the National Planning Policy Framework (NPPF/the Framework) explains that the starting point for the determination of planning applications is the development plan. The determination of an application must be made in accordance with the plan unless material considerations indicate otherwise.

ADOPTED DEVELOPMENT PLAN

4.2: In this case, the development plan comprises the adopted Core Strategy (adopted in 2014), which replaced the previous District Wide Local Plan.

4.3: The Core Strategy forms the central document of the Council's Local Development Framework (LDF).

4.4: The proposals maps which accompanied the District Wide Local Plan remain in place until a revised set of plans are produced as part of the Housing and Economic Development DPD (see below).

4.5: The relevant proposals map for Chipping shows that part of the site (i.e. the host property at Croftlands, along with its curtilage) is within the defined settlement limit for Chipping, but the remainder of the site lies outside - but adjacent to - the development limit boundary.

4.6: The site – along with the wider area – also falls within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

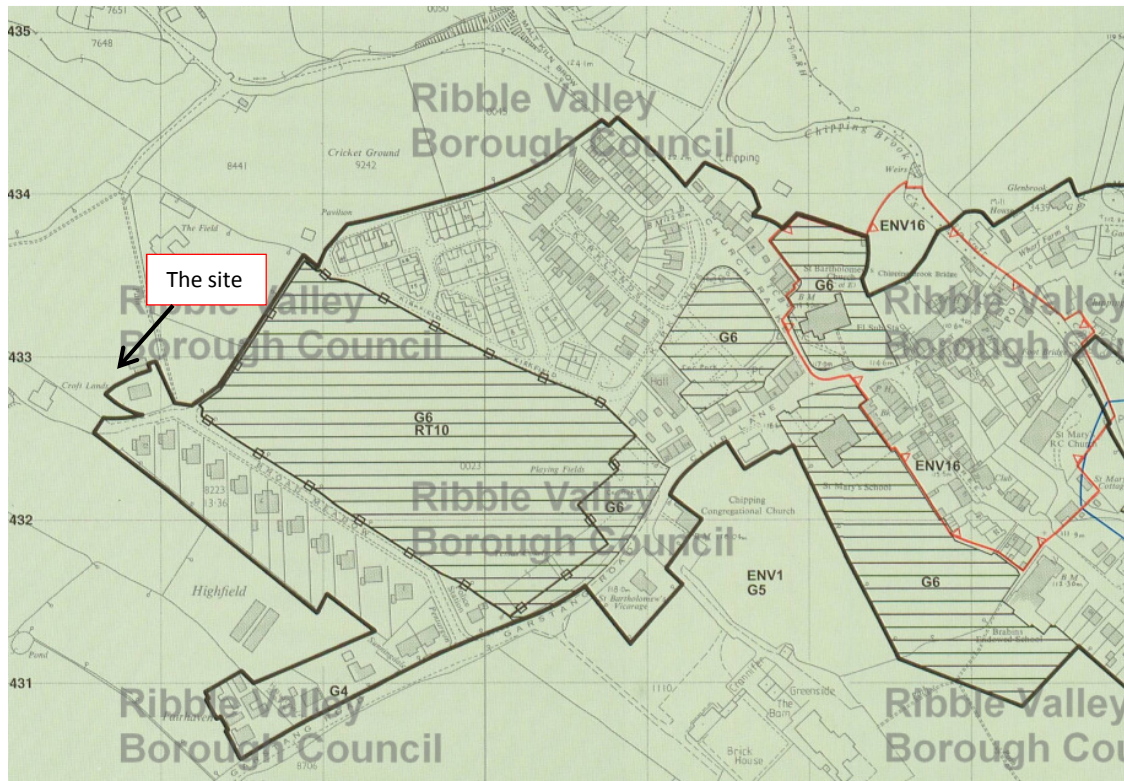


Figure 4-1: Extract of the adopted Ribble Valley Proposals Map, showing the site within Chipping

EMERGING DEVELOPMENT PLAN

- 4.7: The emerging Housing and Economic Development DPD (HED DPD), which sets out more detailed policy coverage for matters relating to housing and economy, is currently at the Examination stage, having been through several periods of consultation. Although not yet adopted, it is at a relatively advanced stage and can therefore be afforded weight in the determination process.



