



Planning Statement

FULL PLANNING APPLICATION FOR 230 DWELLINGS AND ASSOCIATED WORKS

Land West of Whalley Road, Barrow, Lancashire

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1.0 INTRODUCTION

- 1.1 This Planning Statement (referred to herein as 'the Statement') accompanies a full planning application ('the application'), submitted by Barratt Homes (BH) and Taylor Wimpey ('TW') ('the applicant') on 7.53ha of land to the south-west of Barrow and west of Whalley Road, Barrow ('the site'). The application seeks planning permission for the details of the layout, scale and appearance of the buildings, access and landscaping of a residential development of 233 no. dwellings and associated works.
- 1.2 The site forms part of a larger site, which was granted outline planning permission for up to 504 no. dwellings and associated development after an undetermined application was allowed on appeal by the Secretary of State on 20th February 2014 (3/2012/0630/P and APP/T2350/A/13/2190088). This permission has subsequently been amended following an application under section 73 of the *Town and Country Planning Act, 1990 (as amended)* – App. No. 3/2016/0820 ('s73'). The northern part of the overall site is being developed by Redrow Homes for 183 no. dwellings following approval of reserved matters (3/2017/0064) in May 2017.
- 1.3 This site also has the benefit of reserved matters approval for details of the layout, scale and appearance of the buildings and landscaping of a residential development of 225 no. dwellings and associated works, which was approved by Ribble Valley Borough Council (RVBC) on 15th August 2017 (3/2017/0050). The wider outline and the reserved matters approval were secured by the Barrow Lands Company Limited. There is also an existing s106 agreement related to the development of the overall, larger site (amended as part of 3/2017/0425). Both the OPP and the reserved matters approval are material considerations in the determination of this full application.
- 1.4 The intention of the Barrow Lands Company Limited is to sell the site and the applicant is the potential purchaser and preferred developer for the site. There has been much discussion between Ribble Valley Borough Council ('RVBC') and the applicant as to whether the s73 permission remains valid, which would determine the appropriate application to submit for this proposal. Following the pre-application meeting at RVBC on 9th August 2018 (see Appendix 1) it was agreed that a full planning application would be submitted by the applicant and this would broadly follow the principles agreed in the existing planning approvals and respect the existing s106 agreement.
- 1.5 To reflect this agreed position this proposed detailed scheme provides a range of house types and provision for affordable and older persons' dwellings along with a significant area of green infrastructure, a leisure route for pedestrians and areas for

play. These principles all accord with the objectives of the outline planning permission and subsequent reserved matters approvals.

- 1.6 This Statement sets out the proposals and indicates that they are consistent with the statutory development plan and national planning guidance and, where applicable, consistent with the planning history. Therefore, in accordance with Section 38(6) of the *Planning and Compulsory Purchase Act 2004*, we respectfully request that planning permission is granted for the proposed development as quickly as possible to ensure prompt delivery of the new homes, green space, infrastructure and related works in Barrow.

2.0 BACKGROUND TO SUBMISSION

- 2.1 The site subject to this full application has had an extensive yet relatively recent planning history. The full planning history is set out in Section 5 but the relevant applications which provide the background to this full planning application are set out below.
- 2.2 The OPP was granted by the Secretary of State on 20th February 2014 following an appeal (APP/T2350/A/13/2190088) by the applicant against the non-determination of an application for a residential development of up to 504 dwellings and associated development on the overall site (3/2012/0630). This decision followed a Public Inquiry into the appeal proposal held in June and September 2013.
- 2.3 After securing the OPP various conditions were discharged against the permission to enable reserved matters applications (RMA) to be submitted pursuant to the OPP. Concurrently with this the landowner has been actively marketing the site and secured a developer for the northern part of the OPP site (Redrow Homes). As the site was going to be split into northern and southern parcels it was necessary to make amendments to the OPP and s106 obligations to firstly ensure that the permission did not unduly constrain potential developers deliver the development and secondly so that obligations in the s106 were attributable to the relevant parts of the site and therefore the relevant developer. The s73 which was approved on 17th January 2017 sought the amendments to the relevant conditions and the deed of variation to the s106 was secured on 10th July 2017.
- 2.4 The approval of the s73 facilitated the submission of RMAs for both the northern and southern parcels of the OPP site. RMAs were approved for 183 homes on the northern parcel (3/2017/0064) and 225 homes were approved on the southern parcel (3/2017/0050). The northern parcel is currently under construction.
- 2.5 Following the RMA approvals further marketing of the southern parcel took place and the current applicant was confirmed as the preferred developer. It was understood that upon purchase of the southern parcel the applicant would submit a new RMA for the southern parcel for its own house-types and layout.
- 2.6 Various discussions have taken place between RVBC and the landowners' agent. It was confirmed that an agreed approach needed to be found to ensure that the site can be brought forward and not be inhibited by additional s106 requirements secured via a new permission and s106 agreement. It was agreed therefore that a full planning application would be submitted by the applicant for the southern parcel (the site) and

RVBC would honour the obligations agreed for the southern parcel under the existing s106 obligation.

