

Land to the east of Clitheroe Road, Barrow

Full Planning Application for the Proposed
Residential Development of 10no. Over 55s
Bungalows and Associated Works

PLANNING STATEMENT

May 2018

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Report Control

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1 INTRODUCTION

- 1.1 PWA Planning is retained by Reilly Developments Limited ('the Applicant') to progress a full planning application for the proposed residential development of 10no. over 55s bungalows ('the Proposed Development') at the land located east of Clitheroe Road, Barrow, Lancashire ('the Application Site'). This Planning Statement's purpose is to assess and conclude on the acceptability of the proposal in terms of relevant national and local planning policy, along with any material considerations.
- 1.2 The planning application is made to Ribble Valley Borough Council (the local planning authority) as a full detailed application and relates to the red edge application site boundary illustrated in the submitted Location Plan (drawing ref 1218-PL-01C). The proposal land is located immediately north-east of Phase 2 of this development which was granted planning permission for 9 dwellings on 12/10/2017, under application reference 3/2017/0603. It's prudent to note at this point that the proposal was previously discussed with the council as part of a formal pre-application request (ref: ENQ-17-00147), which is discussed further in section 3 of this statement.
- 1.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, there are no technical reasons which could hinder the grant of planning permission.
- 1.4 This Planning Statement, alongside a review of the site history and relevant policies, provides a description of the proposed development together with an appraisal of the planning merits of the scheme as a whole.
- 1.5 The statement should be read in conjunction with the submitted application package, which includes the following documents: -
- 1 APP form, relevant certificates and notices;
 - Drawn information: -
 - Location Plan (drawing ref. 1218-PL-01C);
 - Existing Site (drawing ref. 1218-PL-02)
 - Proposed Site Layout (drawing ref. 1218-PL-03);
 - House Type A - Plans and Elevations (drawing ref. 1218-PL-04);

- House Type B - Plans and Elevations (drawing ref. 1218-PL-05);
- House Type B (Plot 24)- Plans (drawing ref. 1218-PL-06);
- House Type B (Plot 24)- Elevations (drawing ref. 1218-PL-07);
- House Type C – Plans and Elevations (drawing ref. 1218-PL-08);
- House Type D – Plans and Elevations (drawing ref. 1218-PL-09);
- Proposed Garage (drawing ref. 1218-PL-10);
- Proposed Site Sections (drawing ref. 1218-PL-12);
- Design and Access Statement;
- Contamination Statement;
- Ecological Appraisal;
- Flood Risk and Drainage Assessment;
- Local Need – Statement of Support;
- Tree Survey and Impact Assessment.

1.6 The aforementioned documentation reflects the local and national validation requirements of the Borough Council as those necessary to ensure the application’s validation. In summary, for reasons identified in this statement it is considered that the proposed development is consistent with national and local planning policy, and that the scheme represents sustainable development and that planning permission ought to be granted.

1.7 The remainder of this report is structured as follows: -

- Section 2 - Site Description;
- Section 3 - Proposed Development;
- Section 4 - Planning History;
- Section 5 - Planning Policy Assessment;
- Section 6 - Material considerations;
- Section 7 - Conclusions.

2 SITE DESCRIPTION

- 2.1 The application site comprises grassland with mature tree planting along the southern and eastern perimeter. To north is an established hedge beyond which are the dwellings which sit off Whiteacre Lane. To the north western corner is the existing access and a small area of hardstanding beyond which is agricultural land, similarly land to the east is predominately agricultural. The adjoining plot of land to the south/south east has been developed for residential use as part of Phase 2 of this project (see planning permission 3/2017/0603), there are also an additional two properties to the immediate west.
- 2.2 A location plan showing the site within its wider setting is provided with the supporting documents (drawing ref. 1218-PL-01C) and for an aerial image of the site within its closer setting and in the context of the previous phases of development please see Figure 1 below.



Figure 1: Aerial image showing the location of the site (not to scale)

- 2.3 A variety of local services are available in Barrow, being the nearest settlement, such as a bar/restaurant and function venue, primary school, public house and a place of worship. The site is well connected by public transport, various bus services run along Clitheroe Road to the west of the site, the closest of which is approximately 50m from the site's western boundary. This service

provides frequent and direct services to Clitheroe centre whilst also traveling in the opposite direction to Blackburn and Burnley along with serving other smaller settlements in the area.

- 2.4 As noted above the proposed development will be accessed directly off Clitheroe Road, which is in connection with the A59, a significant transport route within Lancashire providing fast links to the wider region. Approximately 550m off the western boundary of the site lies the local train line; the nearest station on this line is located in Whalley, less than 1.5km south of the site, from here or indeed from other stations on the line, journeys can be made across the wider region and country.
- 2.5 The site is not within an area identified by the Environment Agency's flood risk map as being subject to flooding. Nor is it in close proximity to any listed heritage assets, the nearest being the grade II listed barn which is located in Wiswell, over 800m to the south east.

3 PROPOSED DEVELOPMENT

- 3.1 It is proposed to develop land to the east of Clitheroe Road to provide 10 no. bungalows, and in this respect please refer to the Proposed Site Layout (drawing ref. 1218-PL-03), which is provided in the supporting documents to this application.
- 3.2 Full planning permission has previously been granted on land to the immediate south west (see application 3/2017/0603), this approval forms the previous phase of this project and is currently under construction. All of the proposed dwellings are to be detached 2-3-bedroom bungalows, comprising of four different house types, similar to those approved as part of the previous phase. There is an acknowledged need for such development in the borough as noted in the Council document: Addressing Housing Need in Ribble Valley - Housing Policy (2011). This document states that *“the market has developed little bungalow accommodation”* and as such it details a requirement for 15% of the units built as part of 30+ dwelling developments to be bungalows reserved for the elderly.
- 3.3 All the properties proposed will be available solely to those over 55. This allows the proposal to be viewed as aiding in meeting a local need and the applicant has undertaken significant engagement with the local community to establish that said need exists. For further information/evidence in this regard please see the *‘Summary of support for the delivery of new bungalows in the Ribble Valley’* document which is provided as part of the supporting documents.
- 3.4 The proposals would be seen as an infill development, on the edge of the settlement boundary of Barrow, providing a natural extension of the approved residential development to the south west of the site. Furthermore, it would sit immediately adjacent to both the settlement boundary and other residential development to the north, within a field which is cut off from the wider agricultural surround due to the mature screening on the southern and eastern boundaries.
- 3.5 The site takes direct access from the previous phase of development which is being built out presently, which is in direct connection to Clitheroe Road. An internal spine road will provide access to the properties, which will include a 2m service strip to either side. It is the applicant’s intention to deliver a scheme which respects the vernacular and enhances the local sense of character, therefore the design of the properties will seek to reflect adjacent properties as will the choice of materials. In addition, any final scheme will also seek to ensure that the amenities of existing and future residents will not be compromised by the proposals.

- 3.6 Proposed landscaping includes the provision of planting between the proposed dwellings, with existing vegetation along the boundary to be retained where possible. There has been careful consideration over the location of the dwellings in order to limit the impact upon the trees and the surrounding landscape. Parking provision will ensure off road parking spaces for each dwelling.

Response to pre-application advice (ref: ENQ-17-00147)

- 3.7 As noted an early iteration of the proposals were discussed with the council as part of a formal pre-application enquiry.
- 3.8 The written response from the Council infers that there is no residual need for housing in Barrow. However, this is based on the need for open market housing and is a position that has been reached based on the amount of consented development as oppose to completed dwelling numbers. Consequently, as this application seeks to meet a local need it can be treated as an exception. The Council also infer as a number of the consented dwellings are bungalows that any local need has been met. In truth this is not the case as the consented bungalows are largely not limited to those over 55 and as such the Council can provide no assurances that said bungalows will be able to meet the identified need. Furthermore, given a number of the localised consents are yet to be built out, matters such as house types could still be subject to change. Accordingly, it is not accepted any such local need as been met, on the contrary the submitted local needs information implies over 60 people in the BB7 postcode area think more bungalows are needed.
- 3.9 Further to the above, since the pre-app was undertaken the Council have been adjudged as being unable to meet there 5-year supply of housing. The appeal decision, released on the 22nd May 2018, associated with Higher Road, Longridge confirms the Council are only able to demonstrate a 4.5-year supply. Moreover, the decision details that the Council have acknowledged that the development associated with “*Land South West and West of Whalley Road, Barrow*” is not going to provide the number of dwellings previously forecast in the HLAS within the 5-year period. This further emphasises that suggesting any local need in Barrow has been met is premature. A copy of the appeal decision (appeal ref: APP/T2350/W/17/3186969) is included within Appendix A.
- 3.10 The Council’s response also highlighted concerns in relation to separation distances and garden lengths. In this regard it should be noted that layout put forward at pre-application was indicative and the supporting plans have looked to incorporate comments where appropriate. Notwithstanding this it is contended that a distance of 21m between principal elevations within the site needs to be maintained considering the nature of the house types. This is discussed further within the Design and Access Statement which forms part of the supporting documents.

3.11 Similarly, the finalised layout now takes account of the trees around the site periphery avoiding development within the detail root protection zones. There remains an ongoing discussion in relation to the felling of two trees at the site access which did benefit from protected status. This was acknowledged during the meeting and moreover, since the pre-app meeting the landowner and applicant have received correspondence from the Council requesting two black poplar trees be planting in replacement of those felled. The applicant has since responded to this requesting that such mitigation is postponed until such a time as this application has been determined. The submitted scheme looks to incorporate a number of areas for tree planting and as such would represent an opportunity to secure an enhancement in the type, quality and number of trees on the site and as such represent a betterment of what has been lost up until now. The submitted Arboricultural Impact Assessment provides more clarity on this. Should the application be rejected then the two black poplars would be planted as per the Council's request.

