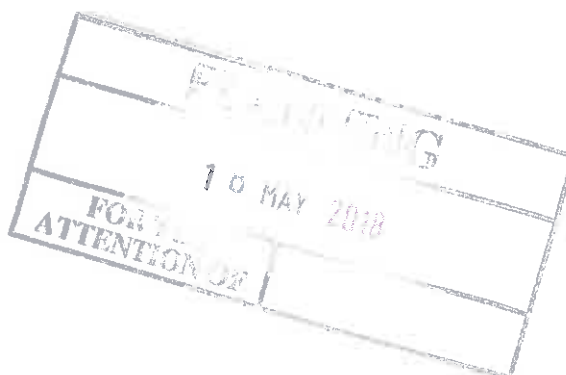




Our Ref: SA/MP

16th May 2018

Mr S Kilmartin
Department of Development
Ribbles Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA



Dear Mr Kilmartin

PHASE 1 RESERVED MATTERS FOR 124 DWELLINGS PURSUANT TO OUTLINE PLANNING PERMISSION REF. 3/2014/0764 AS AMENDED BY 3/2017/0232. LAND EAST OF CHIPPING LANE, LONGRIDGE

BDW Trading Ltd, (Barratt Homes), secured the following planning permissions relevant to this current submission:

- Outline planning permission Ref. 3/2014/0764: *Development of up to 363 homes including affordable housing & housing for the elderly, relocation of Longridge Cricket Club to provide a new cricket ground, pavilion, car park & associated facilities, new primary school, vehicular & pedestrian access, landscaping & public open space, with all matters reserved except for access.* Approved by the local planning authority (LPA) on 29th October 2015;
- Section 73 Variation to Outline Consent - Ref. 3/2017/0232: *Variation of Condition 8 (drainage strategy) of planning permission 3/2014/0764.* Approved by the LPA on 12th June 2017;
- Reserved Matters Ref. 3/2016/0193: *Application for the detailed approval of appearance, landscaping, layout & scale for the erection of 118 dwellings (Phase 1) pursuant to outline consent 3/2014/0764...* Approved by the LPA on 7th September 2016. Development has recently commenced on site.

We now submit a new Reserved Matters application for Phase 1 as we seek to amend some layout details approved back in 2016. The submitted layout is for 124 dwellings, being an increase of 6 above the 118 consented in 2016 by the LPA. We will build 32 dwellings as per 3/2016/0193, being Plot Nos. 1 to 32 (Note: Plot 500 being the 13th plot: superstition!). The previously approved LEAP remains, as does the location of the Pump Station. Site access arrangements are also unchanged. It is therefore Plots 33 onwards that depart from the 2016 Reserved Matters approval.

The red line application boundary replicates that of 3/2016/0193. As context for this submission, reference is made to the following:

- The LPA Planning Committee Report dated 21st July 2016 regarding the consented Phase 1 Reserved Matters Ref.3/2016/0193;
- Other relevant documentation relating to the previous Reserved Matters approval.

Reserved Matters Ref. 3/2016/0193

The LPA Committee Report of July 2016 records the following details worthy of reference here, as many of these characteristics remain unchanged:

- Application site extended to 13.22 acres;
- Longridge Cricket Club located to the North Western extent of the development site with the Application Site bounding both the Southern & Eastern extents of the grounds;
- The submitted layout proposes a single point of vehicular access off Chipping Lane (already approved) connecting to a main vehicular route that serves a number of private drives & will provide linkages to further phases of the development;
- The proposal benefits from the inclusion of a number of dedicated pedestrian / cycle links within the development that provides links to Chipping Lane with provision being proposed for connectivity to further phases of development to the North & East;
- The proposal creates provision for a Local Equipped Area for Play (LEAP), details of which will be secured via Condition. Managed Open Space is also proposed directly to the South & East of the existing cricket ground which also provides a natural stand-off/buffer to the Cricket Grounds. A number of existing shelter belts/hedgerows are proposed to be maintained that will act as natural play areas and also aid in preserving & enhancing biodiversity & ecology.