- 2.7 Notwithstanding the type of planning submission for the proposed development of the site, the overall site (on the basis of the OPP) is shown as a commitment and included in RVBC's 5 year housing land supply and therefore to try to support RVBC's position the final parcel of the original OPP will be brought forward through this full planning application.

3.0 SITE LOCATION AND CONTEXT

Location

- 3.1 The site's location is shown in Figure 1 below.



Figure 1: Location Plan (prepared by Taylor Wimpey / Barratt Homes / Baldwin Design)

- 3.2 The settlement of Barrow lies in the Ribble Valley Borough and is located approximately 2.5 miles south of Clitheroe – the largest town in the Borough – and about 1 mile north of the large settlement of Whalley. The settlement at Barrow is situated on Whalley Road, which was, before this section was by-passed, the main A59 from Preston to Skipton in Yorkshire. The main dual-carriageway section of the A59 is now situated to the east of the settlement, separating the two main settlements in the Parish of Wiswell and Barrow. Barrow has expanded over the last 30 years and is the subject of considerable new house-building and other development.
- 3.3 Barrow benefits from a number of local amenities including a popular primary school, a public house, a restaurant, a Church, recreation area, bus services and good access to both Clitheroe and Whalley, where there are railway stations on the Ribble Valley Line from Manchester Victoria. Employment is provided principally at the Barrow Enterprise Park on the A59, which has a number of industrial, office and commercial uses.

Context

- 3.4 The application site lies at the south-western edge of the settlement of Barrow, to the west of the former A59 now known as Whalley Road. The site area is 7.53ha and is located directly to the west of Whalley Road. The overall site is bounded: to the north by new development being brought forward by Redrow Homes; to the east by Whalley Road; to the west by the Ribble Valley Line between Clitheroe and Manchester Victoria and open fields beyond; and to the south by open agricultural land and a ribbon of residential development. The site has a frontage onto Whalley Road, which links Whalley to the south with the A671 from the A59 to Clitheroe.
- 3.5 The site is almost rectangular in shape and comprises predominantly open grassland, punctuated by existing hedgerows and trees, which has been used for grazing. There are no existing Tree Preservation Orders (TPOs) affecting the site. A Tree Survey and Arboricultural Impact Assessment have been submitted as part of this application.
- 3.6 The existing ground contours show a consistent fall in a westerly/south westerly direction from higher land adjacent to Whalley Road towards the Barrow Brook. The area proposed for development is located within Flood Zone 1 as shown on the Environment Agency's flood maps. Notwithstanding this a Flood Risk Assessment (FRA) has been submitted as the site exceeds the 1-hectare threshold requiring a FRA.
- 3.7 There is a field gate providing vehicular access in the south-east corner of the site. A central spine road, which will tie into the northern part of the site, approved as part of reserved matters ref. 3/2017/0140 pursuant to the original OPP, has been constructed. A public footpath extends to the north of the site opposite Whiteacre Lane (Footpath 7) and links with another public footpath (Footpath 8) to the south of the site.
- 3.8 A public surface water sewer is located along the eastern edge of the site, which serves existing developed areas east of Whalley Road and discharges to the Barrow Brook. An existing public foul sewer is located within the site some 165m west of and running parallel to Whalley Road and flows in a southerly direction to the treatment works in Whalley.

4.0 THE PROPOSAL EXPLAINED

- 4.1 This full planning application has been prepared for the site and seeks full planning permission for 233 no. new dwellings and associated works. The access that serves this part of the site was approved in detail as part of the original outline (3/2016/0820 – see condition 4). The proposed access is designed in accordance with the approved drawing. This section of the Statement sets out the full scope of the proposals the subject of this application. The site layout is shown in Figure 2.



Figure 2: Site Layout (prepared by Taylor Wimpey / Barratt Homes / Baldwin Design)

- 4.2 The residential units proposed will be between one and four bedroomed properties, which provide a suitable range and mix of homes to meet the housing needs of Barrow and the wider Ribble Valley area. These properties will vary between one and two-and-a-half storey buildings, with building heights between 5m and 12m. Twenty different house types are proposed (ten from BH and ten from TW) and elevations and floor plans are shown on drawings submitted with this application. The typical house types include a mix of bungalows (for older persons), semi-detached and detached homes. A schedule of accommodation also accompanies the application on drawing DWH/WRB/SL/01 Rev B.