3.12 Finally, the Council's response notes that the settlement boundaries detailed in the emerging Housing and Economic Development DPD can be afforded significant weight due to their advanced stage and there being no outstanding objections to the proposed settlement boundary. However, this is not correct as representations were submitted in relation to this site suggesting it should be incorporated within the proposed settlement boundary. No satisfactory response has been received regarding the representations and consequently the matter remains unresolved. This is clearly a point that requires further consideration in relation to the submitted proposals.

4 PLANNING HISTORY

4.1 There are no past planning applications associated with the site itself, however within the surrounding area there have been planning applications for residential development. This includes:

- **Planning application ref. 3/2017/0603** was an application for 9no. dwellings and associated works directly to the south of the site. This application was approved on 12th October 2017 and was for full planning permission.
- **Planning application ref. 3/2014/0725** relates to a development also on land east of Clitheroe Road further to the south of the proposal site, which has recently been completed. This application was for full planning permission for 7no. dwellings and was approved 09/12/2014.
- **Planning application ref. 3/2013/0511** also relates to the land directly to the south of the site, which is superseded by application (ref. 3/2017/0603) and was an outline application for 9no. dwellings. The application was approved subject to conditions on the 13/08/2013.
- **Planning application ref. 3/2012/0617** was an outline permission for 7no. homes which was later superseded by planning application (ref. 3/2014/0725). The application was approved subject to conditions on the 13/05/2013.

4.2 There are no other applications evident from the planning register which are deemed relevant to the current proposals to which this planning application relates.

5 PLANNING POLICY ASSESSMENT

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

“where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.

5.2 In this instance, the Development Plan for the application site comprises of the Ribble Valley Borough Council Core Strategy 2008 – 2028 (2014). Additionally, key policy documents that comprise ‘material considerations’ include to the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), and any local supplementary planning guidance documents considered relevant to the proposal. These material considerations are set out at Section 6 of this statement.

5.3 Currently the proposal maps published within the now replaced Districtwide Local Plan remain adopted until a revised set of plans are produced as part of the Housing and Economic Development DPD become adopted. An extract from the Districtwide Local Plan Proposals Map (1998) is provided at Figure 2, the site is located within the designated open countryside falling outside of the settlement boundary of Barrow.

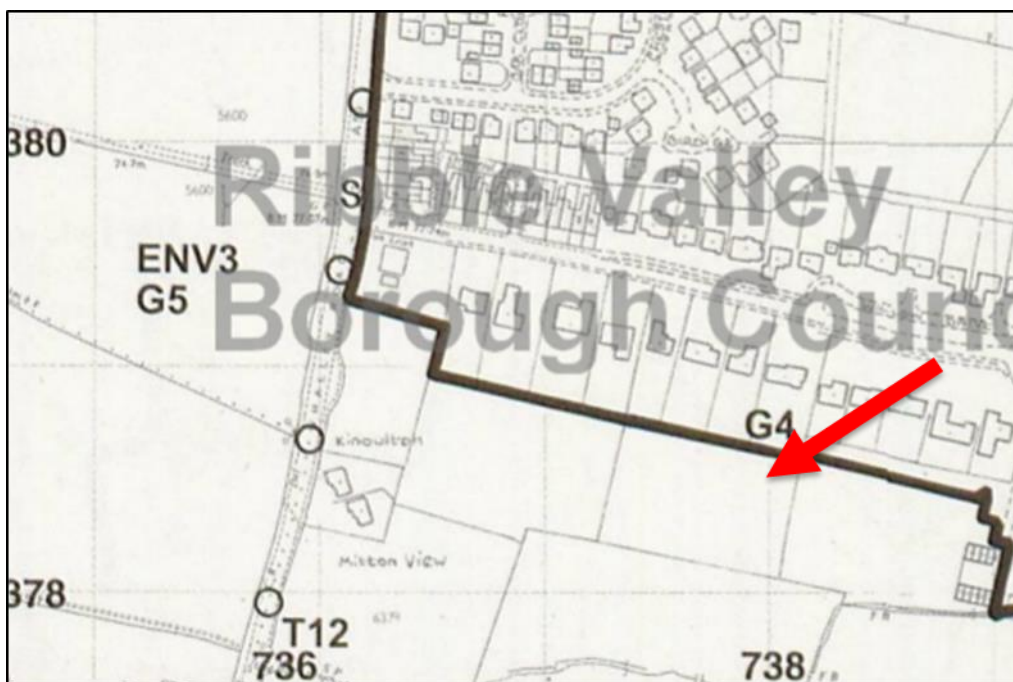


Figure 2: Extract from the Local Plan (1998) Proposals Map

Ribble Valley Borough Council - Core Strategy 2008 – 2028

5.4 The Ribble Valley Borough Council Core Strategy 2008 – 2028 was adopted in December 2014 and therefore can broadly be regarded as containing relevant and up to date policies in the consideration of this application. Furthermore, the following policies are considered to be relevant to the determination of the application, however they will be afforded weight in accordance with their consistency with the NPPF and this is discussed further in the Material Considerations section of the statement: -

- Key Statement DS1: Development Strategy;
- Key Statement DS2: Sustainable Development;
- Key Statement EN2: Landscape;
- Key Statement EN4: Biodiversity and Geodiversity;
- Key Statement H1: Housing Provision;
- Key Statement H2: Housing Balance;
- Key Statement H3: Affordable Housing;
- Policy DMG1: General Considerations;
- Policy DMG2: Strategic Considerations;
- Policy DME1: Protecting Trees and Woodlands;
- Policy DME2: Landscape and Townscape Protection;
- Policy DME3: Site and Species Protection and Conservation;
- Policy DMH3: Dwellings in the Open Countryside & the AONB;
- Policy DMB4: Open Space Provision.

5.5 **Key Statement DS1** seeks to outline briefly the locations in which growth will be focused. Whilst the statement refers to strategic sites already allocated for development, it does also infer that all other development will be focused around principal settlements and ‘Tier 1’ settlements, one of which is Barrow. The policy states that development in all settlements will be considered acceptable if they demonstrate regeneration benefits and are *‘appropriate for consolidation and expansion or rounding-off of the built up area’*. The proposal constitutes development in an area that, to a degree, is already built up and therefore represents a scheme far preferable to sporadic development in more rural areas or smaller ‘Tier 2’ settlements. Furthermore, the Housing and Economic Development DPD proposes to extend the settlement boundary of Barrow to the south of the site, meaning that once the DPD is adopted the application site will abut the settlement boundary to the north, west and south, further emphasising its functional relationship with the settlement. Moreover, as noted in section 3 of this statement, there remains an unresolved objection to the modified settlement boundary to which there hasn’t yet been a satisfactory response.

5.6 **Key Statement DS2: Sustainable Development** looks to mirror Paragraph 14 of the NPPF which details the sustainable development principle that seeks to guide both authorities and developers. Further to that it places emphasis on the council to develop proactive relationships with applicants

to ensure that where possible applications are approved unless material considerations indicate otherwise. The proposals at hand are both well considered and respectful to the surrounding vernacular and as such the development is not thought to generate any adverse impacts. Based on this and the more extensive guidance outlined in the NPPF it is concluded the proposals constitute sustainable development and therefore adhere to this key statement.

5.7 **Key Statement EN2:** Landscape, mainly focuses on protection of the Forest of Bowland AONB through ensuring development contributes to the conservation of the area by enhancing and protecting the landscape and character. The statement does offer more general coverage by linking the policy to the protection of all landscapes outlining that the council expects all development to be in-keeping with the character of the landscape.

5.8 In the council's justification for the policy they state that:

"The Council will also seek to ensure that the open countryside is protected from inappropriate development. Developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness, landscape character, the quality of the built fabric, historic patterns and landscape tranquillity."

5.9 As previously outlined the proposal would seek to use materials that are sympathetic to surrounding development. The proposed layout (drawing ref. 1218-PL-03) and associated house type drawings, detail the intention to develop a site which sits well within the surrounding development creating homes more in-line with the landscape character and local distinctiveness. On that basis, in the context of policy Key Statement EN2 Landscape, the proposed new dwellings are seemingly not in conflict with the development plan and therefore this policy would not represent justification to refuse this application. Moreover, the proposal links in well with previous phases of development and provides sufficient space on site to successfully mitigate against any loss of existing features of landscape value.

5.10 **Key Statement EN4:** Biodiversity and Geodiversity outlines that development should look to conserve and enhance the local biodiversity and geodiversity and any negative impacts should be avoided. The policy is in place mainly to add further protection to designated sites of environmental and ecological importance, of which the site is not. However, the overriding theme is that development should be able to mitigate any perceived negative impacts. Within the supporting documents which accompany this statement are both an ecological survey and a tree survey. These reports serve to demonstrate the impact, if any, the development will have but also outlined

relevant mitigation to ensure the acceptability of the proposal. It is therefore concluded that the proposal can be delivered in a manner which is not at conflict with Key Statement EN4.