In terms of mix, the previous Phase 1 consent (for 118 dwellings) had the following for the affordable element (brackets denotes the current proposals, for comparison):

- 4 x 1 bedroom affordable apartments for Over 55 Accommodation (0)
- 15 x 2 bedroom affordable houses (19)
- 5 x 2 bedroom affordable bungalows for Over 55 Accommodation (5)
- 12 x 3 bedroom affordable homes (13)

The previous consent offered a total of 36 affordable plots in a scheme of 118, being 30.5% of total development as affordable accommodation. For the current Phase 1, a total of 37 affordable plots are proposed in a scheme of 124, which equates to 29.8%. The Council's policy requires 30% provision (rounded up).

For the open market element, the previous Phase 1 consent had the following mix (again, brackets denote the current proposals):

- 4 x 1 bedroom apartments for sale for Over 55 Accommodation (0)
- 5 x 2 bedroom bungalows (Lifetime Homes or LTH) for sale (5)
- 3 x 2 bedroom houses for sale (7)
- 36 x 3 bedroom houses for sale (40)
- 34 x 4 bedroom houses for sale (35)

To compare, total open market plots have increased from 82 to 87. In short, the proposed increase from 118 dwellings (consented) to 124 consists of an extra 6 dwellings, of which 5 are open market and 1 is an additional affordable plot.

Reference should be made to the Design & Access Statement (DAS) for a fuller description of the proposed development.

Outline Planning Permission

This Reserved Matters submission accords (as it has to) with the requirements of the outline planning consent, as described above (and as varied by Ref. 3/2017/0232). Considerations of that outline planning permission relevant to this Reserved Matters submission being:

- A description of development that states 'up to 363 homes' & Condition 2 which sets this as a limit;
- Planning Condition 1 confirms the Reserved Matters to be: layout, scale & appearance of the buildings & landscaping within each phase;
- Site access approved in detail (Condition 2) & shown on Vectos Proposed Access Plan Drawing Ref. VN30277-300;
- Condition 3 requires submission of all Reserved Matters by no later than 28th October 2018;
- Condition 4 states that, prior to submission of any Reserved Matters, a phasing scheme including the parcels which shall be the subject of separate Reserved Matters applications, shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved phasing scheme (Note: this has been discharged);
- Condition 5 states: *'The development hereby approved shall be carried out in accordance with the principles established on the Parameters Masterplan (e*SCAPE drawing reference 013-008-P017 Rev E), the Parameters Landscape Strategy (e*SCAPE drawing reference 013-008-P020 Rev D), Design Code (Tyler Grange Reference 2001/P60c) & within the Design & Access Statement (dated August 2014)';*
- Condition 7 states: *'Application for the approval of Reserved Matters for each phase shall include details of existing & proposed land levels & finished floor levels, including the levels of the proposed roads'.*
- Condition 8 confirms the approved drainage strategy (being Ref. 880500 R1 (03) dated March 2015, where amended by Betts Hydro Flood Risk Assessment & Sustainable Drainage Assessment Ref. HYD068 dated March 2016);
- Condition 12 states that prior to first occupation of any part of the development, a scheme for the construction of specified site access & off-site highway works shall be submitted and approved. This has been satisfied & site access is under construction;
- Condition 19 – Reserved Matters to be accompanied by repeat surveys of the trees identified for removal and existing cricket pavilion to confirm the continued absence of roosting bats &, if found, appropriate mitigation shall be provided.

The above have informed this Reserved Matters submission.