- 4.3 These house types are proposed throughout the site which is separated into character areas to provide a legible layout and an attractive form of development. It is also a key mechanism to provide a sense of place, define the public realm and provide a series of connected green spaces linking the development internally and externally with the village and wider countryside. The following character areas are proposed for the site:
- Whalley Road Character Area (in the south-eastern corner of the site)
 - Boulevard Character Area (surrounding the street which forms the southernmost access of the whole Barrow site)
 - Green Fringe Character Area (adjacent to and fronts the southern and western boundaries of the site)
 - Green Corridor Character Area (providing the green infrastructure in a south-north direction)
- 4.4 Further details on the Character Areas are set out in the Design and Access Statement (DAS).
- 4.5 The application confirms 30% of the homes will be affordable. 15% of the overall number of dwellings will be provided as Elderly Person Units of which half will be provided within the affordable housing provision. These will comprise 1 bedroomed bungalows compliant with Building Regulations Part M4 (2). The remaining market housing for the elderly will comprise of a standard mix of house types.
- 4.6 The application also seeks consent for an integrated street network throughout the site which allows the development to be easily navigable with key permeable routes and connectivity within the site and into the northern parcel (known as Parcel A), including shared access roads to a 5.5m primary street.
- 4.7 Detailed landscape proposals included within this application are a mix of hard and soft proposals shown as part of the submitted landscaping scheme. The details include the trees and shrubs to be planted, their distribution on the site along with areas to be turfed, seeded, paved or hard landscaped. The scheme seeks to retain existing mature trees, hedgerows and vegetation wherever possible. The mix of proposals seeks to provide a high quality public realm that is sympathetic to the surrounding area whilst establishing the identity and character of the proposed development.
- 4.8 A substantial amount of green infrastructure is proposed, which allows for permeability in a south-north direction and so creates a pedestrian-friendly connection into the surrounding area, as well as the countryside beyond the southern and western boundaries of the overall site. Other pedestrian routes include a dog-walkers' footpath

or leisure route which has been created by providing a defined route within the green infrastructure and provides clear connections to the village, open countryside and other public footpaths/bridleways within the vicinity of the application site.

- 4.9 The amount of public open space proposed within this application is 1.01ha. The public open space has been specifically designed to be overlooked by properties to ensure safe use for all residents. A trim trail is proposed along the main green corridor, which means it can be accessed easily from pedestrian routes within the site as well as from the Redrow site to the north.
- 4.10 An Ecological Survey has been prepared as part of this application which outlines the measures to be undertaken to enhance the biodiversity of the site. The full scope of the measures proposed are set out in the landscape scheme and other details included within this application.

5.0 PLANNING HISTORY

- 5.1 Prior to the submission of the original outline planning application there was no previous planning history on the site. Therefore, the planning history set out below relates to the applications submitted on site since the original outline planning application, which was also covered briefly in Section 2.

App Ref. No.	Description	Decision	Date of Determination
3/2012/0630	Outline application for the provision of up to 504 residential units (falling within use class C3), including affordable housing, with three new vehicular and pedestrian accesses onto Whalley Road, on-site landscaping, formal and informal open space and associated infrastructure works including a new foul water pumping station.	Non-determination	20/02/2014 Allowed on appeal (see below)
APP/T2350/A/13/219 0088 (appeal for application 3/2012/0630)	Outline application for the provision of up to 504 residential units (falling within use class C3), including affordable housing, with three new vehicular and pedestrian accesses onto Whalley Road, on-site landscaping, formal and informal open space and associated infrastructure works including a new foul water pumping station.	Outline Permission Granted by Secretary of State	20/02/2014

3/2013/0099	Outline planning permission for the provision of up to 190 residential units (falling within Use Class C3), including affordable housing, with two new vehicular and pedestrian accesses onto Whalley Road, on-site landscaping, formal and informal open space and associated infrastructure works including a new foul water pumping station	Non-determination	22/04/14 Allowed on appeal – see below
APP/T2350/A/13/219 7091 Appeal for application no. 3/2013/0099	As above	Outline Permission Granted by Secretary of State	22/04/14
3/2015/0480	Discharge of Condition 5 (Phasing scheme), 8 (Masterplan and Design Code) and 9 (Height Parameters). Partial Discharge of Condition 16 (Framework Travel Plan), and 22 (Landscape/Habitat Management Plan) of planning permission 3/2012/0630.	Conditions 5, 8, 9, 16 and 22 part-discharged	03/08/2015
3/2015/0584	Discharge of Condition 10 (drainage strategy) and 13 (waste water limitation) of application 3/2012/0630.	Conditions 10 and 13 part-discharged	09/10/2015

3/2015/0718	Application for reserved matters following outline planning permission 3/2012/0630 for a foul water pumping station to relieve existing trunk sewer and enable new development	Details Approved	11/12/2015
3/2016/0820	s73 application - Variation of conditions 5, 8, 10, 13, 16, 19 and 22, removal of condition 20, the submission of details to discharge the remaining requirements of conditions 5 and 8, the submission of details to re-discharge conditions 10, 13, 16 and 22, and the approval of details for a foul pumping station (in accordance with condition 13) from planning permission 3/2012/0630.	S.73 approved	17/01/2017
3/2017/0050	Application for approval of Reserved Matters for details of the layout, scale and appearance of the buildings and landscaping of a residential development of 225 dwellings and associated works on the southern part (Parcel B) of the overall site following planning permissions	Approved with conditions	15/08/2017

