
LAND EAST OF CHIPPING LANE, LONGRIDGE

Reserved Matters Planning Statement

October 2018

Barratt Homes North West

Land East of Chipping Lane, Longridge

Project Ref:	28105/A5/LR/VR	28105/A5/LR/VR	28105/A5/LR/VR
Status:	Draft	Draft	Final
Issue/Rev:	01	02	3
Date:	28/09/2018	15/10/2018	24/10/2018
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Date: October 2018

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Barton Willmore, on behalf of Barratt Homes (the “Applicant”) in support of an application for the approval of reserved matters for the following development (“the Proposed Development”):

Approval of reserved matters (layout, scale, appearance and landscaping) for Phases 2 and 3 for the erection of 184 dwellings, pursuant to outline planning permission 3/2014/0764

- 1.2 The Site to which this Application relates is located at Land East of Chipping Lane, Longridge (“The Site”). A description of the Site and its surroundings is provided within Section 2 of this Planning Statement.
- 1.3 This Reserved Matters application (the “Application”) has been submitted pursuant to the grant of outline planning permission on the Site (Ref: 3/2014/0764) on 29 October 2015 (the “extant permission”). This was followed by a section 73 application approved in June 2017 in relation to condition 8 of the outline consent. This was followed by reserved matters approval for the erection of 118 dwellings (Ref: 3/2016/1093) in September 2016 and 124 dwellings (re-plan) (Ref: 3/2018/0404) in September 2018.
- 1.4 This Planning Statement provides details of the Site, an outline of the proposed development, a summary of applicable planning policies and provides an analysis of the planning considerations that are relevant in this case. It should be read in conjunction with the technical reports and documentation submitted in support of the application (the “Application”) listed in **Table 1** below:

Table 1 – Application Documents

Application Document	Prepared by	Reference
Application Form	Barratt	
Planning Application Fee	Barratt	
Location Plan	Barratt	459-LP04
Proposed Site Layout	Barratt	459-PL04 02
Proposed Site Layout - Colour	Barratt	459-PL04 02
Proposed Boundary Treatments	Barratt	459-BL04

Housetypes	Barratt	Various
Finished Floor Levels	Barratt	459/ED/02
Cross Sections	Barratt	459/ED/04
Refuse Strategy	Barratt	459-RS04
Storey Heights	Barratt	459-SH04
Streetscape	Barratt	459-SS05
Planning Statement	Barton Willmore	28105/A5/LR/VR
Badger Survey Report	Tyler Grange	11319_R06a_LRD_MM
Bat Survey Report	Tyler Grange	11319_R09a_LRD_MM
GCN Survey Report	Tyler Grange	11319_R05_LRD_JW
Arboricultural Impact Assessment and Method Statement	Tyler Grange	11319_R04a_CG_LP
Landscape Statement	Tyler Grange	11319_R11a
Strategic Landscape Masterplan	Tyler Grange	11319 P73a
Landscape Plans	Tyler Grange	11319 P74a (1-3)
		11319 P74a (4-6)
Noise Impact Statement	WSP	70017199-02
Transport Note	Vectos	VN81146
Affordable Housing Statement	resolveS106	
Design Statement	e*SCAPE	18/028/000
Energy Demand Study	Environmental Economics	

Pre-Application Discussions

- 1.5 The Applicant has engaged in extensive pre-application discussions with the Council both as part of the original outline permission and the reserved matters applications.
- 1.6 In relation to this application for reserved matters, a meeting was held with the Council on 20 August 2018 which provided an opportunity for the Applicant to outline their proposals for the Site and to agree the scope of the reserved matters submission. A formal written response was received on 29 August 2018, setting out the Officer's initial views on the scheme and list of application validation requirements.

Summary of Proposed Development

- 1.7 The Application seeks reserved matters approval for the layout, scale, appearance and

landscaping for 184 dwellings. The housing mix will comprise 55 affordable homes, together with 129 open market dwellings (including elderly provision), alongside associated open space, landscaping and access (including pedestrian and cycle access).

- 1.8 The proposed development will include a mix of two, three and four-bedroom properties, further details of which are provided in Section 3 of this Statement.

2. THE SITE AND RELEVANT BACKGROUND

2.1 This Section provides further details of the Site's location and planning history.

Site Description and Location

2.2 The Site is on the northern edge of the town of Longridge within the administrative area of Ribble Valley Borough Council.

2.3 The Phase 2 and 3 Site extends to 10.56 hectares ("ha"), with a development area of 4.84ha, and this phase relates to land directly to the east of Phase 1 (which is currently under-construction). The Site is currently in agricultural use and is used for pasture. The Site comprises a number of field parcels, with mature hedgerows to the north and west.

Notable Planning History

2.4 Outline planning permission for the *"development of up to 363 homes including affordable housing and housing for the elderly, relocation of the Longridge Cricket Club to provide a new cricket ground, pavilion, car parking and associated facilities, new primary school, vehicular and pedestrian access landscaping and public open space, with all matters reserved except for access"* was approved by Ribble Valley Borough Council (the "Council") Planning Committee in July 2015. The decision notice was issued on 29 October 2015 (Ref: 3/2014/0764).