Section 106 Obligations on the Outline Consent

Finally, before an assessment is made of the current submitted Reserved Matters against relevant planning policies, it is worth noting the provisions of the Section 106 Obligation attached to the outline planning permission, as Reserved Matters consent is required in order to deliver these S106 provisions. In terms of affordable housing, the S106 requires:

- An Affordable Housing Scheme (AHS) to be approved prior to commencement of development (therefore an AHS has been approved by the LPA in their letter dated 6/12/2016) & prior to occupation of 25% of market dwellings on any given phase (Phase 1 being the first). Note that the AHS is being updated & will be submitted to the LPA shortly to reflect the current scheme;
- The affordable housing units shall be constructed to the HCA Space Standards;

- 30% of total dwellings to be affordable;
- 7.5% shall be affordable housing dwellings for 'Older Persons';
- 7.5% of all dwellings approved (being up to 363) to be for persons of 55 years or greater, with 50% to be bungalows meeting Lifetime Homes (LTH);
- No fewer than 25% and no greater than 50% of the affordable dwellings in each phase shall be provided as Affordable Rented Units.

A new AHS to reflect the 124 dwelling submission is currently being prepared by Resolve 106, who drafted the current approved AHS. This will be submitted shortly.

In addition to affordable housing, the S106 attached to the outline also has the following:

- £1,070,636 towards increased school places at Longridge CE Primary School, subject to caveats in the S106 (being that a new school is provided on-site);
- £639,000 as Transport Contribution to Lancashire County Council (LCC) as per Schedule 3 of the S106. The committee report lists potential highway improvements as: A6/M55 Junction 1 interchange funding towards an additional slip road; the Longridge – Grimsargh – Ribbleton – Preston City Centre public transport priority corridor; Preston – Longridge railway cycle route; Longridge Loop development; public realm improvements to Longridge Town Centre. Spend to be determined by LCC;
- £15,000 towards the Longridge Recreational Loop;
- Open Space Contribution of £219 per new dwelling towards: improvements towards grass pitch at Mardale, Longridge; improvements to the sports hall at Longridge Sports Club; improvements to 'play facility' in Longridge. This is over and above the POS being provided on-site.

Associated Economic Benefits

It is worth being reminded of the economic benefits associated with this development, being a material consideration allowed under NPPF. An Economic Profile / Infographic was submitted in support of the outline planning application for 363 dwellings & is again attached for information. If the LPA consider it beneficial for one to be prepared for the 124 dwelling Reserved Matters, this can be instructed & paid for.

Submitted Documentation

To date, this Reserved Matters application has been submitted with the following information:

- 459-BL02 Boundaries Layout
- 459-BTD02 Boundary Details
- 459-HL02 Hard Landscaping Layout
- 459-LP02 Location Plan
- 459-ML02 Materials Layout
- 459-PL02 Planning Layout
- 459-RS02 Refuse Strategy Layout
- 459-SH02 Storey Heights Layout
- 459-SS02 Streetscapes
- Bat Inspection Report
- Energy Demand Study
- Ground Investigation
- HYD068 FRA Final Rev 2.1 (2)
- Longridge D&A re-plan

- 2010-ASH-BR-01 Ashford, Brick & Render
- 2010-BAR-BR-01 BARWICK CL Brick Render
- 2010-CHE-BR-01 CHEADLE CL Brick Render
- 2010-DUX-BR-01 DUXFORD CL Brick-Render
- 2010-MOR-BR-01 MORPETH 2 CL DET Brick Render
- 2010-SOM-BR-01 SOMERTON CL Brick Render
- 2010-BAM-C-01 Bampton CLASSIC
- 2010-SOM-C-01 Somerton CLASSIC
- 2010-THO-C-01 Thornbury CLASSIC
- 2010-BAR-SR-01 BARWICK CL Stone Render
- 2010-DUX-S-01 DUXFORD CL Stone-Render
- 2010-KEN SR-01 KENNINGTON CL Stone Render
- 2010-LIN-SR-01 LINCOLN CL Stone Render
- 2010-MOR-SR-01 MORPETH 2 CL Stone Render
- BALD-5BRD-01 Alderney - Brick & Render
- BBAT-5BRE-01 Barton End - Brick & Render
- BBNF-5BRE-01 Brentford - Brick & Render
- BENN-5BRD-01 Ennerdale Det - Brick & Render
- BENN-5BRD-01 Ennerdale End - Brick & Render
- BESK-5BRD-01 Eskdale Det - Brick & Render
- BFKS-5BRE-01 Folkestone End - Brick & Render
- BNOR-5BRE-01 Norbury End - Brick & Render
- BWAI-5BRE-01 Washington End - Brick & Render
- HBC2 1STE - Belmont - Brick & Render
- BBAT-00CE-01 BARTON
- BBLD-00CE-01_BEDALE
- BENN-00CE-01 ENNERDALE
- BFKS-00CE-01 FOLKESTONE
- BHLN-00CE-01 HALTON
- BNOR-00CE-01 NORBURY
- BRIP-00CE-01 RIPON
- BTHO-00CD-01 THORNTON
- BWAI-00CE-01 WASHINGTON
- HBC2 1STE – Belmont
- 2010-DEV-SR-01 Devon Stone & Render
- BALD-MSRD-01 Alderney - Stone & Render
- BAVR-5SRD-01 Andover - Stone & Render
- BENN-MSRD-01 Ennerdale Det - Stone & Render
- BENN-MSRE-01 Ennerdale End - Stone & Render
- BFKS-MSRE-01 Folkestone End - Stone & Render
- BHLN-5SRD-01 Halton - Stone & Render
- BRIP-5SRD-01 Ripon - Stone & Render