	3/2012/0630 & 3/2016/0820.		
3/2017/0064	Approval of Reserved Matters for details of the layout, scale and appearance of the buildings and landscaping for a residential development of 183 dwellings and associated works on the northern part (Parcel A) of the overall site following planning permissions 3/2012/0630 and 3/2016/0820.	Approved with conditions	16/05/2017
3/2017/0140	Application for approval of Reserved Matters for details of the service access road and utility corridor enabling works for the Foul Water Pumping Station to serve residential development pursuant to outline planning permission 3/2016/0820 (for access, appearance, layout and scale).	Approved with conditions	16/05/2017
3/2017/1099	Non-material amendment to planning permission 3/2017/0050 to allow the provision of additional footways instead of grass verge along the street network within Parcel B.	Approved	12/12/2017

6.0 PLANNING POLICY

- 6.1 Section 38(6) of the *Planning and Compulsory Purchase Act 2004 (as amended)* requires that planning applications must be determined in accordance with the prevailing development plan unless material considerations indicate otherwise.
- 6.2 Whilst the principle and details of development have already been established through the OPP, the s73, and reserved matters approval 3/2017/0050, this Statement reviews the detailed proposals against the relevant statutory development plan policies and other material considerations as it is a further, full application. It concludes that the proposal is consistent and compatible with the aims and objectives of both the statutory Development Plan and Government guidance contained principally within the National Planning Policy Framework (NPPF), which is a material consideration of some weight and importance in the determination of this application.

Development Plan

- 6.3 The statutory development plan for RVBC currently comprises the adopted Ribble Valley Core Strategy (RVCS) covering the period from 2008 until 2028. The RVCS was adopted in December 2014.

RVCS (2008-2028)

- 6.4 Key Statement DS2 (Sustainable Development) reinforces the presumption in favour of sustainable development contained in the NPPF (2012 version) and explains that applications that accord with the policies of the Core Strategy will be approved without delay, and where policies are absent the presumption in favour of sustainable development will take precedence unless material considerations indicate otherwise.
- 6.5 The last sentence of Key Statement EN2 explains that development should be in keeping with the character of the landscape, reflecting local distinctiveness, style, scale, features and materials. The proposals within the application include a character area on the fringe of the developable area to ensure that the character of the surrounding rural area is reflected and respected. The designs and materials palette selected are based on forms of development and materials that feature significantly within Barrow, which has paid regard to the principles and details set out in the approved Parcel B Design Code (condition 8 of s73 permission 3/2016/0820).
- 6.6 The overall housing requirement for Ribble Valley, as set out in Key Statement H1 is 5,600 dwellings with an estimated annual completion target of 280 dwellings to achieve

the objectives of the development strategy. The 504 homes approved as part of the OPP equates to exactly 9% of the requirement across the plan period. This application represents the second key stage in ensuring that the homes associated with the OPP / s73 will be delivered and represents a significant contribution towards the overall housing requirements of the Borough. It would also RVBC in ensuring that it has an adequate supply of deliverable sites to maintain a 5-year housing land supply. Whilst delivery has been good in the last couple of years – 390 completions in 2016-17 and 400 completions in 2017-18 – delivery needs to be maintained at or around this level to achieve the Core Strategy housing requirement. In addition, RVBC's 5-year supply (March 2018 figures) is apparently just achieved – 5.3 years' supply with a 5% buffer, but with a 20% buffer the supply drops to 4.6 years. Therefore, this site has an important role to play in achieving the objectives of the Core Strategy and maintaining an adequate supply of housing land as required by Paragraph 67 of the NPPF, 2018.

- 6.7 The proposals provide a diverse mix of house types (one-storey and 2/2.5 storey) as well as mix of affordable homes and provision for older persons. It is therefore considered that the proposals are in accordance with Key Statement H2 (Housing Balance).
- 6.8 There are a number of Development Management Policies that are relevant to the proposals, which are explained below.
- 6.9 Key Statement DMG1 provides a set of general considerations which proposed development should adhere to. Of relevance to this application are the design, access, amenity, and infrastructure of the scheme, and that they should not prejudice future development which would provide significant environmental and amenity improvements.
- 6.10 It is considered that the proposed development covered by this application is in accordance with the design aspects of Key Statement DMG1 as it is of a high standard and/or building design, is sympathetic to the existing and proposed land uses, and considers the density, layout, and visual appearance of the site and surrounding area. The Design Code for Parcel B (approved under Condition 8 of the s73) sets the general standard for the appropriate design, layout and appearance of development on the site; this application has paid regard to these principles and details. Point 5 of the design aspects of this policy is not relevant as the Code for Sustainable Homes (CSH) has now been withdrawn by the Government.
- 6.11 In terms of access, under Key Statement DMG1, the proposed development will ensure safe access can be achieved with the construction of the southern access road. The

southern access has been approved as part of the original OPP, therefore the principle of ensuring a safe access has been confirmed previously. It is also considered that the amenity aspects of the proposed development are met with adequate garden sizes and more than sufficient open space for new residents. Furthermore, the proposed dwellings will not adversely affect the residential amenities of existing properties or those of the surrounding area. In terms of infrastructure, the proposed development makes provision for a green infrastructure corridor running in a south-north direction through the site which connects to the parcel to the north, the remainder of the village and the surrounding countryside.