2.5 The scheme was in outline, with all matters reserved except for access. Condition 3 of the outline approval required reserved matters applications to be made within 3 years of the date of the permission (ie. By 29 October 2018).

2.6 The first reserved matters application was submitted in March 2016 and approved in September 2016 (Ref: 3/2016/1093) for: *"Application for the detailed approval of appearance, landscaping, layout and scale for the erection of 118 dwellings (Phase 1) pursuant to outline 3/2014/0764 for the development of up to 363 homes including affordable housing and housing for the elderly, relocation of the Longridge Cricket Club to provide a new cricket ground, pavilion, car parking and associated facilities, new primary school, vehicular and pedestrian access landscaping and public open space, with all matters reserved except for access"*.

- 2.7 This was followed by a reserved matters application for 124 dwellings (re-plan) for the *"Application of the detailed approval of appearance, landscaping, layout and scale for the erection of 124 dwellings (Phase 1) pursuant to outline consent 3/2014/0764 as amended by 3/2017/0232"* (Ref: 3/2018/0404), which was approved on 14 September 2018.
- 2.8 32 of the dwellings approved under ref: 3/2016/1093 have been built or are under construction (Plots 1 – 32), and the remainder will be built in accordance with ref: 3/2018/0404.
- 2.9 Conditions 9, 10, 12, 13, 15, 16, 18, 19, 20, 21, 22 of Ref: 3/2016/1061 of the reserved matters have been subsequently discharged.

Approved Development

- 2.10 The outline planning permission established that the principle of development in this location was acceptable; confirmed that the maximum number of dwellings is limited to 363 dwellings (Condition 2); and that any applications for reserved matters must be submitted within three years from the date of the permission i.e. by 29 October 2018.
- 2.11 The following conditions of that planning permission are of relevance to this application:

Table 2 – Conditions

Condition	Requirement
Condition 1	<p>No part of the development hereby permitted shall be commenced on any phase (as referred to in Condition 4) 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.</p> <p>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,</p>

	full specifications of all boundary treatment and a scheme of maintenance, including long term design objectives.
Condition 2	No more than 363 dwellings shall be developed on the application site edged red on the submitted Red Line Boundary Plan (e*SCAPE drawing reference 013-008-P001b Rev F) and the vehicular and pedestrian accesses to the site shall be constructed in accordance with the details shown on the following plans unless otherwise required by condition of this permission- Vectos Proposed Access Plan drawing reference VN30277-300. Each site access shall be constructed to base course level prior to the first occupation of a dwelling within the phase or parcel of the development served by the access and completed in accordance with the timetable to be approved pursuant to Condition 4 of this permission
Condition 3	Applications for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin no later than two years from the date of approval of the final of the reserved matters.
Condition 4	Prior to the submission of any reserved matters application, a phasing scheme including the parcels which shall be the subject of separate reserved matters applications shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing scheme.
Condition 5	The development hereby approved shall be carried out in accordance with the principles established on the Parameters Masterplan (e*SCAPE drawing reference 013-008-P017 Rev E), the Parameters Landscape Strategy (e*SCAPE drawing reference 013-008-P020 Rev D), Design Code (Tyler Grange reference 2001/P60c) and within the Design and Access Statement (dated August 2014).
Condition 6	All landscaping and landscape maintenance schemes approved for each phase of development (as approved under condition 4) shall be fully implemented in accordance with the approved details and in accordance with an agreed planting programme. The programme shall be submitted to and approved in writing by the local planning

	<p>authority prior to the occupation of the first dwelling in each phase. Any trees or plants which, within a period of five years from completion of the relevant development phase die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species</p>
Condition 7	<p>Applications for the approval of reserved matters for each phase shall include details of existing and proposed land levels and finished floor levels, including the levels of the proposed roads. The development shall thereafter be carried out in accordance with the approved details.</p>
Condition 19	<p>The reserved matters application(s) shall be accompanied by repeat surveys of the trees identified for removal and existing cricket pavilion to confirm the continued absence of roosting bats. If the surveys demonstrate that bats have colonised, the surveys shall include appropriate mitigation and/or compensation proposals. The development shall thereafter be carried out in complete accordance with the approved survey(s).</p>

S106/Affordable Housing Provision

- 2.12 Please see Section 7 of this Statement in relation to affordable housing provision and Section 106 contributions.