Figure 4-2: Extract of the emerging draft proposals map for Chipping

4.8: The draft proposals map for Chipping, set out in the draft HED PDP, shows the site is still within the AONB but that the settlement limits for the village are proposed to be extended slightly to include the site of the previous planning application. This has resulted in more of the application site falling within the draft development limits of Chipping in the emerging HED PDP.

DEVELOPMENT CONTROL POLICIES

4.9: The table below sets out the local planning policies considered to be relevant to this planning application. These subjects are discussed in greater detail in section 6 of this statement.

Subject	Core Strategy policies
Principle of development and sustainability	<ul style="list-style-type: none"> • DS1: Development Strategy • DS2: Sustainable Development • H1: Housing Provision
Design and landscape	<ul style="list-style-type: none"> • EN2: Landscape • DMG1: General Considerations • DME2: Landscape and Townscape Protection
Transport and accessibility	<ul style="list-style-type: none"> • DMI2: Transport Considerations • DMG3: Transport and Mobility

Ecology and trees	<ul style="list-style-type: none"> • DME1: Protecting Trees and Woodlands • DME3: Site and Species Protection and Conservation
Flood risk and drainage	<ul style="list-style-type: none"> • DME6: Water Management

PRINCIPLE OF DEVELOPMENT

- 4.10: Ribble Valley Borough Council's most recent Housing Land Availability Assessment from October 2017 states that the Council can demonstrate a 5.9 year supply of land.
- 4.11: A detailed assessment of the land supply position has not been considered relevant in this case for a number of reasons.
- 4.12: Firstly it is widely accepted that the existence or otherwise of a five year land supply should not dictate whether a proposal for a sustainable housing development should be positively determined, particularly in the context of government advice to significantly boosting the supply of housing. Locally housing provision numbers are treated as minimums in accordance with government guidance.
- 4.13: It is also noted that part of the site is covered by an existing consent with plot foundations added.
- 4.14: The proposal would add three new dwellings to the housing stock in a sustainable manner and with quantified ecological benefits.
- 4.15: The proposed development is in accordance with the development strategy at (Core Strategy DSI) which identifies Chipping as a Tier 2 village and states that
- In general the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area.
- 4.16: The submitted plans are considered to demonstrate that development can be accommodated within the local area without harm to the local area and with ecological and wider environmental enhancements through creation of a high quality transitional built development with substantial new landscaping.
- 4.17: As noted above more detailed consideration of local plan conformity is provided at section six.

FOREST OF BOWLAND AONB MANAGEMENT PLAN

4.18: The Forest of Bowland AONB Management Plan describes the special qualities of the area which contribute to the national significance of the landscape. It identifies the major trends and opportunities for the area.

4.19: The document provides a policy framework and identifies a 5-year programme of actions (April 2014 - March 2019) to help guide the work of the AONB partnership organisations towards achieving the purpose of this plan - to conserve and enhance the natural and cultural beauty of the Forest of Bowland landscape.

4.20: The vision of the Management Plan states that:

The Forest of Bowland AONB retains its sense of local distinctiveness, notably the large-scale open moorland character of the Bowland Fells, traditional buildings and settlement patterns of villages, hamlets and farmsteads. Natural and cultural heritage is sympathetically managed and contributes to a sustainable and vibrant local economy. The management of the AONB has improved the quality of the landscape for all.

4.21: The proposal has been designed with reference to traditional building forms and is considered to respect the settlement pattern of this area of Chipping when adjoining built development is considered.

4.22: New landscaping and associated ecological enhancement is considered to improve the natural heritage of the area. As set out in the benefits section of this report, the proposal will provide a small development site for local suppliers and additional patronage for local businesses and contribute to a sustainable and vibrant local economy.

5. THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING GUIDANCE

- 5.1: The National Planning Policy Framework sets out the Government's planning policies for England and how they are to be applied. The National Planning Practice Guidance (NPPG) adds further clarification and guidance as to how these policies should be interpreted and implemented. The NPPF is confirmed as being a material consideration in the determination of planning applications. Local planning policies should be in conformity with these national policies, adding the locally specific detail needed to deliver the Government's objectives whilst meeting local needs and aspirations.
- 5.2: On 5th March 2018, draft revised NPPF and draft revised NPPG were published for consultation. The draft revised NPPF incorporates policy proposals that were previously consulted on in the *Housing White Paper* and the *Planning for the right homes in the right places* consultations.