- 6.12 Key Statement DMG3 requires considerable weight to be attached to development which ensures the provision of adequate car parking spaces which are in line with the relevant approved standards. Each dwelling has off-street parking which reduces the impact of traffic in housing areas.
- 6.13 Key Statement DMH1 states that the affordable housing criteria across the Borough will be 30% and 15% for elderly person homes. This threshold has been applied to the proposals of this application.

Other Material Considerations

NPPF

- 6.14 The NPPF was published in March 2012 and revised in July 2018. It sets out the Government's strategic economic, environmental and social planning policies for England. The NPPF supersedes a range of previous Planning Policy Statements and Guidance Notes.
- 6.15 It states at Paragraph 11 that the key theme of the National Planning Policy Framework is a 'presumption in favour of sustainable development' and that this, in relation to the determination of planning applications, means:
- "approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

6.16 The NPPF identifies the three dimensions to sustainable development (Paragraph 8), as being economic, social and environmental. The planning system is identified as having a role in each of these dimensions as follows:

- Economic: ensuring the right land is available to support a strong, responsive and competitive economy and ensuring that infrastructure requirements are identified to support growth, innovation and improved productivity;
- Social: supporting healthy and vibrant communities specifically by providing the supply of housing required to meet the needs of present and future generations, and by fostering a well-designed and safe built environment;
- Environmental: protecting and enhancing the natural, built and historic environment, improving biodiversity, and mitigating and adapting to climate change.

6.17 The NPPF details specific policies relating to 12 key themes. The following paragraphs assess the development against those themes that are relevant to this proposal.

Building a Strong Competitive Economy

6.18 In accordance with the Government's commitment to securing economic growth, the application will support a strong, competitive economy in Barrow. It will facilitate the delivery of 233 no. dwellings which will, in part, contribute towards the 504 (maximum) dwellings that were granted permission on appeal on the site. The Government recognises that building competitive economies is as much about removing barriers to growth such as local housing need as it is providing new employment land. Paragraph 80 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.

6.19 Development at Barrow will address the current potential barrier to investment in the area by delivering much needed, quality new homes. Residential development at the site will support existing and new services in Barrow and the neighbouring centres such as Clitheroe and Whalley. Ultimately, this application is one of the first steps required to strengthen the local economic base and help create an area that is competitive economically and thus attractive to investors. It will support construction jobs, local services and suppliers and investment in the local economy.

Promoting Sustainable Transport

- 6.20 The NPPF indicates that people should be given a real choice about how they travel using a transport system balanced in favour of sustainable transport modes. This will be achieved through this application by the provision of new footpaths linked to the existing network and cycleways throughout the development (as required by Paragraph 102 Part c). The development will also be within easy walking distance (about 400m) of a wide number of bus services connecting the site to Clitheroe, Whalley and other larger settlements by rail from nearby stations.

Delivering a sufficient supply of homes

- 6.21 In direct conformity with the NPPF (Paragraph 59), the proposed development will substantially boost the local supply of housing in the Ribble Valley. This application will deliver 233 much needed homes to Barrow and the wider Ribble Valley area. An appropriate mix of housing types, sizes and tenures is provided and details are set out the DAS submitted as part of this application.
- 6.22 Lack of affordable housing is a severe problem in the Borough and one which will be eased by the provision of some 30% affordable housing as part of the application proposals. The accommodation schedule on drawing DWH/WRB/SL/01 Rev B – Proposed Site Layout shows the amount of affordable housing provision, which is in accordance with Key Statement DMH1 of the Core Strategy. This amounts to 70 affordable units, which will be an important contribution to such supply. 603 affordable units have been provided in the last 10 years or so, with a high of 113 units in the Borough in 2014-15 and 100 units in 2016-17 (RVBC 5-year housing land supply Monitoring Report March 2018).

Achieving well-design places

- 6.23 In accordance with the NPPF, the applicant attaches great importance to good design in sustainable development and recognises the overall benefits it confers in terms of early creation of an attractive community and enhanced values. The DAS for this application outlines how the scheme has evolved and been designed to achieve the highest design standards, establish a strong sense of place, and function for the lifetime of the development (Paragraph 127 of the NPPF). Given the site's edge of village location and the attractive appearance of traditional development in Barrow it is important that the scheme responds positively to local character and history as well as the existing landscape features (Paragraph 127 Part c).