- 5.11 **Key Statement H1** focuses on housing provision, it states that the requirement for new homes will be delivered in line with the Council's Strategic Housing Land Availability Assessment. Further to this it states the council will adopt a 'plan-monitor-manage' approach to guarantee the assessment is continually monitored to ensure a rolling five-year land supply is achieved and maintained. This is particularly pertinent given the ongoing issues in respect of the LPA meeting its 5-year housing supply. Notwithstanding this, with regards to this policy and indeed subsequent housing policies, at present, it is apparent that Ribble Valley Borough Council cannot demonstrate a 5-year supply of housing. Consequently, the policies are rendered out of date and their weight ought not to be determinative in the planning balance, set against the presumption in favour of sustainable development of the NPPF, as set out within Section 6 of this statement. The most recent position in relation to the Council's housing supply is detailed within the Appeal decision associated with Higher Road, Longridge (APP/T2350/W/17/3186969) which is dated the 22nd May 2018. A copy of the decision is appended to this statement. In this context it is crucial that the Council support housing schemes which have the potential to deliver sustainable development in accessible locations.
- 5.12 The subsequent statement **Key Statement H2: Housing Balance**, follows on from the above to outline that planning permission will be granted when the proposal is in line with local demand as evidenced in the Strategic Housing Market Assessment (SHMA). The SHMA (2008) acknowledges that detached housing in rural and suburban areas such as that proposed is clearly in demand.
- 5.13 As noted the proposal seeks to deliver bungalows of varying size. There is an acknowledged need for such development in the borough as noted in the Council document: Addressing Housing Need in Ribble Valley - Housing Policy (2011). This document states that "*the market has developed little bungalow accommodation*" and as such it details a requirement for 15% of the units built as part of 30+ dwelling developments to be bungalows for the elderly. The Strategic Housing Market Assessment (June 2013) notes a higher than average proportion of people of pensionable age in the Borough (approx. 3.9% higher than the national average). Table 6.1 of the document infers that between 2013-2028 the population increase of those aged 80-90 is between 76.5% and 91.7%. All this suggest further that there remains a demand for bungalow development within the borough.
- 5.14 The Wiswell and Barrow Housing Needs Survey (February, 2011) also indicated that provision for older people will have to be enhanced on the basis over 40% of the respondents where over 55 years of age. Furthermore section 5.5/Chart 13 outlines that the almost 19% of new housing needs to be bungalows.

5.15 As noted in the previous paragraph, this policy can also be considered out of date due to the Council's lack of a sound five-year supply of housing.

5.16 Within Ribble Valley Borough Council's Core Strategy is **Key Statement H3: Affordable Housing**. This policy outlines the requirement for affordable housing delivery on new developments. As the site lies just outside the Barrow settlement boundary, it is therefore covered under open countryside meaning there is a requirement for residential schemes of over 5 dwellings in size to deliver 30% affordable homes.

5.17 The policy does however allow for the requirement to be met off site, providing both parties are in agreement. Policy H3 states:

"Developers will be expected to provide affordable housing on site as part of the proposed development unless Ribble Valley Borough Council and the developer both agree that it is preferable to make a financial or other contribution towards the delivery of affordable housing on another site."

5.18 With regard to the previous phases of development, the applicant entered in to a legal agreement confirming a financial contribution was the manner in which the associated affordable housing would be provided, should the consent be implemented. It is hoped that the same arrangement would be equally as agreeable in relation to the application at hand.

5.19 With the phase 2 scheme, the Council's Housing Officer Rachel Stott advised that the affordable housing requirement for Barrow had been met and hence the Council will accept a commuted sum in lieu of on-site provision, to meet remaining affordable housing need in other parishes across the Borough. The same approach has been adopted for the application at hand with the commuted sum calculated based upon the equivalent of 3 affordable units (30%). In order to reach an appropriate commuted sum for off-site provision we have considered the equivalent developers cost of providing 3 no. 800 sqft shared ownership dwellings on site we have calculated a commuted sum offer of £185,760; this is based upon £215/sqft sales value and a 36% discount.

5.20 **Policy DMG1:** General Considerations assists in ensuring that development proposals are in line with numerous broad considerations by providing a series of overarching considerations regarding the quality of developments. The policy categorises the criteria under 6 headings which are as follows:

- Design;
- Access;

- Amenity;
- Environment;
- Infrastructure;
- Other.

The design of the proposed scheme is thought to be well-considered and of a high standard that both provides a quality addition to the local housing mix whilst being reflective and sympathetic to local character. The design has ensured the development is of a fitting density with the scale of the properties not thought to sit out of context with surrounding development, particularly in relation to the immediate south west which is currently being constructed by the applicant. Furthermore, as outlined in sections 5.12 and 5.14, there is clearly a demand for bungalow accommodation. The policy summarises that regarding access the any proposals be safe, suitable and consider the potential traffic implications. The proposal takes access via a previous phase on development and as such looks to utilise an existing access onto Clitheroe Road. This access was considered to be safe and provided the necessary visibility splays with Lancashire County Highways raising no objection to the previous application.

5.21 The proposed site is significantly screened from views from all directions due to the mature tree and hedge coverage which lines the site boundary and the existing dwellings to the north. Any views that would be available will show the site in the context of wider residential development and as such will be in keeping with local character. It is therefore considered that any impact on amenity of views would be minor allowing the developer to deliver a well-designed scheme without impeding on the local amenity of others when assessed against any of the criteria outlined in Policy DMG1. In the context of the section of the policy which refers to environmental considerations the site does not sit within any local or national landscape/ecological designation. The application is supported by an ecological survey considering the impact the proposal will have on local habitats; and similarly, the submitted arboricultural impact assessment deals with matters relating to on-site trees.

5.22 **Policy DMG2** outlines further strategic considerations. The policy assists in the interpretation of the Development Strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. The policy also states that within the Open Countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. As mentioned previously it is anticipated this has been achieved within the proposal at hand.

5.23 There will be no requirement for the clearance of woodland and nor will there be any substantial impacts on existing trees located within or on the boundary of the development site. Nevertheless, to provide confidence in the proposals the application is accompanied by a tree survey which details the state of the onsite trees and how, if at all, the development will impact them. The report's also looks to provide clarity in relation to the two previously felled trees at the site's access. As noted several areas within the site have been safeguarded for tree mitigation, the provided tree report discusses how this mitigation would result in a net gain for the site, allowing it to be viewed favourably in the context of **Policy DME1: Protecting Trees and Woodlands**.

5.24 **Policy DME2: Landscape and Townscape Protection** states the proposals which induce significant harm to important landscape or landscape features. Such features are outlined as including:

1. *“Traditional Stone Walls.*
2. *Ponds.*
3. *Characteristic Herb Rich Meadows and Pastures.*
4. *Woodlands.*
5. *Copses.*
6. *Hedgerows and Individual Trees*
7. *Townscape Elements such as the Scale, Form, and Materials that Contribute to the Characteristic Townscapes of the Area.*
8. *Upland Landscapes and Associated Habitats Such as Blanket Bog.*
9. *Botanically Rich Roadside Verges (That are Worthy of Protection).”*

5.25 As with previous policies, its considered that the supporting information details sufficient data as to qualify the proposals impact as acceptable. Effort has been made as to ensure disruption to existing features is minimal and the development sits well within the local area. The site itself has limited landscape value and the proposed scheme would not negatively affect the existing mature tree cover which sits around the site's periphery. The development has been carefully designed so that it complements the surrounding residential development and would be seen as a natural extension, in terms of the layout of the dwellings and the chosen house types.

5.26 The next policy detailed in the plan, **Policy DME3: Sites and Species Protection and Conservation**, follows on from the above. As with DME2 it seeks to protect elements of any proposal site which have notable value, with a focus on relevant ecological designations such as Special Protection Areas and SSSIs. Further to this it also places emphasis on the protection of priority habitats. The development site is not covered by any local or national ecological designations and the

accompanying ecological assessment has outlined various migration measures which ensure the site would not be at contravention of the aforementioned policy.

5.27 **Policy DMH3: Dwellings in the open countryside** outlines that residential development within the open countryside will be limited to the following:

1. *“Development essential for the purposes of agriculture or residential development which meets an identified local need. In assessing any proposal for an agricultural, forestry or other essential workers’ dwellings a functional and financial test will be applied;*
2. *The appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction;*
3. *The rebuilding or replacement of existing dwellings subject to the following criteria:*
 - *The residential use of the property should not have been abandoned;*
 - *There being no adverse impact on the landscape in relation to the new dwelling;*
 - *The need to extend an existing curtilage.”*

5.28 The proposal is considered to fall within point 1 of this policy in that there is an acknowledged local need for bungalows throughout the Borough and an accepted under provision of elderly accommodation. This is demonstrated not only within the supplied local need evidence but also the relevant documents of the Development Plan. Additionally, it remains important to consider proposals and their associated impacts on a case by case basis. In relation to this application not only is it policy compliant but it also does not represent a proposal which would not be of detriment to the open and rural character of the area due its location adjacent other committed housing development. Therefore, in the context of this policy the proposal would be permissible, providing it is in general accordance with the other elements of the Development Plan. Furthermore, this policy is clearly linked to the supply of housing, in so much as it sets the parameters of housing coming forward in the open countryside. Consequently, it should also therefore be afforded limited weight in the determination of this application given the on-going issues for the 5-year supply.