We await validation accordingly & seek to work with the LPA to achieve this.

Assessment of Reserved Matters: Development Plan Policies

For this Reserved Matters application, the following Development Plan policies are relevant:

- The National Planning Policy Framework (NPPF, adopted March 2012);

- Policies EN2, EN3, H2, DM61, DME2, DME5 & DMB4 of the Ribble Valley Core Strategy (Adopted December 2014);
- Draft Longridge Neighbourhood Plan.

Turning briefly to NPPF, in terms of this Reserved Matters application the following is material:

- The need to deliver more new build homes. Granting permission as efficiently as possible for this Phase 1 development will assist in meeting not only this national objective, but in meeting Ribble Valley's own housing needs;
- Design policies (Para 59) should '*avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development*'. Some of these matters are addressed by the outline consent, including scale of development and density (up to 363 dwellings);
- Section 7 of NPPF sets out a number of advisory paragraphs on good design. Reference therefore should be made to the submitted D&A Statement;
- Other NPPF matters were considered at outline planning stage and, in granting planning permission, the LPA considered this development to accord with such guidance in terms of sustainable development, flood risk and other general matters.

Turning now to local policies, the adopted Ribble Valley Core Strategy 2008-2028 has the following policies of relevance to this Phase 1 Reserved Matters application:

- The spatial policies (such as DS1, DMG3 and DM12) and general development and housing needs policies (such as DS2 and H1) have already been addressed and satisfied at outline planning stage;
- Key Statement EN3 states that the Council will assess planning applications against the current Code for Sustainable Homes, Lifetime Homes and Building for Life standards in order to reduce the Borough's carbon footprint. This Policy was material at outline planning stage and Reserved Matters accords with planning conditions imposed upon the outline. We also note that Policy DMG1 states that '*The Code for Sustainable Homes and Lifetime Homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes*'. To clarify, Code for Sustainable Homes has been, in effect, abandoned as Central Government pursues carbon reduction via Building Regulations, which this development meets;
- Policy H2 seeks a suitable mix of housing that accords with the projected future household requirements and local needs. A total of 37 affordable dwellings are to be provided within Phase 1, being 2 & 3 bedroom. Eighty seven open market dwellings are also to be built, including 2, 3 and 4 bedroom properties. This range is considered to accord with Policy H2;
- Policies H3 and DMH1 relate to affordable housing and is addressed by the S106 requirements within the S106 (as set out above);
- Section 7 of the Core Strategy relates to the local economy, and we also note the Vision of the Plan to include '*vital and vibrant market towns*', of which Longridge is one. Reference is therefore again made to the economic impact of the wider development as consented under Outline Ref. 3/2014/0764 as varied. There are considerable local economic and social benefits flowing from this development and these are material to this reserved Matters application;
- Policy DM11 informed the S106 Agreement attached to the outline planning permission (see below);
- Policy DMG1 sets out General Considerations and is relevant. On Design, the Policy seeks high quality which has regard to site context and to be sympathetic to existing

land uses. Reference is also made to NPPF comments above. DMG1 also sets out advice on Access, Amenity, Environment and Infrastructure. Of relevance to this Reserved Matters, the layout does not adversely affect the amenities of the surrounding area and provides adequate privacy distances (see D&A for details);