SUSTAINABLE DEVELOPMENT

- 5.3: At the heart of the NPPF is a presumption in favour of sustainable development which is seen as a golden thread running through both plan making and decision taking (paragraph 14). Paragraph 9 of the Framework also explains that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment as well as in people's quality of life.
- 5.4: Paragraph 47 of the NPPF calls upon local authorities to boost significantly the supply of housing while paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 5.5: Paragraph 55 of the NPPF promotes sustainable development in rural areas and states that housing should be located where it will maintain or enhance the vitality of rural communities.
- 5.6: Paragraph 80 of the consultation draft NPPF goes on to state that plans should identify opportunities for villages to grow and thrive, especially where this will support local services, and where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 5.7: The proposals will reasonably form part of the village of Chipping, support the local services and facilities in the village and enhancing its vitality. The scale of additional dwellings proposed (three net dwellings when the unbuilt consented house is considered) will contribute to boosting the supply of housing, however is not at a scale which would have any material negative impact upon the Councils' strategic approach to the supply of housing.

5.8: This small scale scheme is also in conformity to the direction of travel incorporated in the consultation draft revised NPPF and other government initiatives to support the supply of small housing developments.

5.9: The consultation draft NPPF confirms at paragraph 69 that:

Small sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

DESIGN AND LANDSCAPE

5.10: Paragraph 9 of the NPPF explains that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment as well as in people's quality of life.

5.11: Paragraph 56 of the NPPF explains that the Government attaches great importance to the design of the built environment, and good design is a key aspect of sustainable development. The proposed dwellings will embody a high quality development as qualified in the Design and Access Statement which will meet the requirements of paragraph 56 of the NPPF.

5.12: Paragraph 115 of the NPPF states that 'great weight' should be given to conserving landscape and scenic beauty in (amongst others) Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

5.13: Paragraph 170 of the consultation draft NPPF adds that 'the scale and extent of development within these designated areas should be limited.'

5.14: In respect of the above, the site is located within partially-previously-developed land, with some of the southern part of the site within the current and emerging settlement limits for Chipping.

5.15: The design and scale of the proposed new development has been limited, with particular attention paid to the topography of the site and the views from outside the site. The detailed design of the dwellings has appreciated the local vernacular style, utilising traditional materials, and is discussed in greater detail in the accompanying Design and Access Statement. As confirmed in the DAS the proposals also incorporate substantial new tree and hedgerow planting to the ensure conservation and enhancement of the AONB.

HIGHWAYS

5.16: The NPPF outlines the important role policies play in facilitating sustainable development and the need for Local Plans to support developments which use sustainable transport modes and minimise journey lengths for employment, shopping, school and leisure activities.

5.17: However, it is important to note that the Framework accepts, at paragraph 29, that there will be different opportunities available in rural areas, and otherwise

sustainable development should not be resisted simply due to the access to less sustainable transport options than in urban areas. It also clearly states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development would be severe.

5.18: The consultation draft NPPF, at paragraph 85, goes further and states:

Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found outside existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land and sites that are well-related to existing settlements should be encouraged where suitable opportunities exist.

5.19: Given the small-scale nature of the development and proximity to services, no significant adverse transport impacts are expected to arise from the proposals. The proposed development therefore complies with the NPPF as highlighted above.

NPPF SUMMARY

5.20: In summary, the proposal represents a sustainable form of development that will provide a high-quality design sympathetic to the local environment and to local housing supply on a deliverable site.

5.21: This approach is supported in paragraphs 14 (paragraph 11 of the consultation draft NPPF) and 118 of the NPPF, which make provision for sustainable development that does not result in any adverse impacts that would outweigh the benefits. The proposed development is therefore considered to comply with the NPPF.

5.22: In respect of the site's location within the AONB, the positioning, scale and layout of the proposed new dwellings has been carefully considered. This small-scale development will be viewed in the context of the village and is considered to have minimal impact upon the AONB. When the proposed tree and hedge planting is considered and the twentieth century development in the surrounding area it may be considered that the development will enhance the AONB.