5.29 Whilst the site is below 1 hectare in size and does not involve the loss of public open space **Policy DMB4: Open Space Provision** is still thought to be worth noting. The policy is in place mainly to respond to much larger schemes than the proposal at hand but does detail that on a site by site basis the council may look to negotiate for open space provision on smaller sites where the overall level of supply is inadequate. It is considered that due to the modest scale of the proposal, low density and rural surround that the need of on-site provision or off-site contribution is limited.

6 MATERIAL CONSIDERATIONS

National Planning Policy Framework (2012)

- 6.1 The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 6.2 The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (Paragraph 14) whereby proposed developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted. The NPPF also strongly supports economic and housing development.
- 6.3 Sustainable development is broadly defined in Paragraph 7 of the Framework as having three dimensions; namely economic, social and environmental. Paragraph 17 sets out the core planning principles which include the need to:
- *“Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs...*
 - *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings...*
 - *Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable...”*
- 6.4 In terms of economic benefits, the proposals would make a positive contribution to housing land supply in Barrow and the surrounding rural area. The scale of the development is in keeping with the locality and will clearly provide a significant economic boost locally through the development of up to 10 new homes.
- 6.5 The social aspect of sustainability is met, in that the proposal will result in the creation of a high-quality environment and comprises a compatible use in keeping with the neighbouring uses in the immediate surrounds of the site. The development will contribute to meeting a specific identified local need for over 55s bungalows as well as making an applicable financial contribution towards the provision of affordable homes. As outlined earlier in this statement the site lies just outside the boundary of Barrow and therefore offers a location with excellent access to local services. With proposed vehicular access to the new dwellings being taken from Clitheroe Road and the associated

bus services, the development can promote the use of sustainable transport modes and reduce reliance on the private car.

- 6.6 Turning to the environmental aspect of sustainability, the site is not subject to any statutory ecological designations, heritage assets or protected species. Issues relating to Tree Protection Orders have been dealt with within the provided Arboricultural Impact Assessment and the site is not within an area at risk of flooding as defined by the Environment Agency.
- 6.7 The application site comprises informal pasture with little ecological or landscape value. The proposed development is intended to retain existing trees and other landscape features of interest where possible and will also provide new planting as part of the development.
- 6.8 It is considered that the proposed development will result in an overall improvement in the visual aspect of the site from the neighbouring properties and from the highway, and that there are no significant adverse environmental impacts which arise from the proposed development.
- 6.9 Paragraph 14 of the Framework establishes a presumption in favour of sustainable development. The site would help meet current housing needs of Ribble Valley Borough Council in a manner which does not compromise the ability of future generations to meet their own needs. The proposals therefore have the potential to comprise sustainable development and accordingly would benefit from the presumption in favour of such development as stated in Paragraph 14 of the Framework.
- 6.10 Chapter 4 of the Framework, Promoting Sustainable Transport, at Paragraph 32 states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. It is clear that this is not the case with the proposal now before the council.
- 6.11 Paragraph 34 of the Framework requires that Local Planning Authorities ensure that developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. The site is located on a main transport corridor close to Barrow and benefits from access to the associated access to various sustainable means of transport.
- 6.12 Section 6 of the NPPF seeks to deliver a wide choice of high quality homes. In particular, Paragraphs 47 and 49 relay government policy in relation to identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing

requirements, along with the need for housing applications to be considered in the context of the presumption in favour of sustainable development. Paragraph 49 also states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Furthermore, Paragraph 55 seeks to promote sustainable development in rural areas providing the example of where there are groups of smaller settlements, development in one village may support services in a village nearby. This section and noted paragraphs are directly relevant to the determination of the proposed development given the Council's lack of up-to-date housing land supply.

6.13 Consequently, if a scheme is considered to deliver sustainable development and not have any adverse impacts that would significantly and demonstrably outweigh the benefits, guidance is clear that planning permission should be granted. It is considered that the proposal does comprise sustainable development in the context of Paragraph 14 and would not result in any adverse impacts in that respect. In particular, the site: -

- a) Is well located in relation to the local highway network;
- b) Is served by a regular and frequent bus service between other settlements;
- c) Is within walking distance of local services and facilities;
- d) Would make effective use of a partly developed site which stands adjacent to the settlement boundary;
- e) Can be developed without harm to neighbouring land uses;
- f) Has the ability to deliver good and safe vehicular access; and
- g) The development would avoid generating an adverse visual impact despite being located in open countryside, due to the developed nature of the surrounding area.

6.14 As such, this proposal is considered to deliver a sustainable form of housing development as is required by the NPPF. The scale of development and its context in relation to its location is considered acceptable and whilst there would be some impacts it is not considered that

6.15 Paragraph 56, in relation to design, states that good design is a key aspect of sustainable development. This statement has looked to provide clarity as to the intended design parameters, ensuring that the proposed development is compliant with the requirements of the Framework in contributing positively to making places better for people.

- 6.16 Chapter 10 of the Framework considers climate change, flooding and coastal change. Paragraph 100 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.
- 6.17 The site is located entirely within Flood Zone 1 and therefore it is not considered the proposal poses any additional risk to flooding in the local area. This is addressed in detail within the submitted Flood Risk Assessment in the supporting documents.
- 6.18 Paragraph 103 states that when determining planning applications, Local Planning Authorities should ensure flood risk is not increased elsewhere. The supporting Flood Risk Assessment and drainage strategy demonstrate that the development can be delivered in an acceptable manner and one which will not result in any increased risk of flooding.
- 6.19 Paragraph 187 of the Framework states that Local Planning Authorities should look for solutions rather than problems, and that decision takers at every level should seek to approve application for sustainable development where possible.
- 6.20 Paragraph 197 states that in assessing and determining development proposals, Local Planning Authorities should apply the presumption in favour of sustainable development.
- 6.21 Paragraph 215 states that due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the Framework, in that the closer the policies in the plan are to the policies in the Framework, the greater the weight that should be afforded.

Other Relevant Local Guidance

Housing White Paper 'Fixing our Broken Housing Market'

- 6.22 The Housing White Paper 'Fixing our Broken Housing Market' was released in early February 2017. The paper sets out how the Government intends to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and which supports wider economic prosperity.
- 6.23 The paper provides a number of proposals to help achieve the Government's aims. Under the heading 'Helping People Now' it states that development which meets the future need of the population will be encouraged. It also later details that offering older people a better choice of

accommodation can help them live independently for longer and help reduce costs of the social care and health systems.

Housing and Economic Development DPD (HED DPD)

- 6.24 The publication version of the HED DPD was released for consultation in April 2017. As such it is accepted the document is at a progressed stage and subsequently represents a material consideration.
- 6.25 Largely the features of the document aren't of great significance to the project however one area of note are its implications on the defined settlement boundaries. As part of the DPD the settlement boundaries have been subject to alteration, one such alteration sees the application site abut the settlement boundary to the north west and partially to the south. The change further emphasises the fundamental link the application site has with the development and how it interacts with development which lies within the proposed settlement boundary.
- 6.26 Further to the above as noted in section 3, there remains an unresolved objection to the proposed settlement boundary, based on the application site being omitted from the settlement. No satisfactory response has been received on this and as such the objection is still considered outstanding.

7 CONCLUSION

7.1 PWA Planning is retained by Reilly Developments Ltd to prepare and submit a full planning application for the erection of 10 no. over 55s bungalows at land to the east of Clitheroe Road, Barrow, Lancashire. The description of the development as per the submitted 1APP form is as follows:

“Erection of 10no. Over 55s Bungalows and Associated Works.”

7.2 The works would result in a number of key benefits which are deemed relevant to the determination of the application, namely: -

- Delivery of 10no. much needed over 55s bungalow homes, assisting the Authority in meeting their objectively assessed needs;
- The enhancement of local character and distinctiveness through the implementation of sensitive landscaping measures;
- Support for existing businesses and suppliers in the area during construction, contributing to the local economy.

7.3 As addressed earlier within this statement, it is clear that the proposals represent a sustainable development which is consistent with adopted planning policy and which should therefore be supported. This Planning Statement has reviewed the scheme against relevant development plan policy as well as other relevant planning guidance, including the National Planning Policy Framework and identifies broad compliance with relevant policies.

7.4 The scheme is supported by a suite of technical reports and other evidence which clearly demonstrate that there would be no harmful impacts resulting from the proposed development and hence no reason that planning permission ought not to be granted. In addition to that there are other material considerations which support the granting of planning permission and which should be afforded significant weight in the determination of the application.

7.5 For the reasons identified within this statement, it is considered that detailed planning permission for the proposed development should be granted and the application is commended to the authority.

Appendix 1 – Appeal Decision:

APP/T2350/W/17/3186969 - Land at Higher Road, Longridge



Appeal Decision

Hearing held on 17 April 2018

Site visits made on 17 April 2018 and 18 April 2018

by Gareth Wildgoose BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 May 2018

Appeal Ref: APP/T2350/W/17/3186969

Land at Higher Road, Longridge

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by VH Land Partnership against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2016/1082, dated 17 November 2016, was refused by notice dated 18 April 2017.
 - The development proposed is an outline planning application for residential development for up to 123 houses; demolition of an existing house (74 Higher Road) and formation of access to Higher Road.
-

Decision

1. The appeal is allowed and planning permission is granted for an outline planning application for residential development for up to 123 houses; demolition of an existing house (74 Higher Road) and formation of access to Higher Road at Land at Higher Road, Longridge in accordance with the terms of the application, Ref 3/2016/1082, dated 17 November 2016, subject to the conditions set out in the attached schedule.