- 6.24 Paragraph 59 of the NPPF advocates the use of Design Codes to deliver high quality outcomes. High standards of architecture, urban design and landscaping are principles enshrined in the Design Code for Parcel B and these principles have been adhered to in the design of the proposal forming this application.

Promoting healthy and safe communities

- 6.25 The NPPF recognises the role of good planning in the promotion of healthy, inclusive and safe communities (Paragraph 91). This application endorses this philosophy and has adopted a holistic approach to delivering a healthy and safe new community.
- 6.26 Specifically, with regards to designing out crime, all areas of public realm are overlooked by residential properties and the site layout allows for maximising opportunities for natural surveillance of streets, footpaths and open space. In addition, a network of footpaths and green infrastructure is proposed throughout the application site which connect into the wider countryside, key community facilities within Barrow, and the Barrow Enterprise Park, encouraging activity and healthy lifestyles to access these places.

Meeting the challenge of climate change and flooding

- 6.27 The NPPF highlights that reductions in greenhouse gas emissions, resilience to climate change and delivery of renewable and low carbon energy can all be encouraged through good planning (paragraph 148). The proposed development will be designed to accord with the current building regulations to reduce the consumption of water and energy as set out in Approved Document L.
- 6.28 The NPPF requires that development should be directed away from areas at highest risk of flooding (paragraph 155). The application site falls within Flood Zone 1 and therefore is a sequentially preferable location for development and it has been determined that the site will not increase the risk of flooding in the surrounding area.

National Planning Practice Guidance (NPPG)

- 6.29 The NPPG is an online resource set up by the Government in March 2014 to provide planning guidance for developers and decision makers, as recommended by the External Review of Planning Practice Guidance. It supports and provides further detail on Government guidance in the NPPF.

- 6.30 The NPPG sets out the importance of good design for new buildings and developments in 26-001-20140306 and states that achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Paragraph 007 within 26-007-20140306 states design should promote local character in the townscape and landscape, as well as safe connected streets, a network of green-spaces and public places, and prevent crime.
- 6.31 In terms of healthy communities, reference ID 53-001-20140306 sets out that health and well-being should be considered in planning decision making and where possible healthy communities and health infrastructure should be supported.
- 6.32 The NPPG is clear that development can and should maintain and enhance biodiversity. Reference ID 8-017-20140306 explains that biodiversity enhancement in and around development should be led by a local understanding of ecological networks and should seek to include habitat restoration, improved links between sites, buffering, new biodiversity features within development and securing management for long time enhancement.
- 6.33 The proposal is considered to satisfy these NPPG requirements.

Housing and Economic Development DPD

- 6.34 Following the adoption of the Core Strategy in December 2014 the Council have started to prepare a Housing and Economic Development - Development Plan Document (HED DPD). This Plan will set out more detailed policy coverage for matters relating to housing and economy to fully implement the policies of the Core Strategy.
- 6.35 The Council recently undertook a consultation on additional housing sites to be included in the DPD in preparation for the forthcoming public examination. The DPD is yet to be examined and therefore moderate weight can be attached to it currently. Notwithstanding this the application site is shown as a committed housing site under Policy DS1 which reflects the fact that the site has been the subject an OPP and reserved matters approvals and development is now under construction by Redrow.

Whalley Neighbourhood Plan

- 6.36 The RMA site falls within the northern boundary of the Neighbourhood Plan boundary for Whalley, commenced in June 2015. However, on further assessment the Parish Council decided not to pursue a Neighbourhood Plan. The Council did decide, however, to revisit the Village Plan of 2004 (and Village Appraisal upon which it was

based) with a view to updating it and identifying specific projects that the Council and community might then take forward.

7.0 THE PROPOSAL JUSTIFIED

- 7.1 This section of the Planning Statement sets out the justification for the proposals, particularly in relation to the planning background of the wider site, the affordable housing proposals, the overall delivery of the site, and justification in the context of RVBC's 5-year housing land supply.

Site History, Context and Delivery

- 7.2 The background to the rationale for a full application for the site has been discussed in Section 2 of this Planning Statement. Approval of this application will ensure that all areas of the original OPP can be delivered as planned and committed and the benefits from the site's development can be achieved. This application is for 233 homes which in combination with the northern parcel (Parcel A) will deliver 411 homes. The site is included in RVBC's 5-year housing land supply and therefore approving this application will allow RVBC to demonstrate that they are capable of bringing forward much needed housing in their area from this site.
- 7.3 Ultimately the site will deliver housing in an area already considered as a sustainable location for residential development, support existing local services in Barrow and the wider area, and provide an attractive opportunity to draw new residents to Barrow and Ribble Valley.

Previous Reserved Matters

- 7.4 This application seeks to build upon the benefits achieved and established by the previously approved RMA. The site carries forward the character areas established in the approved RMA to ensure that the scheme provides a sense of place and a legible layout form. This application has sought to amend the character areas slightly to provide further benefit to the overall scheme, for example in the Green Fringe character area, the bungalows have been fronted along the edge of the Biological Heritage Site. In addition, the green corridor has been redesigned so that there are more homes fronting onto the green corridor to provide further natural surveillance.
- 7.5 The previous RMA was approved and is a material consideration for this full application. The RMA provided a scheme which complements the surrounding area, creating local identity, a high quality, well laid out and landscaped development that is safe, legible, accessible and sustainable. This application reflects these principles and seeks to provide additional benefits to the site.