3 THE PROPOSED DEVELOPMENT

- 3.1 This application follows the Council's decision to grant outline planning permission for up to 363 dwellings on-site. As set out in Section 2, two reserved matters applications have been submitted pursuant to this outline scheme (of which the latter was a re-plan). Details of access were approved under the outline planning permission.
- 3.2 This reserved matters application considers details of layout, scale, appearance and landscaping and relates to Phases 2 and 3 of the wider outline planning permission for the erection of 184 dwellings. The proposed housing mix is set out below:

Table 4 – Housing Mix

Open Market Housing		
Bedale	2 bed LTH bungalow (elderly)	7
Belmont	2 bed LTH house (elderly)	7
<i>Elderly (open market)</i>		<i>14</i>
Maidstone	3 bed semi-detached	26
Moresby	3 bed dual aspect semi-detached	18
Kingsville	3 bed townhouse	14
Lutterworth	3 bed detached	5
Alderney	4 bed dual aspect detached	19
Derwent	3 bed detached	9
Windermore	4 bed detached	22
Thornton	4 bed detached	1
Halton	4 bed detached	1
<i>Total Open Market</i>		<i>129</i>
Affordable Housing		
Kenley	2 bed mews	21
Brandon	3 bed mews	20
Bedale	2 bed LTH bungalow (elderly)	7
Belmont	2 bed LTH house (elderly)	7
<i>Total Affordable</i>		<i>55</i>
<i>Overall Total</i>		<i>184</i>

- 3.3 The scheme will provide 55 affordable dwellings incorporating 14 affordable elderly persons homes.
- 3.4 The proposed layout is based on the principles agreed as part of the outline planning permission. The proposals illustrate that many of the key features have been retained and include:
- Provision of landscape buffers throughout the development most notably to the south, east and north to offset between built development and the open countryside;
 - Retain, reinstate and replace existing hedgerows and trees where possible;
 - Inclusion of native planting throughout;
 - Sustainable urban drainage;
 - Pockets of open space provision throughout the development; and
 - Recreational footpath and cycle linkages through the development linking to public open space and play provision.
- 3.5 Further details concerning the appearance, layout, scale and landscaping are provided in the accompanying Design Statement and analysed in Section 6 of this Planning Statement.

Other Matters

Phasing Plan

- 3.6 Condition 4 of the outline planning permission (ref: 3/2014/0764) required that *"prior to the submission of any reserved matters application, a phasing scheme including the parcels which shall be the subject of separate reserved matters applications shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved phasing scheme"*
- 3.7 This Phasing plan was submitted to the Council in December 2015 (ref:3/2015/1013) and approved by the Council in February 2016. A copy of the approved Phasing plan (Ref: 459-PP01) is enclosed in Appendix 1.
- 3.8 The Phasing plan shows that the majority of the residential development elements of the scheme (Phases 1 – 3) will come forward initially, followed by the primary school

and further open space (Phase 4) and the cricket club and final element of housing as part of the last phase (Phase 5).

Open Space Provision

- 3.9 The Section 106 agreement relating to the outline planning permission requires the provision of 4.82ha of open space/green infrastructure to be provided as part of the overall development. This is provided through the LEAPs and public open space throughout the development, such as the trim trail and green corridors. It is not proposed at this time that the area of 'naturalistic open space' shown on the approved Parameters Plan (Ref: 013-008-P017 Rev E) to the north of the Application Site will come forward as part of this phase of the development, because it is associated with land required for the Primary School and cannot practically be delivered in isolation.
- 3.10 Phases 1, 2 and 3 of the development, together with land reserved in Phases 4 and 5, will deliver approximately 4.85ha of public open space, which is in excess of the minimum requirements of the outline planning permission. Phases 2 and 3 will provide 1.57ha of public open space. This will be in the form of a LEAP to the north, a central pocket of open space to the south of plots 159-164 and the central and peripheral green corridors that will be home to a trim trail and pedestrian/cycle paths.

Cricket Pitch

- 3.11 The proposed replacement Cricket Club is not included in this reserved matters application and would be subject to a separate application. The obligation to provide a replacement Cricket Club facility is only required if Phase 5 is to be built out. The mechanism and timetable for the development of Phase 5 has not yet been established (as confirmed by the Phasing Plan ref: 459-PP01 and the approved conditions).

School Site

- 3.12 A land allowance has been made for a future school site. The Section 106 agreement states that "*from the commencement of development, the primary school land shall be reserved and held by the owners for the reservation period (10 years) solely for the provision of additional primary school places and no other purpose*" (Paragraph 1.1) and "*prior to the occupation of 50% of the dwellings, the County Council shall serve notice on the owners specifying whether it requires provision of additional primary school places on the primary school land, together with the reduced education contribution of the payment of the full education contribution*" (Paragraph 1.2).

3.13 In light of this, and because the County Council has not confirmed whether the land is required (because less than 50% of the dwellings have been constructed), any future proposals for the delivery of a school on-site will be subject to a separate application.

4 PLANNING POLICY CONTEXT

4.1 For decision-taking, Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that if regard is to be had to the development plan for the purposes of determination, then that determination must be made in accordance with the development plan unless material considerations indicate otherwise.

4.2 The extant outline planning permission has established the principle of development on the Site and, therefore, a full policy analysis of the principle of the proposed development is not required. This Statement therefore considers the appropriateness of the detailed design of the proposals in relation to both national and local planning policies, as set out below.