Procedural Matters

2. The application was submitted in outline with all detailed matters other than means of access reserved for future approval. Appearance, landscaping, layout and scale are reserved for later consideration and the appeal has been determined on that basis. The masterplan and illustrative material submitted with the planning application in so far as it relates to those matters has been taken into account for indicative purposes.
3. A signed and dated planning obligation by unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 (UU) has been provided as part of this appeal. It includes obligations relating to affordable housing, off site leisure provision, highway and transport works and education. I consider the agreement in relation to the Regulatory tests of the Community Infrastructure Levy (CIL) in my decision.

Main Issue

4. The main issue is whether the development proposed would be consistent with the objectives of policies relating to the location and supply of housing.

Reasons

Location and supply of housing

5. The appeal site, except for No 74, is undeveloped land comprising a number of agricultural fields that lie adjacent to the edge of the built up area of Longridge, which includes the linear arrangement of houses adjoining the site that face Higher Road and Dilworth Lane. There is also a residential development immediately adjacent that is under construction which is accessed from Blackburn Road and also adjoins Dilworth Lane. The remaining site boundary adjoins Tan Yard Lane, a track and bridleway accessed from Blackburn Road with open fields and reservoirs immediately beyond. The submitted plans indicate that the development of up to 123 dwellings would include a new access from Higher Road which would utilise the land currently occupied by No 74 that is proposed to be demolished.
6. Key Statement DS1 of the Ribble Valley Borough Council Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley (CS), adopted December 2014, sets out the development strategy. It seeks to guide development to the most appropriate locations through the identification of groupings of settlements in a hierarchy based upon 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. In that context, Longridge is identified as one of three principal settlements which are the highest order settlements within the hierarchy where the majority of new housing development will be located.
7. The housing requirement set out in Key Statement H1 of the CS indicates that land for residential development will be made available to deliver 5,600 dwellings, estimated at an average annual completion target of at least 280 dwellings per year over the plan period. The supporting text to Key Statement DS1 at paragraph 4.11 and Appendix 2 of the CS include tables which identify the number of houses required for each settlement by 2028 to meet the housing requirement. The number to be delivered in Longridge is stated as 1,160 houses during the plan period, with a residual number of 633 houses remaining as at 31 March 2014¹ to meet that figure.
8. In seeking to deliver the above, the CS does not define an up-to-date settlement boundary for Longridge and Key Statement DS1 of the CS indicates that specific allocations will be made through the preparation of a separate allocations DPD. Consequently, the settlement boundaries currently utilised by the policies of the CS are those defined by the proposals map of the preceding Ribble Valley Districtwide Local Plan. During the Hearing it was confirmed by the parties that it is not a matter of dispute that the site is located outside of the existing settlement boundary of Longridge and therefore, lies within open countryside.
9. Policy DMG2 of the CS, indicates amongst other things, that development in the open countryside will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. In that regard, the

¹ Takes account of completions/permissions granted up to 31 March 2014, plus a reappportionment of 200 houses to other settlements in Ribble Valley to reflect a planning permission granted near to Longridge for 200 units at Whittingham Lane within Preston Borough.

landscape sensitivity of the site and its surroundings is assessed as medium by a landscape visual impact assessment (LVIA) accompanying the application. To my mind that assessment in the LVIA appropriately reflects the higher sensitivity of the open countryside generally, but takes into account that the steeply sloped topography of the land is viewed against the backdrop of existing properties that face Higher Road and Dilworth Lane with the rural character at the edge of the built up area further eroded by development under construction immediately to the south. Although the site lies close to the boundaries of the Longridge Conservation Area and the Bowland Forest Area of Outstanding Natural Beauty, it has no influence on the special character and interest of those areas due to the presence of intervening built form and landscaping.

10. With regard to the above, the construction of dwellings on the site would result in built development on greenfield land that currently consists of largely open fields in agricultural use. However, it is evident that when taken together with the development under construction immediately to the south that there is some scope to absorb development adjoining the existing settlement boundary and provide a more robust boundary between the built up area and open countryside. In that context, both Key Statement DS1 and Policy DMG2 of the CS, when taken together, permit development proposals in the principal settlements, including Longridge, which accord with the development strategy and consolidate, expand or round-off development so that it is closely related to the main built area. Nonetheless, although the site adjoins the principal settlement of Longridge it lies outside of it and therefore, does not meet the precise wording of either Key Statement DS1 or Policy DMG2 which require development proposals to be in the principal settlements and, therefore, it would result in a consequent loss of open countryside. In that respect, there is also conflict with Policy DMH3 of the CS that relates to dwellings in the open countryside and which seeks to limit residential development to a closed list of exceptions and criteria, which the proposed development would not meet.
11. In reaching the above findings, it is evident that the conflict with the above policies and the Development Strategy relates specifically to the existing designation of land as open countryside. Concerns have been expressed with respect to the oversupply of housing that would result from the development relative to the residual numbers for Longridge in paragraph 4.11 and Appendix 2 of the CS. However, I find no harm in that respect as those numbers are not intended to be interpreted as a ceiling and can be exceeded in circumstances to provide flexibility to meet the local needs set out in the CS and where there is infrastructure capacity to deliver the development. The development is intended to contribute to meeting significant local needs in terms of affordable housing and older persons housing in accordance with the CS. Furthermore, there is no substantive evidence before me that local infrastructure, utilities, services and facilities could not accommodate the development, including when taken cumulatively with development nearby within the administrative area of Preston City Council, subject to planning obligations that are considered in detail later in this decision.
12. I have also taken into account that the emerging Ribble Valley Housing and Economic Development - Development Plan Document (HED DPD) was submitted in July 2017 and did not include the site within its proposed allocations or its settlement boundary for Longridge. However, as the examination in public has yet to take place and there are unresolved objections

to the document including the proposed settlement boundary, the emerging HED DPD is not an influential factor upon the above findings. In addition, the Longridge 2028 Neighbourhood Development Plan - Regulation 16 Submission Draft - January 2018 (NDP) was also provided during the Hearing. However, the emerging NDP does not currently include specific housing policies relating to land beyond the Longridge settlement boundary or policies that add to those that are relevant to the proposal in the CS. In any case, the NDP is at an early stage of preparation and consequently, I can afford little weight to it.

13. When having regard to all of the above, there is conflict with Key Statement DS1 and Policies DMG2 and DMH3 of the CS and the associated objectives relating to the location of housing and the protection of the countryside. Nevertheless, to conclude on the main issue as a whole it is necessary to also assess the existing housing land supply position in Ribble Valley which I go onto to consider.

Housing land supply in Ribble Valley

14. In order to boost significantly the supply of housing, paragraph 47 of the National Planning Policy Framework (the Framework) requires local planning authorities to identify and update a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. Footnote 11 of paragraph 47 states that to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable to ensure that housing will be delivered on site within five years.
15. During the Hearing, the appellant provided an up-to-date position² relative to the Council's Housing Land Availability Schedule - October 2017 (HLAS) which has a base date of 30 September 2017 for the calculation of housing supply and includes the shortfall of delivery during the plan period to date of 649 dwellings. In that respect, the appellant considers that the Council can demonstrate a housing land supply of approximately 4.3 years when including a 20% buffer relative to paragraph 47 of the Framework. The Council position in the HLAS as at September 2017 was a housing land supply of 5.9 years, including the application of a 5% buffer, the existing shortfall of delivery, 10% slippage applied to sites with planning permission that had not started and a windfall allowance.
16. The Council have subsequently provided an April 2018 update to the figures as at 30 September 2017 which reduced the expected yield from large sites within the five year land supply by 240 dwellings, thereby reducing the housing land supply to approximately 5.4 years, when including a 5% buffer, the shortfall of delivery in the plan period, 10% slippage applied to sites with planning permission not started and windfalls. Aside from the level of buffer to be applied in accordance with the Framework, the differences between the parties reflect the level of contribution from large sites with planning permission and proposed allocations in the emerging HED DPD. There is no dispute between the parties with respect to a windfall allowance of 115 dwellings in total and based on the evidence before me, I have no reason to take a different view in that regard.
17. The Council have justified the application of a 5% buffer, rather than a 20% buffer, on the basis that it accords with the approach of a 'housing

² Hearing document 5

delivery test' set out in a Government White Paper³ that has been taken forward in the National Planning Policy Framework - draft text for consultation, March 2018, and associated draft updates to Planning Practice Guidance. The approach of the proposed housing delivery test suggests that a 20% buffer would not apply in circumstances where the completions over the last three years of the monitoring period exceed the identified housing requirement as set out in the development plan. In that respect, the housing delivery in Ribble Valley has exceeded the annual requirement set out in Key Statement H1 of the CS for the last three years. However, appeal decisions have been drawn to my attention at Dalton Heights, Seaham⁴ and Lower Standen Hey Farm, Clitheroe⁵ where Inspectors considered the application of methodologies subject to consultation to be premature.