Affordable Housing

- 7.6 The OPP requires the development to provide 30% affordable housing and 15% elderly person homes across the site. Of the 15% elderly person homes, 50% of these will be affordable housing units (7.5%). The amount of affordable units proposed as part of this application is 70 homes. Whilst this is two units short to meet the 30% requirement the affordable housing tenure and mix has been agreed with RVBC and therefore the quantum is considered acceptable for this application.
- 7.7 These are located throughout the site and are not clustered together. All affordable bungalows proposed have been designated as elderly person homes and are located on several parts of the site.

5-year housing land supply

- 7.8 The Council appears to be able to show a 5-year housing land supply of 5.3 years (as of September 2018) however to ensure this can be maintained into the foreseeable future, other sites such as this will be required to supplement supply.
- 7.9 The principle has already been established through the outline and the previously approved RMA, therefore this application should be approved without delay on the basis of the justification set out in this section, throughout the Statement as a whole, the accompanying DAS, the supporting documents (previously approved), the Development Plan policies and other material considerations.

8.0 CONCLUSION

- 8.1 This Planning Statement has been produced in support of a full application seeking the approval of all layout, scale, appearance and landscaping details for a residential development of 233 no. dwellings and associated works on land to the south-west of Barrow and west of Whalley Road, Barrow. This site formed part of the wider outline for the land west of Barrow and was identified as Parcel B.
- 8.2 The application is submitted following the outline planning permission (3/2012/0630/P), which was granted on appeal by the Secretary of State on 20th February 2014, and which has since been varied by the s73 permission (3/2016/0820), and the approval of the RMA (3/2017/0050), i.e. Parcel B of the s73 permission. The reasons for the submission of the full application have been set out in Section 2 of this Statement.
- 8.3 The application will provide a range of house-types, the southern-most vehicular access, a range of street types and a significant corridor of green infrastructure which provides connections to Parcel A to the north, to Barrow village to the east and the surrounding countryside to the west and south.
- 8.4 The Statement sets out the justification for the proposals in the application and it is considered that this scheme will provide a development which responds positively to the surrounding area and will contribute much needed housing to Barrow and Ribble Valley.
- 8.5 In accordance with section 38(6) of the *Planning and Compulsory Purchase Act 2004* the Council is required to determine this application in line with the Development Plan unless material considerations indicate otherwise. The proposal is consistent with policies of the Ribble Valley Core Strategy and guidance in the NPPF and NPPG. Therefore, we respectfully request that the application is granted planning permission without delay to enable the housing and other development to come forward as quickly as possible.

Appendix 1 – Pre-app response from RVBC



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: **ROBERT MAJOR**
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e-mail: robert.major@ribblevalley.gov.uk
my ref:
your ref:
date: 7th September 2018

Council Offices
Church Walk
CLITHEROE
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Switchboard: 01200 425111
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www.ribblevalley.gov.uk

Dear Russell and Nikki,

Residential Development at Barrowlands (phase 2)

Introduction:

Pre-application planning advice is sought in respect of a proposed development comprising the erection of approx. 225 dwellings on land to the west of Whalley Road in Barrow. The site forms the southern section of the larger residential development known as the Barrowlands site upon which outline approval (3/2012/0630) was granted for the erection of a total of 504 dwellings across the whole site. As detailed in our recent meeting and in previous correspondence with the land owner/agent, it is the LPA's view that this outline consent has now expired.

In 2017 reserved matters consent was granted (3/2017/0064) for the erection of 183 dwellings on the northern section of the Barrowlands site and work has commenced on site. Also in 2017 reserved matters consent was granted (3/2017/0050) for the erection of 225 dwellings on the southern parcel, the site to which this pre-application relates.

This pre-application seeks to propose a revised scheme in comparison to the approved reserved matters application (3/2017/0050) and given that the original outline approval has expired it is the LPA's view that a full planning application will need to be submitted for the revised scheme.

1. Principle of Development

The Council is currently in a position to identify a five year supply of housing land in accordance with the annual figure of 280 dwellings per year set out in Key Statement H1 of the Core Strategy. The latest position is contained in the Council's Housing Land Availability Schedule March 2018 and as such, the relevant policies for the supply of housing in the Core Strategy are applicable.

The application site is located within the Draft Settlement Boundary of Barrow, which is categorised as one of the Tier 1 settlements in Key Statement DS1 of the Ribble Valley Core Strategy. Key Statement DS1, along with Policy DMG2, seeks to ensure new housing is located within either the three principal settlements of Clitheroe, Whalley or Longridge, the

strategic site or the nine Tier 1 Villages which are considered to be the more sustainable of the 32 defined settlements.