Development Plan

4.3 The statutory Development Plan relevant to the determination of this Application is provided within the Core Strategy (2014). Whilst consideration has been given to the Housing and Economic Development DPD (“HED DPD”) which is currently at Examination, there are no policies of relevance to the Application scheme in this document.

Core Strategy

4.4 The policies cited below relate to those matters that this Application is required to address.

4.5 The following policies are of relevance:

- Policy EN3 – Sustainable development and climate change
- Policy ENV4 – Biodiversity and geodiversity
- Policy H3 – Affordable Housing
- Policy DMG1 – General Considerations
- Policy DME1 – Protecting trees and woodland
- Policy DME3 – Site and Species Protection and Conservation
- Policy DME2- Landscape and Townscape Protection
- Policy DMH1 – Affordable housing criteria
- Policy DMB5 – Open Space Provision

4.6 Further to the above, regard is also given to the following documents which are material considerations in the determination of this Application:

- National Planning Policy Framework (2018)
- Planning Practice Guidance (as amended)
- Emerging Longridge Neighbourhood Plan

National Planning Policy Framework (2018)

4.7 In 2018, the Government embarked on a refresh of national planning policy. The revised National Planning Policy Framework (NPPF) was published in July 2018 and applies as the Government's national planning policy from the date of publication. Paragraph 2 of the NPPF confirms that the document is a material consideration in planning decisions.

4.8 Paragraph 7 of the NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development has three overarching objectives for the Planning System – economic, social and environmental, as defined within Paragraph 8 of the NPPF.

4.9 At the heart of the NPPF is the presumption in favour of sustainable development. For decision taking, in this instance, it means approving development which accords with an up-to-date Local Plan without delay.

4.10 Paragraph 38 of the NPPF sets out the need for Local Planning Authorities to approach decisions on proposed development in a positive and creative way. Decision makers at every level should seek to approve applications for sustainable development where possible.

Design

4.11 The creation of high-quality buildings and places is identified by the Government as being fundamental to what the planning and development process should achieve. A key element of sustainable development is good design, which should contribute positively to making places better for people.

4.12 Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments:

- Function well and add to the overall quality of the area, not just for the short-term but over the lifetime of the development;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Are sympathetic to local character and history, including the surrounding built environment and landscaping setting;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses, and support local facilities and transport network; and
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Transport

- 4.13 Paragraph 109 confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe.

Environment

- 4.14 Paragraph 170 of the NPPF requires the planning system to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, minimising impact on biodiversity, and minimising the impact on ground conditions.
- 4.15 Development proposals should also prevent new and existing development from contributing to or being put at an unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

Planning Practice Guidance ("PPG")

- 4.16 The PPG was published by Central Government in March 2014 and provides supplementary guidance on the application of policy contained in the NPPF. This includes the definition of scale, layout, appearance and landscaping.

Longridge Neighbourhood Plan

- 4.17 Longridge Parish are in the process of preparing a Neighbourhood Plan. It has not yet been submitted for Examination, and a number of objections have been submitted in relation to the proposed policy wording.
- 4.18 Whilst elements of the Neighbourhood Plan are in principle supported by the Applicant, such as Policy LNDP1 – which refers to a mixture of housing, we have an outstanding objection to the inclusion of a policy requirement for the mix of housing to be agreed with the Town Council. Other policy considerations include Policies LNDP2 (affordable) and LDNP5 (design principles). No weight is given to this document at this time.

5 RESERVED MATTERS APPROVAL

5.1 This Section assesses the proposed scheme against relevant policy considerations which relate to this application; namely:

- Scale;
- Layout;
- Appearance; and
- Landscaping.

5.2 This Application for reserved matters relates to Phases 2 and 3 of the development of 184 dwellings.

5.3 Outline planning permission was granted for the erection of up to 363 dwellings (as an upper limit). The number of dwellings proposed is therefore in accordance with the maximum number of dwellings permitted under the outline planning permission and will result in the combined delivery (when Phase 1 and 'Phase 1 re-plan' is taken into account) of 308 dwellings, 55 dwellings less than what was originally permitted as part of the outline planning permission.

5.4 The number of dwellings proposed as part of this reserved matters application is therefore in accordance with the parameters of the outline planning permission.

Scale

5.5 Scale is defined within the PPG as **"the height, width and length of each building proposed within the development in relation to its surroundings"**

5.6 A mixture of 2, 3 and 4 bed properties are proposed, which is again consistent with what was approved as part of the outline planning permission.

5.7 Core Strategy Policy DMH1 requires that 15% of the overall housing provision (for the development) should be solely for the elderly and of this 50% should be affordable (7.5%). In total, 28 elderly homes are to be provided, comprising 2 bed bungalows and 2 bed houses. Of these 28 elderly homes, 14 properties will be affordable and comprise 7 x 2 bed bungalows and 7 x 2 bed houses.