18. I concur with those Inspector findings as although the methodology set out in the March 2018 consultations relating to the draft Framework, Planning Practice Guidance and associated Housing Delivery Test - Draft Measurement Rule Book indicate the Government's intent, it remains subject to consultation with no certainty that it will be formally adopted and implemented in its current form. In existing circumstances, the improved housing delivery rates in Ribble Valley between 1 April 2014 and 30 September 2017 should not prevail over the longer period of persistent under-delivery of housing that was significantly below the annual requirement during each year between April 2008 and March 2014. The adoption of the CS has had an influence upon the recent increase in housing delivery rates, but the longer period of under-delivery has resulted in a considerable shortfall of housing delivery in Ribble Valley during the first half of the plan period that in total is more than two years of the annualised requirement in Key Statement H1. I, therefore, consider that there is a persistent record of under-delivery of housing in Ribble Valley and a 20% buffer should be applied to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.
19. The application of a 20% buffer, rather than a 5% buffer, to the Council's updated position submitted prior to the Hearing results in a housing land supply of approximately 4.7 years. The remaining differences between the parties relate to the contribution of a list of disputed sites submitted as part of the appeal that I deal with in turn below.
20. *Higher Standen Farm*. The site is under construction by a single developer and the Council's figures of 200 dwellings to be delivered within five years are derived from a delivery rate of 20 dwellings in year 1, with a delivery rate of 45 dwellings per annum in the remaining years. During the Hearing, the Council have indicated that commencements have been recorded in the half year to date, but with no completions so far. Based on the evidence before me, the delivery rate applied by the Council is at the upper end of the range provided by the developer which was 40 - 45 dwellings per annum. In that respect, whilst the delivery of 20 dwellings in the first year may be achievable, the 45 dwellings per annum in the remaining years appears overly optimistic when compared with delivery rates experienced in Ribble Valley on most other sites with a single developer. I, therefore, consider the lower delivery rate of 40 dwellings per annum to be a more reasonable forecast for years 2 - 5.

³ Fixing our Broken Housing Market, February 2017

⁴ Appeal Ref: APP/X1355/W/16/3165490 - 29 September 2017

⁵ Appeal Ref: APP/T2350/W/17/3174924 - 25 October 2017

Based on the evidence before me, the contribution from this site is more likely to be in the region of around 180 dwellings in the five year period.

21. *Land South West and West of Whalley Road, Barrow.* The site is under construction in two phases and the parties reached an agreement prior to the Hearing that the site would contribute 150 dwellings during the plan period at an annual delivery rate of 30 dwellings per annum, which is lower than the Council forecast in the HLAS. Based upon the evidence before me, I have no reason to take a different view to the parties and consider that the contribution from this site is likely to be around 150 dwellings in the five year period.
22. *Land off Waddington Road, Clitheroe.* The site has outline planning permission and a reserved matters application has been submitted to, but has yet to be determined by the Council. During the Hearing it was confirmed that the Council's figures of 110 dwellings to be delivered within five years are based upon a delivery rate provided by a developer that is no longer proceeding, with anticipated completions in year 2 (2018/19) of 20 dwellings and a delivery rate of 30 dwellings per annum in the remaining years. In the circumstances, I consider that the Council's lead in times for commencement on site and completions are now overly optimistic. The appellant's lead in time of 24 months (from September 2017) for a new developer to receive approval for reserved matters, discharge the requirements of conditions and commence on site, with a delivery rate of 15 dwellings in the third year and 30 dwellings in each of the remaining years appears a more reasonable and realistic outcome. Therefore, based on the evidence before me, the contribution from this site is likely to be around 75 dwellings in the five year period.
23. *East of Clitheroe Road, Whalley - Lawsonsteads.* The site has reserved matters approval, but the Council since October 2017 have subsequently revised down the figures to 105 dwellings to be delivered within five years due to infrastructure constraints associated with Phase 1 that have delayed commencement of development on this site. During the Hearing, it was confirmed by the parties that the original developer is no longer proceeding and whilst a new developer has expressed interest it would likely necessitate a full application that has yet to be submitted to overcome existing drainage issues. In the circumstances, I consider that the Council's lead in times are overly optimistic. The appellant's lead in times of 24 months (from September 2017) for a new developer to obtain its own planning permission, overcome infrastructure constraints and commence on site, with a delivery rate of 15 dwellings in the third year and 30 dwellings each of the remaining years appears a more reasonable and realistic outcome. Therefore, based on the evidence before me, the contribution from this site is likely to be around 75 dwellings in the five year period.
24. *Land east of Chipping Lane, Longridge.* Based upon the evidence before me, the site has outline consent, with reserved matters consent for phase 1 comprising 118 dwellings that has commenced and a full planning permission granted for phase 2. The Council figures of 150 dwellings to be delivered within five years are based upon a delivery rate of 30 dwellings per annum in each year. During the Hearing, the Council indicated that commencements have been recorded in the half year to date, but with no completions so far. In the circumstances, I consider that a delivery rate of 30 dwellings in the first year is overly optimistic and a forecast of 15 dwellings in the first year, with 30 dwellings in each subsequent year would be a more reasonable and realistic

- outcome. Therefore, based on the evidence before me, the contribution from this site is likely to be around 135 dwellings in the five year period.
25. *Land north of Dilworth Lane, Longridge.* The site is under construction and the Council's figures of 171 dwellings to be delivered within five years reflect the build out of the remainder of the site during the five year period. During the Hearing, the Council confirmed that 24 completions were recorded in the previous year with a further 10 completions having been recorded since October 2017 with commencements having also taken place. The appellants indicated that their own figures based upon 30 dwellings per annum should be revised down to match the lower delivery rate in the previous year resulting in a total contribution of 120 dwellings during the five years. However, when taking account of the evidence of the build out rates within the site to date and the fluctuations that can occur between each year, I consider that the application of a delivery rate of 30 dwellings per annum would be a more reasonable and realistic figure as an average that would be achievable across the five year period. Therefore, based on the evidence before me, the contribution from this site is likely to be around 150 dwellings in the five year period.
26. *Preston Road, Longridge.* The site has planning permission with the developer expected to start on site in July 2018. The Council's figures reflect no delivery in year 1 (2017/18) with a delivery rate of 30 dwellings in years 2-5, whilst the appellant indicated that due to lead in times delivery should only be expected in years 3-5. I consider that the middle ground between those figures would be realistic in year 2, with a build out rate of 15 dwellings to reflect the lead in times from anticipated commencement late in year 1 to the first completions in year 2, with delivery of 30 dwellings per annum in the remaining years. Therefore, based on the evidence before me, the contribution from this site is likely to be around 105 dwellings in the five year period.
27. *Sites allocated in the emerging HED DPD.* The proposed allocations within the submitted version of the emerging HED DPD are Land at Mellor Lane (HAL1) which contributes 15 dwellings to the Council figures and Land at Wilpshire (HAL2) which contributes 35 dwellings.
28. The allocations remain subject to objections and do not have planning permission, but were subject to a site selection process as part of the preparation of the HED DPD prior to its submission. The Council confirmed during the Hearing that there are no constraints to the delivery of HAL1 and no contrary evidence was provided. In that respect, I am satisfied that given the scale of the site, a developer would be capable of obtaining planning permission, commencing on site and building out HAL1 at the level indicated in the Council figures during the five year period.
29. With respect to HAL2, I observed that there are overhead power lines with a pylon located close to the access to the site, but I am satisfied that it would not preclude delivery given that there are existing dwellings nearby and a road that has already been built close to the pylon. Furthermore, I am satisfied that the Council's nominal capacity for the site incorporates reasonable deductions to reflect any reduction in developable area associated with the constraint of overhead power lines. Consequently, given the scale of the site, there is no substantive evidence before me which indicates that a developer would be incapable of obtaining planning permission, commencing on site and building

out HAL2 at the level indicated within the Council figures during the five year period. Therefore, based on the evidence before me, the contribution from HAL1 and HAL2 is likely to be around 50 dwellings in the five year period as indicated by the Council.

30. When having regard to my above findings with respect to the disputed sites, the Council's housing land supply is reduced by a further 136 dwellings in total during the five year period. As a consequence, I find that on the basis of the evidence before me the deliverable housing land supply demonstrated is approximately 4.5 years, including the application of a 20% buffer, the existing shortfall of delivery, 10% slippage applied to sites with planning permission not started and a windfall allowance, in accordance with the Framework. In that respect, even if the Council's predictions relating to some of the sites prove to be more accurate, it would not significantly alter the housing land supply position and would only marginally reduce the shortfall within the range of 4.5 years and a maximum of 4.7 years of deliverable housing land supply.
31. Having regard to all of the above, I conclude that the development would conflict with Key Statement DS1 and Policies DMG2 and DMH3 of the CS in terms of their objectives relating to the location and supply of housing. However, the restrictions in those policies are not consistent with national policy objectives in the Framework to boost significantly the supply of housing in circumstances where a five-year supply of housing land has not been demonstrated and therefore, they are not up-to-date. In that respect, to conclude on the compliance of the proposal with the development plan and the Framework as a whole as part of the planning balance, it is necessary to firstly consider any other matters that are relevant to the proposal.

Other Matters

Highway and pedestrian safety

32. The effect of the proposal on highway and pedestrian safety is not a matter contested by the Council. The Framework advises that development should only be prevented where the residual cumulative impacts are severe. The highway authority is satisfied that the additional traffic arising from the development could be accommodated on Higher Road and the surrounding highway network without a severe impact. This would be subject to certain measures, such as the formation of the new access following the demolition of No 74. It would also require contributions to and delivery of specific highway improvements including traffic calming measures on Higher Road and upgrades to the junctions and pedestrian crossings at Preston Road-Chapel Hill, Preston Road-Kestor Lane and the Longridge Road roundabout, together with public transport upgrades and off site contributions to walk routes and cycling (linked to the emerging NDP) as listed in Schedule 4 of the UU. Based on the evidence before me and my observations of the site and its surroundings at different times of the day, I have no reason to take a different view to those of the highway authority.
33. With regard to the above, the Council and the highway authority have also raised no objection with respect to the proposed access, its layout and agreed visibility splays and sight lines, subject to the new footpath connections and alterations proposed to each side of the access as referred to in Schedule 4 of the UU. Based on the evidence before me and my observations, I have no

reason to take a different view and consider that the proposal would ensure that safe and suitable access to the site can be achieved for all people.