5.23: These are key material considerations that should be taken into account in the determination of this full planning application. As there are no demonstrable adverse impacts that would significantly outweigh the benefits of the proposed erection of four dwellings (three net additional dwellings) and as it is in accordance with the development strategy of the adopted Core Strategy in this location, it is considered that the proposed development is acceptable and

should be permitted on the basis of the advice given in paragraphs 14 and 118 of the NPPF.

6. ASSESSMENT AGAINST RELEVANT LOCAL PLANNING POLICIES

PRINCIPLE OF RESIDENTIAL DEVELOPMENT AND SUSTAINABILITY

- 6.1: The application site is on the edge of Chipping, partially within the defined settlement limits of the village. It is also partially previously-developed land, with the south-western element including the footings of a previously-implemented planning permission for three dwellings.
- 6.2: The extant nature of the previous planning permission is an important material consideration, as it provides a genuine fallback position for the applicant. That scheme was for the erection of three dwellings, while the current application is for four dwellings arranged in a different layout. As two of the approved houses has been built and one has not, this proposal for four new dwellings included three net additions to housing stock.
- 6.3: Policy DSI of the Core Strategy sets out a development strategy for the Borough, concentrating the majority of housing development within an identified strategic site located to the south of Clitheroe towards the A59; and in the principal settlements of Clitheroe, Longridge and Whalley.
- 6.4: Chipping is identified as one of 23 'Tier 2' settlements in the hierarchy, which are considered to be "the less sustainable of the 32 defined settlements" and where "development will need to meet proven local needs or deliver regeneration benefits."
- 6.5: It is important to note that the text of policy DSI of the Core Strategy states that, in general, the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area. The policy goes on to say that "development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough's settlements, including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding-off of the built up area."
- 6.6: In light of the above, it is considered that the proposals for development in this location should be found to be acceptable under policy DSI of the Core Strategy, as they represent a small-scale development adjacent to the existing built-up area of Chipping. Indeed, in the emerging HED DPD proposals map, the development limits of the village are proposed to be extended to incorporate the previous planning permission, which will result in the application site being included in a greater area of the defined development limits of the village.
- 6.7: In terms of sustainability, policy DS2 of the Core Strategy reflects the presumption in favour of sustainable development contained in the NPPF. It

stresses that the Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

- 6.8: The numerous economic, social and environmental benefits of the scheme are discussed at section 7 of this statement, which demonstrates that the scheme will provide an increased vitality to the community of Chipping, job creation, Council tax and significant biodiversity enhancements.
- 6.9: It is noted that the three net additions to the dwelling stock have associated with environmental and ecological benefits that would not result if the single uncompleted dwelling from the approved housing scheme was completed.
- 6.10: In respect of sustainability, it has been identified that the site is currently accessed via from Broad Meadow, which meets Garstang Road, the main street through Chipping.
- 6.11: Chipping benefits from local services and amenities including two public houses, a church, two schools, a café and bus stops, which are located approximately 500 metres from the site at The Sun Inn, providing the following services:
- Preston – Longridge (route 4, operated by Stagecoach)
 - Chipping – Clitheroe (route 5, operated by Preston Bus)
 - Longridge – Bowland (route 626, operated by Lakeland Coaches)
 - Chipping – Clitheroe (route 645, operated by Bretherton Gold Line Tours)
 - Chipping - Longridge (route 705, operated by Longridge Coaches)
- 6.12: These bus services provide regular connections from Chipping to the larger towns in the District and beyond.
- 6.13: The local highway network serves the larger towns of Longridge, Clitheroe, Preston and Blackburn.
- 6.14: The site is accessible from the local road network to the M55 and M6 (approximately 11 miles to the east).
- 6.15: The nearest train stations providing national rail services are at Whalley and Clitheroe, which provide services to Manchester, Blackpool, Preston and Blackburn, where there are connections to mainline services.
- 6.16: The Principal Settlements of Clitheroe, Longridge and Whalley are all accessible from the site via non-car modes (via the bus services set out above) and also via the local highway network. These Principal Settlements provide a wider range of

facilities and services, including shops, pubs, restaurants and employment opportunities.