- Policy DME1 'Protecting Trees and Woodlands' is relevant. At outline planning stage, the committee report states that *'species rich hedges, trees and ponds are the most valuable resources and would be largely retained within green infrastructure with protective buffers to avoid degradation. Any losses would be kept to a minimum and mitigated through replacement planting'* and contribute towards local BAP targets. We accord with DME1 for the reasons stated in our Application submission;
- Policy DME2 sets out impacts that would support a refusal of permission and none of these apply here. Some loss of trees and hedges is accepted and on balance, there is a net benefit and the landscape and townscape is suitably protected;
- Policy DM3 relates to species protection and reference should be made to the work by Tyler Grange. This demonstrates that we accord with this policy;
- Policy DME6 concerns Water Management, including flood risk. A Flood Risk Assessment was agreed at outline planning stage (see above outline planning conditions);
- Policy DMB4 concerns open space provision. For the reasons stated above, we meet this & provide a LEAP within Phase 1;
- Policy DMB5 concerns footpaths and bridleways. As set out in the D&A and above, the Phase 1 layout accords with DMB5 and provides good linkages for pedestrians and cyclists.

We therefore submit that this Phase 1 Reserved Matters is in accordance with the Development Plan and that approval should therefore be given to these submitted details, which will deliver new homes to meet locally identified needs.

The submitted details are not a significant departure from those previously approved by the LPA under 3/2016/0193.

Longridge Neighbourhood Plan

A Regulation 16 Submission of the Longridge Neighbourhood Plan has been made to the LPA. In the LPA's letter to Longridge Town Council dated 24th January 2018, the submission document was to be reported to Committee in March 2018. This would lead to a public examination process, which is yet to take place. We submitted comments to the draft Plan using national planning consultants Barton Willmore objecting to specific policies.

The weight to be attached to a Draft Plan is considered to be low prior to this Examination taking place, increasing once the Examiners Report is available. This is therefore the context: we therefore place minimal weight upon the following Neighbourhood Plan policies:

- LNDP1 – this seeks a suitable mix of housing;
- LNDP2 – this seeks 30% affordable housing provision;
- LNDP5 – this sets out design principles;
- LNDP8 – this seeks to conserve & enhance the local townscape & landscape;
- LNDP9 – this seeks to protect specific views.

Other Draft policies are not listed as they relate to the principle of development, whereas this application is limited to Reserved Matters only.

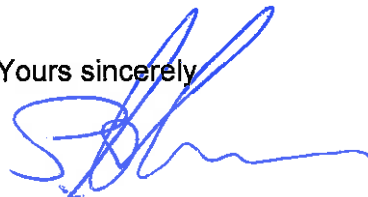
Whilst only limited weight is accorded to the above draft policies at present, as is common practice at this stage of Plan preparation, these draft policies nevertheless often replicate existing policies in the Core Strategy. The 30% affordable housing requirement, for instance. Design policies set out similar considerations. Policy LNDP1 even cross refers to Core Strategy Key Statements H2 & H3. We have assessed our submission against relevant Core Strategy policies above.

Conclusions

The requirement of the Planning Act is that development must be in accordance with Development Plan policies unless material considerations indicate otherwise. In granting outline planning permission, the LPA agreed that the principle of development at this location in Longridge was acceptable. For this Reserved Matters submission, the focus is therefore only on those submitted details as set out above & in the submission pack.

It is our conclusion that the submitted Phase 1 details are in accordance with the Development Plan and that they should be approved by the LPA accordingly. There are no material considerations that lead to an alternative conclusion in this instance. Furthermore, the development will deliver new homes in accordance with NPPF.

Yours sincerely



Simon Artiss
Planning Manager