34. In reaching the above findings I have taken into account the concerns expressed by interested parties in terms of existing parking arrangements and access for emergency vehicles on Higher Road, particularly at its narrowest point near the Club Row terraces where I observed that on-street parking is at its most prevalent but passing places were still available. In that respect, the development would not increase the demand for on-street parking or increase traffic flows on Higher Road to an extent that existing highway conditions and parking arrangements would be significantly altered or worsened. I am satisfied, therefore, that the development would not have a detrimental impact upon highway safety or preclude access for emergency vehicles, which is capable of being secured within the site as part of the detailed site layout to be submitted as part of the reserved matters.

Living conditions

35. The masterplan and illustrative material submitted with the planning application demonstrate that adequate separation distances to neighbouring properties facing Higher Road, Dilworth Lane and the on-going development immediately adjacent could be achieved to preserve the living conditions of their occupiers and future occupiers of the development in terms of outlook and privacy. Existing views from the rear elevations and rear gardens of the adjoining properties facing Higher Road and Dilworth Lane would be affected by the development. However, that is generally the case with development on the edge of an existing settlement. A well-designed and appropriately landscaped development would be capable of limiting the perception of the site being suburbanised, whilst providing a suitable outlook for occupiers of neighbouring properties around the site. I am satisfied that the detailed issues in those respects could be appropriately addressed through the reserved matters relating to layout, scale, appearance and landscaping, taking account of the variations in topography.
36. The proposed access road between Nos. 70 and 76 would increase the noise and activity experienced by occupiers of those properties. However, I do not consider that the extent of those effects would result in significant harm or disturbance to their existing living conditions. In reaching that view, I have taken into account that potential mitigation measures could be provided at reserved matters stage or by condition, such as appropriate use of land levels for the access relative to the slab levels of surrounding properties, additional landscaping buffers and acoustic fencing. The construction phase could also be suitably controlled to prevent unacceptable impacts in terms of noise and disturbance through the agreement of a Construction Method Statement.
37. Interested parties have also expressed concerns with respect to the impact on property values. However, it is a well-established principle that the planning system does not exist to protect private interests such as the value of land and property. The issue of restrictive covenants relating to the site has also been raised. However, I see no reason why the grant of planning permission would supersede any private legal rights relating to land ownership or a leaseholding. Consequently, those matters fall outside of my jurisdiction and have not had any material bearing on my assessment of the planning issues in this appeal.

Ecology, trees and open space

38. The Ecological Appraisal submitted with the application found no substantive evidence of any protected species within the site or the surrounding area that would be adversely affected by the development. Based upon the evidence before me, I have no reason to take a different view. Furthermore, I am satisfied that the compensatory planting, habitat enhancement and precautionary measures identified relating to amphibians, bats, badgers, nesting birds, brown hares, invertebrates and reptiles would be suitable and could be secured through conditions, and the detailed site layout and landscaping submissions as part of the reserved matters. I, therefore, find that the development would not have an adverse impact upon ecology and biodiversity.
39. The Tree Report submitted with the application indicates that the masterplan and illustrative details that accompanied the application could require the removal of one high quality tree, two moderate quality trees, one low quality tree and three low quality groups within the site. Additionally, it indicates that five trees and one group located within the site are considered unsuitable for retention for reasons unrelated to the development. However, the layout and landscaping proposals are illustrative and the specific details remain subject to a reserved matters submission. In that regard, I am satisfied that the detailed submissions could suitably incorporate existing high and moderate quality trees within the site, together with the trees and hedgerows along the site boundary and those located on neighbouring land with crown overhangs or root protection areas within the site. Tree protection measures in those respects can be secured by condition. In addition, the landscaping within the site would be capable of including extensive new tree and hedge planting to adequately compensate for any loss of lower quality trees within the site.
40. The detailed provision of public open space within the site, including useable spaces, natural play spaces, pedestrian footpath links and cycle routes, can be secured as part of the reserved matters and conditions in accordance with the illustrative details within the masterplan accompanying the application, including potential links to the Longridge Loop as set out in the emerging NDP. The public open space provision in that respect would have wider recreational benefits to the Longridge area given that the site has no public access at present, even though the primary purpose would be to meet policy requirements.

Drainage and flood risk

41. The development would not be at unacceptable risk of flooding or increase the risk of flooding to surrounding properties, subject to the suitability of the detailed site layout as part of the reserved matters, together with foul and surface water drainage measures, including sustainable drainage systems (SuDs). Those drainage details are capable of being secured by conditions.

Planning obligation and infrastructure

42. There is a signed and completed UU. As previously mentioned, it requires the appellant to deliver affordable housing (30% affordable housing provision and 15% of the overall number of dwellings on site for occupation by those over 55 years of age, with half in the affordable provision) as set out in Schedule 1. It would also make the following contributions towards improving local

infrastructure that would serve the development: an off site leisure contribution to be paid relative to the reserved matters in accordance with occupancy ratios set out in Schedule 1, education contributions calculated in accordance with primary and secondary places as set out in Schedule 3 and Appendix 1 of the UU, highways and transport works and contributions specified in Schedule 4.

43. Having regard to the above and based on the evidence before me, I am satisfied that the proposed contributions are necessary, directly related and fairly and reasonably related in scale and kind to the proposed development in accordance with CIL Regulation 122 and paragraph 204 of the Framework, given the precise financial contributions are dependent upon calculations relative to the details that come forward as part of the reserved matters. I have, therefore, attached weight to them in my decision. In reaching such a view, I have taken into account that there are minor typographical issues within the UU agreement relating to the off site works proposed on Higher Road in Schedule 4(2) and 4(7). However, I am satisfied that such matters would not prevent the implementation of the planning obligation given that those off site highway works and walking routes are also supported by specific details in associated plans that are before me.
44. It is not contested by the Council that the development would have a harmful effect upon existing infrastructure, subject to the planning obligations in the UU. In that respect, I also observed that the development would be within walking distance of a wide range of local services and facilities within Longridge. Furthermore, there is no substantive evidence before me which indicates that the available services, facilities and utilities would not have sufficient capacity to accommodate demand arising from the development beyond those that require planning obligations as set out in the UU.

Planning Balance

45. The Framework does not change the statutory status of the development plan as the starting point for decision making. The proposal is not in accordance with Key Statement DS1 and Policies DMG2 and DMH3 of the CS in so far as they are relevant to the location and supply of housing and the protection of the countryside. Whilst the Council decision notice also refers to conflict with Key Statement DS2 of the CS it is a broad repetition of paragraphs 11 and 14 of the Framework and the planning balance necessary where conflict with the development plan is identified. Proposed development which conflicts with the development plan should be refused unless other material considerations indicate otherwise. In that respect as the Council cannot demonstrate a deliverable five-year housing supply, the relevant policies for the location and supply of housing are out-of-date through the operation of paragraph 49 and 215 of the Framework. Paragraph 14 of the Framework is, therefore, engaged.
46. Paragraph 14 of the Framework states that for decision making this means where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted.
47. There are economic and social benefits arising from the provision of up to 122 additional homes including the potential for delivery of affordable housing and accommodation for over 55s to meet local needs in an accessible location,

which are important considerations that carry significant weight. There would also be associated economic benefits in terms of job creation during construction and support for local services and facilities after occupation, which carry significant weight based on the scale of the development proposed. Furthermore, considerable weight is given to the contribution which the appeal proposal would make to significantly boosting the supply of housing, where the supply of housing in Ribble Valley is constrained due to an inability to demonstrate a five year housing land supply, with a 0.5 year shortfall having been identified. In that respect, the proposal would contribute to a clear need for more market, affordable and older persons housing to be delivered in Ribble Valley. Based upon my findings, the scale of the development would not fully address the shortfall to an extent that a deliverable five year supply of housing land would be demonstrated. Nonetheless, the contribution to meeting housing need is significant and is afforded considerable weight.

48. The development would result in a loss of open countryside. However, given that the site is already mostly enclosed by development on three sides with varied topography, I have found no significant harm to the character and appearance of the area, landscape character and visual amenity, including views from neighbouring properties and a nearby bridleway, subject to the details of the reserved matters. There would also be no unacceptable impact in terms of highway safety, the living environment for future residents, the living conditions of existing residents, ecology and trees, and drainage that could not be resolved by the imposition of suitable conditions.
49. Having regard to the above, the adverse impacts of allowing this appeal would not significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole. In that respect, there are also no specific policies in the Framework which indicate that the development should be restricted. The proposal constitutes sustainable development when assessed against the Framework as a whole. Consequently, I find that there are material considerations which indicate that the proposal should be determined otherwise than in accordance with the development plan and planning permission, therefore, should be granted.