- 6.17: In light of the above, the site is considered to be well-connected by car and non-car modes. Any new dwellings are likely to provide new demand for local facilities, in nearby villages and in the Principal Settlements, which will be of benefit to the local economy.
- 6.18: Policy DMG1 of the Core Strategy, states, amongst other things, that development must achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.
- 6.19: It is demonstrated on the attached drawings that the application site incorporates an element of previously-developed land.
- 6.20: It is considered that the principle of the proposed development, by virtue of its location partially within the defined development limits of Chipping and partially on brownfield land, should be found to be acceptable in this location.

DESIGN AND LANDSCAPE

- 6.21: Policy EN2 of the Core Strategy seeks to protect, conserve and enhance the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty, with any development needing to contribute to the conservation of the natural beauty of the area. Development is expected to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.
- 6.22: Policy DMG1 of the Core Strategy sets out general design considerations for new developments, amongst other things. It requires development to be of a high standard of building design, sympathetic to existing and proposed land uses, consider the density and layout and visual appearance and the impact upon landscape character, consider the effects on existing amenities and use sustainable construction techniques where possible.
- 6.23: The proposed dwellings, as showing in the accompanying drawings and Design and Access Statement, have been designed in the context of the local vernacular style, constructed of natural stone and slate, with timber and glass elements. The design will be a contemporary translation of the local farmhouse form.
- 6.24: Policy DME2 of the Core Strategy seeks to avoid harm to important landscape or landscape features.
- 6.25: In this regard, the land in question is unremarkable grassland, with elements of previously-developed land, and is not considered to constitute an important landscape feature (even though it is situated within the AONB).

HIGHWAYS AND ACCESS

- 6.26: In respect of transport and accessibility, policy DMI2 seeks new development to be located to minimise the need to travel, incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car.
- 6.27: Policy DMG3 attaches considerable weight to (amongst others) the relationship to the primary road network and strategic road network, provision for pedestrians and cyclists, and proposals which promote development within existing developed areas or extensions to them at locations which are highly accessible by means other than the private car.
- 6.28: With regard to the above, the site is accessed from an existing access point at Broad Meadow. The existing access will be upgraded to serve the proposed dwellings, which will be based around a courtyard-style development. Parking will be within detached garages and carports within the site, with no requirement for any on-street parking at Broad Meadow.
- 6.29: It is therefore considered that the accessibility to the site is satisfactory for a rural location, and that suitable visibility, access and manoeuvrability relating to the site itself can be satisfactorily achieved.

ECOLOGY AND TREES

- 6.30: Policy DME1 of the Core Strategy relates to the protection of trees and woodlands, and policy DME3 relates to the protection and conservation of protected species.
- 6.31: The accompanying Ecological Appraisal confirms that there are no unacceptable adverse ecological impacts arising from the proposed development and confirms that the ecological value of the land holding will be increased by 100%, with a loss of 17m of hedgerows increased to 306m.

OTHER MATERIAL CONSIDERATIONS

- 6.32: It is considered that there are other material considerations that should form part of the overall planning balance for this outline planning application.
- 6.33: Policy DME6 of the Core Strategy refers to water management, stating that development will not be permitted where the proposals would be at an unacceptable risk of flooding or exacerbate flooding elsewhere.



Figure 6-1: Extract from EA Flood Zone Map⁴ showing the application site location

- 6.34: The application site is wholly within EA Flood Zone 1 (land at the lowest risk of flooding from rivers or the sea). It is considered that the proposed development will not result in an unacceptable risk of flooding in this location.

⁴ <https://flood-map-for-planning.service.gov.uk/summary/361780/443279>

7. BENEFITS

7.1: The proposed development will bring about a number of economic, social and environmental benefits to the village and the wider Borough. These benefits are summarised below.

SOCIAL BENEFITS

7.2: A housing development with a good mix of house types and sizes will provide greater choice to residents in Chipping and will contribute to a more balanced housing stock.

7.3: Additional housing with a mix of house sizes will provide opportunities for young people, families and those wishing to downsize and remain in the village, which in turn will boost existing and future population and the demand for services within the village and the wider area.

ECONOMIC BENEFITS

7.4: It is well understood and accepted that house building is effective in stimulating the economy. The development will bring with it important economic benefits to the local economy and construction industry.

7.5: In terms of calculating the economic benefits of development, a study undertaken on behalf of the UK Contractors Group⁵ found that a £1 investment in construction results in £2.84 in terms of benefits to the wider economy, as outlined in figure 4:1 below. This figure has also been used in the recently published Lyons Housing Review “Mobilising Across the Nation to Build the Homes our Children Need”.