- 5.8 In addition, 41 other affordable homes will be provided, comprising 21 x 2 bed mews and 20 x 3 bed mews, resulting in 55 affordable homes.
- 5.9 The proposed density (net) will be 38 dwellings per hectare and the building heights will not exceed 2.5 storeys. This approach and provision is consistent with the approved Design and Access Statement which envisaged a density of circa 39 dpa, which is reflective of the local area. The scheme is compliant with Core Strategy Policies H3, DMG1 and DMH1.
- 5.10 Further detailed justification of the scale of development proposed is set out in the accompanying Design Statement and details of the dimensions of each property is provided within the submitted detailed house type plans.

Layout

- 5.11 Layout is defined by the PPG as **“the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development”**
- 5.12 A detailed description of the proposed layout of the development is provided within the Design Statement which accompanies this Application. The principles which have been utilised are derived from the Design and Access Statement and Design Codes approved at outline stage, which have been applied to the detailed design of the development.
- 5.13 These principles include:
- Primary access from Chipping Lane, with secondary pedestrian and cycle access points through to Redwood Drive;
 - Strong frontages and natural surveillance throughout, most notably in relation to footpath links and routes which reflect the aspirations of the parameters masterplan;
 - Recreational footpath and cycle linkages throughout the development linking to public open space and play provision;
 - Utilisation of existing topography and alignment to define the building lines;
 - Respect of the residential boundary to the south and its proximity to existing residential properties through front facing properties, separated by footpaths and cycle paths and a landscaping buffer;

- A development buffer to east of the Site to offset between built development and the open countryside;
- Provision of a landscaping area running north to south with footpath, cycleway, green infrastructure and landscaping and a Trim Trail;
- Retention of land to the north and implementation of SUDS and open space provision;
- Shared surfaces creating interest in key nodes of the Site including public realm;
- Retention and enhancement of existing hedgerows and trees where possible;
- Replacement trees and hedgerows and inclusion of native planting throughout;
- Provision of green infrastructure throughout the development;
- Areas of public open space within centre of development and throughout the development including a LEAP; and
- Secondary gateways to Redwood Drive.

5.14 Full and detailed consideration has been given in preparing the detailed layout to the potential impact of the proposed development on the amenity of both existing and future occupants. This includes the applications of appropriate separation distances between elevations containing windows to habitable rooms and the provision of appropriately sized gardens. Any potential for unacceptable overlooking or overshadowing has been minimised with good standards of amenity provided for future occupants. These include 21m offsets, and gardens over 10.5m as requested by the Council during pre-application engagement.

5.15 It is noted that Condition 5 of the outline planning permission states that "*The development hereby approved shall be carried out in accordance with the principles established on the Parameters Masterplan (e*SCAPE drawing reference 013-008-P017 Rev E), the Parameters Landscape Strategy (e*SCAPE drawing reference 013-008-P020 Rev D), Design Code (Tyler Grange reference 2001/P60c) and within the Design and Access Statement (dated August 2014)*".

5.16 The wording of the conditions states the development is to be carried out in accordance with the "principles established" rather than specific details. The scheme is therefore in accordance with the principles and parameters approved as part of the outline planning permission, as discussed overleaf.

The built edge overlooking proposed cricket pitch and primary school land

- Provision of planting between the development edge and the cricket pitch and primary school phases which includes;
- Informal paths along the areas of public open space located within this buffer zone to the south of the school land;
- Landscape buffer of between 12 and 22m;
- Softening of landscaping area through provision of LEAP and SUDS ponds along the northern parcel of the Site; and
- Mixture of planting.

The transition of existing housing to proposed housing

- Landscape buffer between existing housing to the south and the proposed development extending to between 8 and 30m;
- Open space provision and both formal and informal road and recreational footpath/cycle links;
- Provision of hedgerows and trees within landscape buffer; and
- Mixture of planting.

Transition from proposed housing to agricultural land

- 12-14m development offset to the east to provide a transition between the built form and open countryside;
- Hedgerow and planting along field boundary; and
- Mixture of planting.

Other

- Provision of secondary gateways to the south to facilitate pedestrian access to the wider area and open space provision to the south;
- Retain existing land to the east for agricultural land;
- Provision of open space provision between the location of the primary school land and the residential development;
- Pockets of open space provision throughout the development;
- Creation of trim trail with dedicated footpath and cycle way;
- Replacement planting throughout the development;
- Creation of "focal" area which will include the provision of open space provision; and
- Landscape buffers to the south, east and north.

- 5.17 The scheme is therefore compliant with the approved outline parameters plan and design code. Further justification is provided in the accompanied Design Statement, Landscape Statement and Strategic Landscape Masterplan.
- 5.18 The extent and type of public open space and public realm to be provided has been designed to ensure that high quality open space is provided which is located within in accessible locations throughout the development in accordance with the parameters established through the outline planning permission and will provide appropriate natural surveillance. The proposed layout will create a safe environment for all, demonstrating compliance with Core Strategy Policies DMG1, DME1, DME2, DMH1 and DMB5.