Conditions

50. I have had regard to the planning conditions that have been suggested by the Council. Where necessary I have reordered the conditions, amended the wording to ensure consistency with paragraph 206 of the Framework and consolidated the conditions where possible.
51. Conditions 1 - 5 relate to the submission of reserved matters, timescales, phasing, provide certainty of the outline permission granted and require compliance with approved details, design principles and parameters which are necessary. In that respect, conditions 6 and 7 necessarily restrict the height of any dwellings to not exceed two storeys in height and require full details of proposed ground levels and building finished floor levels in any subsequent reserved matters. Those conditions are required in the interest of the character and appearance of the area, to ensure that the development responds appropriately to the topography of the land and to preserve the living conditions of occupiers of neighbouring properties.
52. Conditions 8 and 9 necessarily require the submission of full details of proposed surface water attenuation ponds and other water bodies on the site, and works

for disposal of foul water and sewage, as part of the reserved matters. Condition 10 requires full details of boundary treatments to be erected within the site and is necessary in the interest of the character and appearance of the area, the living conditions of future occupiers and occupiers of neighbouring properties and to assess wildlife movement as part of the reserved matters. Condition 11 requires full details of proposed play areas and play equipment as part of the reserved matters which is necessary to ensure acceptable and adequate forms of useable public open space.

53. Condition 12 relates to the submission and approval of a detailed scheme for the construction of the pedestrian and vehicular site accesses, together with a retaining structure adjacent to the site access. The pre-commencement condition is required in the interest of highway and pedestrian safety and it is necessary that the development is carried out in strict accordance with the approved details prior to the first occupation of a dwelling.
54. Conditions 13 and 14 are pre-commencement conditions that are necessary to secure full details of precautionary ecology measures mentioned previously relative to the full details of any subsequent reserved matters approval. Condition 15 is a pre-commencement condition for each phase that secures a Construction Method Statement which I consider is necessary to preserve the living conditions of occupiers of neighbouring properties in terms of noise and disturbance.

Conclusion

55. For the reasons given above, I conclude that the appeal should be allowed and planning permission granted subject to the conditions set out in the attached schedule.

Gareth Wildgoose

INSPECTOR

SCHEDULE

CONDITIONS

- 1) No part of the development hereby permitted shall be commenced on any phase (as referred to in Condition 3) until full details of the layout, scale and appearance of the buildings and landscaping within that phase (hereinafter called 'the reserved matters') have been submitted to and approved in writing by the local planning authority.

In relation to landscaping, the details for each phase shall include: the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform, full specifications of all boundary treatments and a scheme of maintenance, including long term design objectives. The submitted landscape details shall take full account of the mitigation measures as contained within the submitted Ecological Appraisal (Report Ref: 3089 V1).

- 2) Application(s) for approval of all of the outstanding reserved matters related to the consent hereby approved must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the latter of the following dates:
 - a) The expiration of three years from the date of this permission; or
 - b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
- 3) The submission of reserved matters relating to layout shall be accompanied by a phasing scheme, including the parcels which shall be the subject of separate reserved matters applications (where applicable), for the approval in writing by the local planning authority. For the avoidance of doubt the submitted information shall include anticipated commencement dates and annual delivery rates of housing for each phase or parcel of development.
- 4) The details in respect of the submission of any reserved matters shall be in accordance with the design principles and parameters as set out in the following documentation:
 - RF15-293-IN03-02: Green Infrastructure and Character document (February 2017)
 - Masterplan SK10 (February 2017)
 - Indicative Site Sections (February 2017)
 - Movement Framework (February 2017)
- 5) No more than 123 dwellings shall be developed within the application site edged red on the submitted Red Line Boundary Plan (VHLP/7782/2194/01 Rev: A).
- 6) Notwithstanding the submitted details, the height of any of the dwellings proposed in any subsequent reserved matters application(s) shall not exceed two storeys in height.

- 7) Applications for the approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) including the levels of the proposed roads.

For the avoidance of doubt, the submitted information shall include existing and proposed sections through the site including details of the height, scale and location of proposed housing in relation to adjacent existing development/built form (where applicable). The development shall be carried out in strict accordance with the approved details.

- 8) Applications for the approval of reserved matters shall be accompanied by full details of the proposed surface water attenuation ponds and all other water bodies on the site. Before any details are submitted to the local planning authority, an assessment of site conditions shall be carried out having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the local planning authority. The submitted details shall as a minimum:
- a) provide information about the design storm period and intensity, the methods to be employed to delay and control the surface water discharged from the site and the measures to be taken to prevent pollution of the receiving groundwater and/or surface waters;
 - b) include a timetable for its implementation; and,
 - c) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

For the avoidance of doubt, the submitted information shall also include existing and proposed sections through each pond including relevant existing and proposed land levels and details of all associated landscaping and boundary treatments, together with means of access for maintenance and easements where applicable. The development shall be carried out in accordance with the approved details prior to the first occupation of any dwelling, and subsequently maintained in strict accordance with the approved details.

- 9) Applications for the approval of reserved matters shall be accompanied by full details relating to works for the disposal of foul water and sewage. The development shall be carried out in accordance with the approved details prior to the first occupation of any dwelling, and subsequently maintained in strict accordance with the approved details.
- 10) Applications for the approval of reserved matters shall be accompanied by elevational and locational details including the height and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development.

For the avoidance of doubt, the submitted details shall include the precise nature and location for the provision of measures to maintain and enhance wildlife movement within and around the site by virtue of the inclusion of suitable sized gaps/corridors at ground level. The development shall be carried out in strict accordance with the approved details.

- 11) Applications for the approval of reserved matters, where relevant, shall be accompanied by full details of all proposed play areas and associated play equipment.

For the avoidance of doubt, the submitted details shall include the specification and nature of all proposed surfacing, informal/formal play equipment and details of existing and proposed land levels and all associated landscaping and boundary treatments where applicable, including timescales for delivery. The development shall be carried out in strict accordance with the approved details.

- 12) Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a scheme for the construction of the pedestrian and vehicular site accesses, together with a retaining structure adjacent to the site access, has been submitted to, and approved in writing by the local planning authority in consultation with the Highway Authority. The development shall be carried out in strict accordance with the approved details prior to the first occupation of any dwelling.

For the avoidance of doubt, the submitted details shall also include the precise nature and design of all pedestrian/cycleway accesses into and out of the site including details of their interface with existing pedestrian/cycle routes or networks.

- 13) Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the local planning authority.

For the avoidance of doubt, the details shall be submitted on a dwelling/building dependent bird/bat species site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated during the construction of those individual dwellings identified on the submitted plan and be made available for use before each such dwelling is occupied, and thereafter retained. The development shall be carried out in strict accordance with the approved details.

- 14) Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of a package of proposed mitigation measures, as outlined in Section 6 of the approved Ecological Appraisal (Report Ref: 3089 V1) has been submitted to and approved in writing by the local planning authority.

For the avoidance of doubt the mitigation shall include, but be limited to the provision for bat and bird boxes, the improvement of existing hedgerow, creation of refugia/hibernacula/habitat features and bee and wasp nest boxes. The submitted details shall include the timing and phasing for the

creation/installation of mitigation features and a scheme for future management and maintenance where applicable. The development shall be carried out in strict accordance with the approved details.

- 15) No development shall take place within a phase (pursuant to condition 3 of this consent) until a Construction Method Statement for the relevant phase has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted statement shall provide details of:
- a) The location of parking of vehicles of site operatives and visitors
 - b) The location for the loading and unloading of plant and materials
 - c) The location of storage of plant and materials used in constructing the development
 - d) The locations of security hoarding
 - e) The location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt, such facilities shall remain in place for the duration of the construction phase of the development) and the timings/frequencies of mechanical sweeping of the adjacent roads/highway
 - f) Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
 - g) Days and hours of operation for all construction works.
 - h) Details of good practice and management measures to be employed during the development, including the identification of suitable of suitable highway routes for plant and material deliveries to and from the site, and measures to ensure that construction and delivery vehicles do not impede access to and from the site.

The approved statement shall be adhered to throughout the construction period of the development.

APPEARANCES

FOR THE APPELLANT:

Peter Vernon (Did not attend site visit)	VH Land Partnerships
Gary Hoerty	Gary Hoerty Associates Ltd
Kieran Howarth (Did not attend site visit)	Gary Hoerty Associates Ltd

FOR THE LOCAL PLANNING AUTHORITY:

Colin Hirst (Did not attend site visit)	Ribble Valley Borough Council
Rachel Horton	Ribble Valley Borough Council
Stephen Kilmartin	Ribble Valley Borough Council

INTERESTED PARTIES:

Kenneth Cooper	Local Resident
Brian Holden	Local Resident
Anthony Ingham (Did not attend site visit)	Local Resident
John Murphy	Local Resident

DOCUMENTS SUBMITTED AT THE HEARING

- 1 Planning Obligation by Unilateral Undertaking dated 16 April 2018
- 2 Updated 5 year housing land position provided by the appellant
- 3 Written statement from Mr Cooper
- 4 Written statement from Mr Murphy
- 5 Written statement from Mr Holden
- 6 Written statement from Mr Ingham
- 7 Longridge 2028 - Neighbourhood Development Plan – Regulation 16 Submission Draft, January 2018
- 8 Appeal decision - APP/T2350/W/17/3174924
- 9 Letter from Indigo Planning to Council dated 13 April 2018 – Draft Allocation (HAL2) in submission version of the Housing and Economic Development – Development Plan Document

DOCUMENTS SUBMITTED AFTER THE HEARING (BY AGREEMENT)

- 1 Indicative Site Sections (February 2017) upon which the Council made its decision
- 2 Movement Framework (February 2017) upon which the Council made its decision
- 3 E-mail update received from the Council on 20 April 2018 relating to the dates for the Examination in Public of the HED DPD