The application site is already identified as a committed housing site on the most up to date Draft Settlement Boundaries for the Borough. The settlement boundaries were reviewed and updated as part of the emerging Housing and Economic Development DPD. The Draft Settlement Boundaries which formed part of the Regulation 18 stage consultation have now been adopted for Development Management purposes (as of Dec 2016) and as mentioned above the Draft Settlement Boundary for Barrow includes the development site. The Council is currently awaiting to hear from the Inspector in relation to next steps in the EiP process, although it is considered likely that the Hearing sessions will take place in the coming months.

Furthermore, as detailed above the principle of residential development has been established on this site through the previous consent, and there is an extant permission for 225 dwellings to be erected on this site.

In view of the above, it is considered that the principle of the development complies with Key Statements DS1 and DS2, along with Policy DMG2, of the Core Strategy.

2. Legal Agreement/Section 106

As discussed in our recent meeting, the LPA would be willing to accept a "linking agreement" or "supplemental agreement" which would tie any future full planning application to the existing legal agreement, thus meaning that all previously agreed contributions and obligations will also relate to the full application.

3. Layout

As the submitted plan is indicative and elevations have not been provided the LPA cannot fully assess whether the proposal would meet the Council's recommended separation distance. When finalising the design please consider that the LPA would expect a separation distance of 21m to be achieved between all principal elevations and 13m between principal and secondary elevations, with 10.5m rear garden lengths.

As detailed within our meeting, during the previous reserved matters application (3/2017/0050) the LPA sought to ensure that all plots were set back from edge of the footways (by approx. 2m) and that car parking to the front of units was avoided where possible. Having reviewed the submission I am concerned that a number of dwellings would be sited close to the back of the footways, and there would be significant levels of parking to the front of the units, of particular concern would be the expanse of "front" parking along the two main spine roads running horizontally through the site. These issues would need to be addressed in order to obtain officer support.

Obviously this scheme would result in the development be brought forward by two separate developers and therefore it is important that the street scene offers synergy between the two differing schemes/developers. It is also important that prominent plots, such as the units facing Whalley Road, or corner plots throughout the site, use stone to reflect the suburban character of the area.

4. Housing Space Standards, Affordable Housing and Older Persons Accommodation

In line with Council Policies, and the existing legal agreement, 30% of the units would need to be affordable and 15% of the units would need to specifically for over 55's (life-time home compliant). The Council's preference would be for the over 55's accommodation to be in the form of bungalows however the submitted layout does not include any bungalows and this would be of significant concern. For more information you may wish to discuss the affordable housing/over 55's accommodation with the Council's Housing Officer.

The submitted plan includes an accommodation schedule and having reviewed it would appear that nearly all of the proposed houses would not meet the national spacing standards. This is of concern in relation to all houses, but particularly the affording units as this would likely impact on the likelihood of a Registered Provider taking on these units.

5. Highways, Access and Parking

The development would be accessed via the previously approved access point and the road pattern generally follows that of the previously approved reserved matters application. As discussed at our meeting LCC Highways no longer provide pre-application advice and if you require any information with regards to highways issues you should contact LCC direct for pre-application advice on highways issues.

In respect of parking, the Council would require at least two car parking spaces per dwelling, and three car parking spaces for any dwellings with four or more bedrooms.

In respect of refuse collection, please be aware that the Council offers a kerbside collection only and bin lorries will not pass over a highway/access where they cannot safely turn around. As such where sufficient turning space is not provided bins would need to be presented at the nearest kerb by residents.

6. Trees and Ecology

I am pleased to note that all existing trees appear to be retained (in line with the outline approval), and hedgerows should be retained/provided along the front (Whalley Road) boundary. A new arboricultural report would need to be submitted with the application to show the root protection zones and new planting throughout the site. The Council's Countryside Officer has also requested an updated ecology report be submitted with any future application. All boundary treatment should have gap for habitat connectivity and details of bat/bird boxes (1 per dwelling) should be provided – or will be conditioned.

Submission requirements

Should you decide to proceed with the submission of a formal application it is my opinion that the following information should accompany such an application:

- Layout
- House types/elevations
- Existing and proposed ground/floor level
- Updated ecology report
- Updated arboricultural report
- Addendum to transport assessment
- Planning statement
- Draft Section 106 with heads of terms
- Landscaping plan
- Affordable housing plan
- Drainage strategy
- Updated FRA
- Noise assessment
- Ground assessment/contaminated land
- Boundary details (or dealt with via condition)
- Archaeology
- Crime Impact Statement

Please note this aforementioned required information may not be exhaustive and is provided on the basis of the level of information submitted. Failure to provide required information may result in an application being made invalid or potentially refused on the basis of insufficient information. The above observations have been provided on the basis on the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application received.

Yours Sincerely



ROBERT MAJOR
PRINCIPAL PLANNING OFFICER

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