Appearance

- 5.19 Appearance is defined by PPG as **“the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture”**.
- 5.20 Detailed description and assessment of the proposed external appearance of the development is set out within the accompanying Design Statement, prepared by e*SCAPE, and explains how the development responds appropriately to its local context and aligns with the principles established by the outline planning permission.
- 5.21 The proposed development respects the local vernacular and utilises various design features to create interest in the appearance of the development as a whole and is compliance with Core Strategy Policy DMG1.

Landscaping

- 5.22 Landscaping is defined within the PPG as: **“the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features”**

- 5.23 Details of the proposed landscaping are provided within the Proposed Site Layout (Barratt ref: 459-PL04), Hard Landscaping Layout (Barratt ref: 459 HL04) **Strategic Landscape Masterplan Strategy Plan (Tyler Grange ref: 11319/P73a), Detailed Planting Plans (TG Ref:11319/P74 (Sheets 1-6))** and Landscape Management Plan (**TG Ref: 11319/R08**)
- 5.24 Planning Condition 6 requires all landscaping and landscape maintenance schemes for the development, alongside planting programmes to be submitted and approved for each phase of the development.
- 5.25 The parameters masterplan approved at outline stage was underpinned by a strong landscape-led approach, which responded to the green infrastructure located both within and surrounding the site and the provision of open space. This approach has been reflected in this reserved matters scheme for Phases 2 and 3 and builds upon these principles.
- 5.26 The landscape scheme ensures that all points raised by the officer during pre-application engagement, and as required by condition, are addressed where practicable. These include buffers, landscape frontages, tree planting, hedgerow reinforcement, green infrastructure and pockets of usable open space throughout as shown in the submitted documents.
- 5.27 Extensive landscaping is proposed throughout the Site, as detailed in the landscape strategy. A mixture of hard and soft landscaping including trees, hedges and shrub planting is proposed to ensure that the proposed development responds accordingly to the established design principles. Existing trees will be retained where possible, with landscaping and planting proposed throughout the Site, as identified within the accompanying Landscape Strategy.
- 5.28 Additionally, as part of the proposed layout, the scheme will provide a significant amount of new open space provision throughout the development, including trim trails, pockets of open space provision and a LEAP, all of which are conveniently accessible and useable for future occupants of the development. The proposed scheme is therefore considered to be compliant with Policies DMG1, DME1, DME2 and DMB5 of the Core Strategy.

Summary

- 5.29 It is considered that the scheme as submitted will ensure that a high-quality residential development is delivered on the Site in accordance with principles established by the extant outline planning permission.

6 TECHNICAL CONSIDERATIONS

6.1 The outline planning permission requires information relating to the following issues to be submitted alongside the reserved matters application.

- Ecology
- Highways
- Arboriculture
- Design Justification
- Noise
- Drainage

Ecology

6.2 Updated ecological reports, including a bat survey and habitat survey, with associated management and mitigation proposals have been prepared in support of this application in accordance with the requirements of Condition 18 and 19. The reports demonstrate that there are no ecology constraints which affect the development. Additionally, as requested during pre-application engagement with the Council, bird and bat boxes have been provided. The proposed development is therefore in accordance with Core Strategy Policies ENV4, DME1, DME2 and DMB5.

Highways

6.3 The accompanying Transport Note, prepared by Vectos, confirms that the single point of access from Chipping Lane, delivered under Phase 1, is adequate to serve Phases 1 to 3 of the development, which will comprise 308 dwellings. Emergency access and pedestrian/cycle access is provided via Redwood Drive and suitable car parking and cycle provision has been provided throughout. The proposed development is compliant with Core Strategy Policy DMG1.

Arboricultural Impact Assessment ("AIA")

6.3 An AIA has been prepared to accompany this submission to address Condition 16 which requires the submission of an AIA prior to the commencement of each phase of the development. It was also requested by the Council as part of the pre-application engagement which identified the need for an updated AIA to identify the trees which are to be retained which will be affected by the development.

- 6.4 The AIA confirms that the proposed development is acceptable and is in accordance with Core Strategy Policies ENV4 and DME1.

Design Justification

- 6.5 As referenced elsewhere in this Statement, the Design Statement, prepared by e*SCAPE, who prepared the original outline masterplan, parameters plan and Design and Access Statement, sets out a detailed supporting justification for the overall design of the proposed development.

- 6.6 The Design Statement demonstrates that the proposed development is of a high quality that has regard to, and is consistent with, the parameters set by the outline approval. The scheme is considered to be compliant with Policies DMG1, DME1, DME2 and DMB5.

Noise Impact Assessment

- 6.7 A Noise Impact Assessment has been prepared as part of the application scheme and demonstrates that the external and internal criteria as agreed with RVBC through the outline permission can be achieved and that the amenity of future residents will be protected. The proposed development is compliant with Core Strategy Policy DMG1.

Drainage

- 6.8 Matters in relation to drainage were considered at outline stage, and conditions imposed (Conditions 8 and 9) which requires the submission and approval comprehensive scheme for the disposal of foul and surface water from the entire development site to be submitted prior to the commencement of any phase of the development.