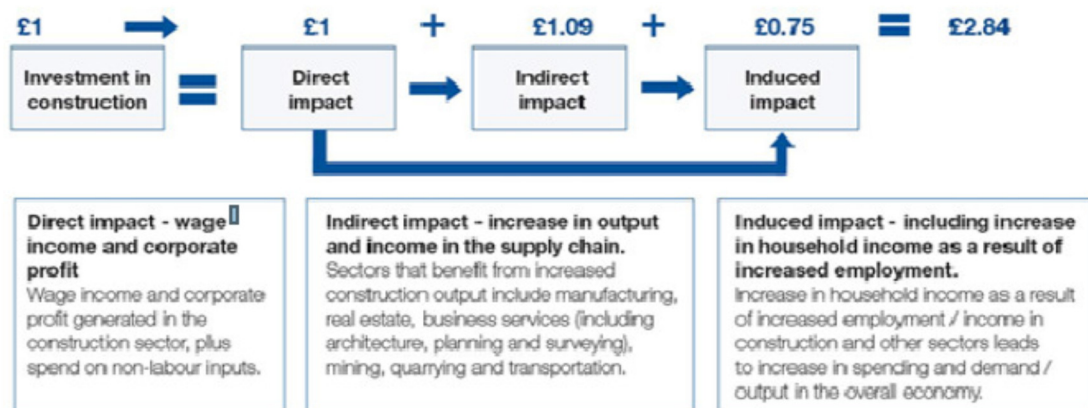


Figure 4-1 – Calculating Construction Benefits

⁵ Construction in the UK economy; L.E.K for UK Contractors Group (2010)

- 7.6: Based on a national average build price of £84,000⁶ this equates in theory to c£238,560 of economic benefit arising per dwelling from the proposal. This would lead to over three quarters of a million pounds of economic benefit, if the fact that there are three net additions to the dwelling stock, is considered.
- 7.7: However, it is clear based on the standard of design of houses proposed that the build cost would be far in excess of the national average and the actual economic benefit arising would be far in excess of one million pounds only.
- 7.8: Using this calculation it is clear that this makes for a significant contribution to the local and regional economy.
- 7.9: In addition to the above, the proposal will deliver jobs through the construction of the properties. Within a report titled the Economic Footprint of UK House Building published by the House Builders Federation in March 2015 (prepared by NLP) the document states that for average house building, each house built generates 1.5 construction jobs. On this basis, a scheme of 4 properties will create 6 jobs during the construction period.
- 7.10: Planning Inspectors and the Secretary of State have highlighted in appeal decisions⁷ the significant weight to be attributed to the need to support economic growth (as required by the Ministerial Statement – Planning for Growth and the National Planning Policy Framework) through the planning system and the contribution that housing development can make to economic growth:
- The Secretary of State attaches significant weight to the need to support economic growth through the planning system...and he also considers that the provision of housing is itself a contributor to economic growth.
- 7.11: Introduced in April 2011, the Government's New Homes Bonus will match fund the Council Tax receipts arising from new housing development for 6 years following completion of new dwellings.
- 7.12: The average Council Tax charges (band E) for Chipping for 2018/19⁸ are £2,085.60. Therefore, the proposed development of 4 new homes each attracting 6 years' worth of Council tax receipts, will provide significant a contribution to the funding for Ribble Valley and Lancashire County Council.
- 7.13: For indicative calculation purposes, taking £2,085.60 as Band E Council Tax and multiplying this by 6 years, for 4 new dwellings, would result in £50,054.40 of New Homes Bonus, contribution to the benefit of local services and facilities.
- 7.14: It is generally accepted that the construction of new properties in rural settlements provides additional patronage for, and helps to safeguard, existing

⁶ Source: Land Registry, Homes Builders Federation & National Self Build Association

⁷ APP/G1630/A/11/2146206, APP/G1630/A/11/2148635

⁸ https://www.ribblevalley.gov.uk/download/downloads/id/11464/council_tax_charges_by_parish_2018_-_2019.pdf

rural businesses. The proposed development will provide additional patronage for businesses locally in the village and the neighbouring larger villages and towns in the Borough.