- 6.9 A drainage strategy to support the proposals for Phases 2 and 3 has been prepared in accordance with the principles established in the outline planning permission to ensure compliance with Core Strategy Policy DMG1.

7 SECTION 106 CONTRIBUTIONS

7.1 The outline planning permission was agreed subject to a Section 106 Agreement between Barratt Homes and the Council. Details of this Agreement are provided below:

Affordable Housing

- 1) The provision of affordable housing on site;
- 2) Prior to occupation of 25% of the market dwellings in any given phase, an affordable housing scheme shall be submitted and agreed with the Council; and
- 3) Each affordable housing scheme shall (1) identify the number of dwellings to be constructed; (2) the location of the affordable housing units; (3) the tenure, house type and number of bedrooms of each AH unit provided that no fewer than 25% and no greater than 50% of the AH in each phase are affordable rented; (4) that all the AH units in that phase of residential development shall be constructed and made ready for occupation prior to occupation of 90% of the market dwellings in that phase; and (5) shall be constructed and completed in accordance with the HCA Space Standards.

7.2 The reserved matters application is accompanied by an affordable housing scheme, which follows on from the principles established within the Phase 1 development.

Open Space/Recreation

- 4) Prior to occupation of the first dwelling to be constructed on any phase to submit the open space management scheme to the council in respect of that phase.
- 5) To pay the open space contribution to the Council in the following instalments:
 - 25% of the open space contribution shall be paid to the Council prior to the occupation of 25% of the market dwellings;
 - A further 25% of the open space contribution shall be paid to the Council prior to the occupation of 50% of the market dwellings
 - A further 25% of the open space contribution shall be paid to the Council prior to the occupation of 75% of the market dwellings
 - the final 25% of the open space contribution shall be paid to the Council prior to the occupation of the final market dwellings

- 7.3 The Phase 3 and 3 scheme will provide 1.57ha of open space provision. Barratts are committed to the delivery and management of open space provision through the delivery of the Site.

Longridge Loop

- 6) To pay the Longridge Loop contribution to the Council prior to the occupation of the 30th Dwelling.
- 7.4 This contribution will be paid upon completion of the 30th dwelling as required. It should also be noted that the proposed Phase 2 and 3 layout incorporates a cycle route through the site, linking with the Phase 1 development and Chipping Lane beyond.

Local People

- 7.5 It is noted that the Section 106 also identifies the requirement for the Applicant to pursue "reasonable endeavours" to employ local contractors and sub-contractors and local people, and to consult with the Council to agree procedures to facilitate its appointment and agree a method statement with the LPA to facilitate the appointment of local people. This has taken place.

Primary School Land

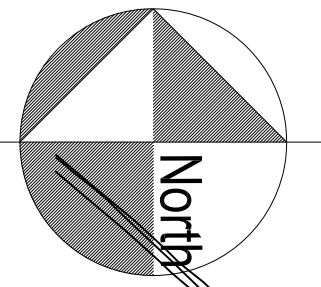
- 7.6 As set out in Section 3 of this Statement, a site allowance has been made for a future school development if required; however, as per the wording of the Section 106 agreement, it is clear that *"from the commencement of development, the primary school land shall be reserved and held by the owners for the reservation period (10 years) solely for the provision of additional primary school places and no other purpose"* and *"prior to the occupation of 50% of the dwellings, the County Council shall serve notice on the owners specifying whether it requires provision of additional primary school places on the primary school land, together with the reduced education contribution of the payment of the full education contribution"*.
- 7.7 The County Council have not confirmed whether the land is required. The trigger mechanism for this is for the County Council to advise the Applicant what is required prior to the 50% of the dwellings being constructed. It is for the County Council to confirm whether there is a requirement for the land (as identified in the Phasing Plan – Phase 4) and a commuted sum, or solely a commuted sum.

8 CONCLUSIONS

- 8.1 This Planning Statement has been prepared in support of a reserved matters application for Phases 2 and 3 of the residential development of land east of Chipping Lane, Longridge.
- 8.2 Outline planning permission for the development of up to 363 dwellings was secured in 2015. This reserved matters application seeks approval for the appearance, landscaping, layout and scale of the development, comprising 184 dwellings, for Phases 2 and 3 of the wider development.
- 8.3 This Statement has assessed the application against relevant planning policies and other material considerations including planning conditions and obligations attached to the outline consent.
- 8.4 Careful consideration has been given to the characteristics of the Site and the surrounding area. The Design Statement which accompanies this Application provides details of the analysis, evolution and design approach of the scheme which has been undertaken to inform and build upon the principles established by the outline planning permission in relation to the scale, design, layout and appearance of the proposed development.
- 8.5 A comprehensive landscape scheme has been prepared and forms a key part of the development proposals. It results in a well-integrated landscape proposal, which is both attractive and appropriate, as well as being sympathetic to the surrounding area. A significant amount of open space provision is also proposed to enhance the visual appearance and amenity of the Site further.
- 8.6 The development will provide a range of 2, 3 and 4 bed family housing as part of this first phase of development, as well as affordable homes to help address local affordable needs.
- 8.7 The scheme for Phases 2 and 3 of the development of the Site complies with the parameters established through the outline planning permission.
- 8.8 It is therefore considered that the proposed development is reflective of the principles of development, the outline permission, s.106 contributions and both national and