7.15: The Framework indicates that the Government places great importance on the economic benefits of housing development. Such benefits should carry great weight in decision making on planning applications and has been established through numerous appeal decisions, For example, at Thaxted⁹ the Inspector stated:

There is no disagreement that Thaxted is a thriving community and I consider that it would be reinforced by the new housing development recently completed and under construction. Additional housing would contribute further, socially and economically to Thaxted, making it an even more thriving community and increasing custom for the existing businesses in the town I attach great weight to this in line with the appellant's evidence.

ENVIRONMENTAL BENEFITS

7.16: As part of the site's development there is an opportunity to provide environmental benefits to the site and the wider area through enhancements to landscaping on the site.

7.17: The proposed development will retain, where possible, the existing hedgerows and provide an area of open space - space within the site, which can be enjoyed by the occupiers of the residential dwellings alongside their private amenity space.

7.18: The supporting ecology survey and statement of ecological enhancement demonstrates that the creation of gardens and a landscaping scheme around the site will have a net ecological benefit over the site's existing condition use for agriculture grazing by creating new habitats. The statement confirms that there will be an 100% increase in the ecological value of the site following development.

⁹ Appeal Ref: APP/C1570/A/14/2222958 - Land off Walden Road, Thaxted

8. CONCLUSIONS AND PLANNING BALANCE

- 8.1: This application seeks planning permission for the erection of four dwellings at land at Croftlands, Chipping. This will lead to three net additions to the housing stock.
- 8.2: The proposed layout shows that the proposals will comprise four two-storey dwellings, along with associated parking provision, landscaping and areas of open space.
- 8.3: The proposal represents a high-quality development which reflects and respects local vernacular through appropriate landscaping measures, an effective layout and through the use of locally sourced and distinctive materials as illustrated in the accompanying drawings and Design and Access Statement. It has been designed to be in keeping with Chipping and the wider AONB.
- 8.4: The proposal contributes to enhancing the character and spatial qualities of its surroundings and would not result in unacceptable impacts to nearby residential amenity and the highway network.
- 8.5: Chipping has been demonstrated in this statement to be a sustainable location for new development. Thus, it is considered that the village can accommodate four proposed new dwellings which are likely to attract new families that will contribute to enhancing and maintaining the vitality of Chipping and the wider Borough.
- 8.6: This statement has demonstrated that the proposals represent a sustainable form of development as supported by the NPPF and is in accordance with the spatial strategy of the local plan.
- 8.7: The development will contribute to boosting the supplying of housing on a part previously developed site that is not in agricultural use. The proposal falls in line with the government's increasing support for small scale housing sites as seen in the revised NPPF consultation draft.
- 8.8: The development will deliver numerous and quantified and qualified environmental, economic and social benefits and it is not considered that the proposal should proceed to an approval as such.
- 8.9: We look forward to engaging with Ribble Valley Borough Council in relation to the application.

PLANNING BALANCE



POINTS AGAINST

- Small loss of open land.

POINTS FOR

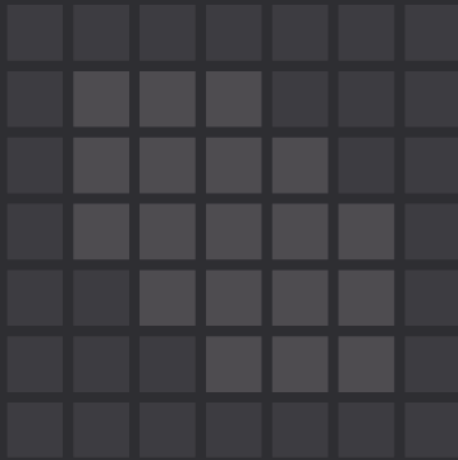
- A sensitive scheme which provides an attractive termination to the Broad Meadow area of development.
- Development of a part previously developed site.
- High quality design which could raise standards of housing design locally.
- 100% increase in the ecological value of the site post-construction through new habitat creation.
- Economic benefits to Chipping and the local economy.

With reference to planning policy and other material considerations, there are no significant and demonstrable adverse impacts that would arise from the proposed development. The 'planning balance' is therefore weighed positively in weight of the proposal with reference to the benefits summarised above and set out within this statement, and planning permission should therefore be granted.

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