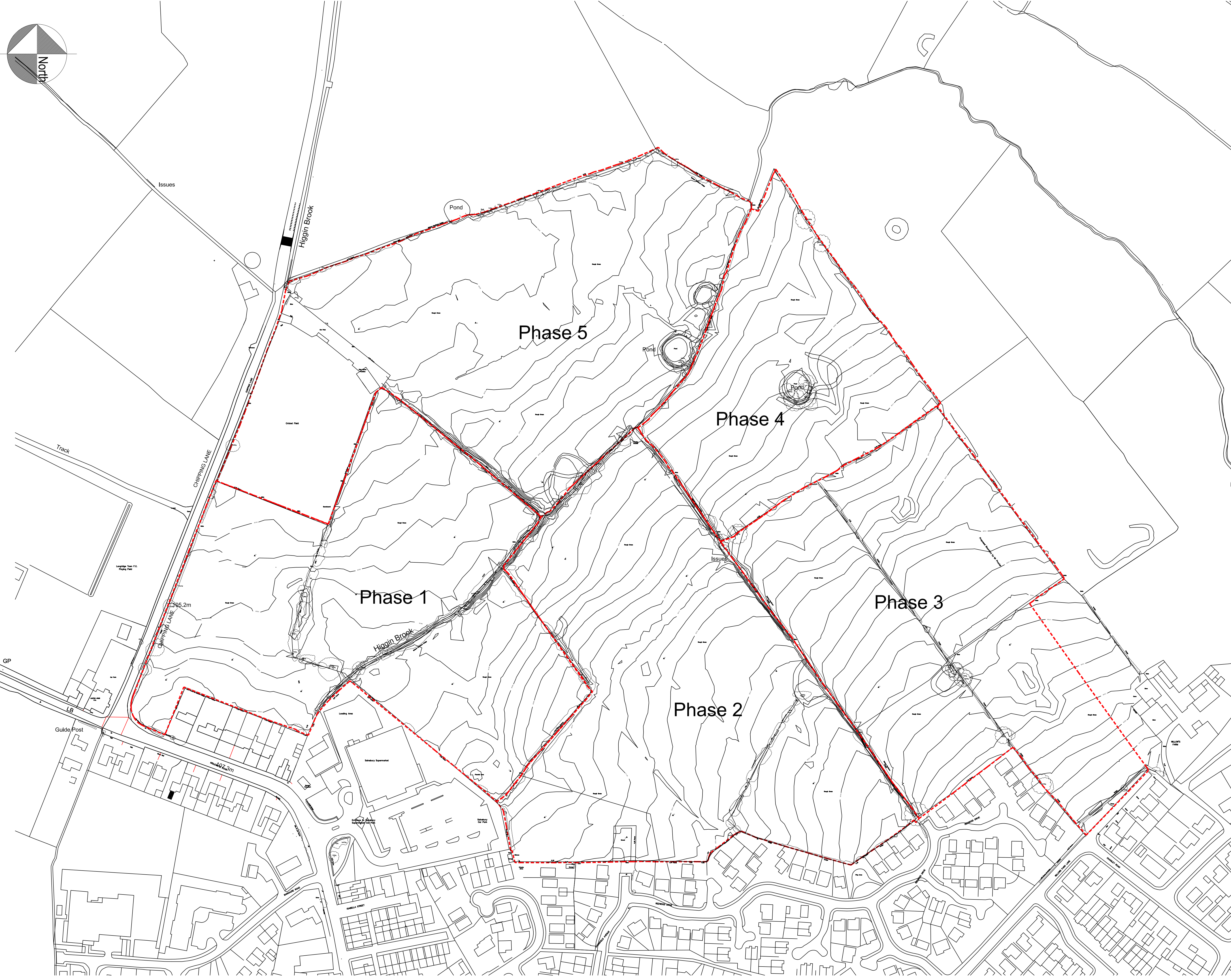
local planning policies. We therefore request that reserved matters approval is given without delay.

Appendix 1 - Approved Phasing Plan Ref: 459-PP01



WARNING TO HOUSE PURCHASERS
Property Misdescriptions Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the specified matters prescribed by any Order made under the above act. The contents of this drawing may be subject to change at any time, and alterations and variations can occur during the progress of the works without revisions of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract, or warranty.



Rev	Description	Date	Drawn	Chk'd



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Job CHIPPING LANE
LONGRIDGE

Title PHASING PLAN

Design By	Date	Drawing Number	Rev
AA	25/11/15	450-PP01	
Drawn By	Scale @ A1		
AA	1:1250		