



Planning, Design and Access Statement

Development of 1 no. residential dwelling – Land at
George Lane, Read

for the Trustees of Hammond Ground

Emery Planning project number: 19-054



Project : 19-054
Site address : Land at George Lane,
Read
Client : the Trustees of
Hammond Ground

Date : 3 October 2019
Author : Ben Pycroft

Approved by : Caroline Payne

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1. Introduction and summary

- 1.1 This planning, design and access statement is submitted in support of an outline planning application for the erection of 1 no. dwelling at land at George Lane, Read.
- 1.2 The site is an infill plot located between nos. 34 and 40 George Lane. The site is located outside of but adjacent to the settlement boundary of Read on three sides as shown on the draft proposals map, which has been adopted for development management purposes (appendix EP1).
- 1.3 Our case on behalf of the applicant is that because the proposed development accords with the development plan, planning permission should be approved without delay in accordance with paragraph 11(c) of the Framework and Key Statement DS2 of the Core Strategy: "Presumption in Favour of Sustainable Development" for the following reasons:
- Key Statement DS1 of the Core Strategy: "Development Strategy" states that in addition to the strategic site at Standen and the borough's principal settlements, development will be focused towards the Tier 1 Villages, including Read and Simonstone;
 - Policy DMG2 of the Core Strategy allows for the expansion, rounding-off or consolidation of Tier 1 Villages, including Read and Simonstone;
 - The proposed development would assist in meeting Read and Simonstone's housing requirements as set out in the table below 4.12 of the Core Strategy; and
 - The proposed development would also assist in meeting the Borough's housing need of 5,600 dwellings between 2008 and 2028.
- 1.4 Prior to submitting the application, we submitted a pre-application request to discuss the proposal with the Council. On 4th July 2019 we met with the pre-application officer (Mr Greenwood). On 15th August 2019 we received the written pre-application response. The pre-application response, which is appended at **EP2** confirms that the Council agrees that the proposals would not conflict with policy DMG2 of the Core Strategy.

2. The application

Amount / size

- 2.1 The proposed development is for 1 no. detached dwelling. The size of the proposed dwelling would be determined at the detailed stage. However, it would be detached in keeping with surrounding properties.

Use

- 2.2 The proposed use would be residential (C3).

Layout

- 2.3 The proposed layout is shown on the submitted plans. The proposed dwelling would essentially fill the gap between 34 and 40 George Lane whilst avoiding building over the sewer.

Scale

- 2.4 The scale of the proposed dwelling would be determined at the detailed stage. However, it would be in keeping with surrounding properties.

Landscaping

- 2.5 The proposed landscaping would be determined at the detailed stage. However, it would be similar to those residential dwellings in the surrounding area.

Appearance

- 2.6 Details in relation to the external appearance would be determined at the detailed stage. However, the houses would have gardens to the front and rear, and off road parking in the form of drives. The materials proposed would be sympathetic to the character and appearance of the immediate surroundings.

Access

- 2.7 Access would be taken off George Lane.

Parking

- 2.8 Off street parking in accordance with the Council's standards would be provided.

3. Site and area description

- 3.1 The application site is 0.2 ha in area. It is located to the west of George Lane, Read and is greenfield. The site gently slopes down in level towards the east and is grassland.
- 3.2 The site is located outside of but adjacent to the settlement boundary of Read. Read and Simonstone is one of 9 "Tier 1 Villages" in the borough. Tier 1 villages are the most sustainable of 32 defined settlements in the borough.

Relevant planning history

- 3.3 As far as we are aware, there is no relevant planning history for the application site.
- 3.4 On 11th November 2013, the Council granted full planning permission at the site to the north for two dwellings (LPA ref: 3/2013/0271). This has been implemented and the dwellings have been completed.

4. Planning policy context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework ('the Framework') is a material consideration in planning decisions.

National planning policy and guidance

National Planning Policy Framework (2019)

- 4.2 The relevant sections of the Framework are discussed in the planning considerations section of this planning statement below. However, the Framework states that there is a presumption in favour of sustainable development.
- 4.3 For decision taking, this means approving development proposals that accord with the development plan without delay. This is the case with the proposals for the reasons set out in this statement.
- 4.4 Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Planning Practice Guidance (PPG)

- 4.5 The PPG was originally published on 6th March 2014 and has been updated since. The relevant sections of the PPG are discussed in the planning considerations section of this statement.

Development plan context

Existing development plan and proposals map

- 4.6 The development plan comprises the Ribble Valley Core Strategy 2008-28, which was adopted in December 2014. When the Core Strategy was adopted, the saved policies of the Districtwide Local Plan (adopted 1998) were superseded. However, the proposals map which

accompanied the Districtwide Local Plan is to remain in place until a revised set of plans is produced as part of the Housing and Economic Development DPD (HED DPD).

- 4.7 On the proposals map for the Districtwide Local Plan, the site is located outside of but adjacent to the settlement boundary for Read.
- 4.8 The Council consulted on the Housing and Economic Development Development Plan Document (HED DPD) at regulation 18 stage in autumn 2016. The consultation included a draft proposals map. The map for Read now includes the land to the north of the application site where the 2 no. dwellings have been relatively recently constructed within the draft settlement boundary for Read. The application site is located outside of the settlement boundary. Please refer to the extract provided at appendix **EP1**.
- 4.9 On 15th December 2016, the Planning and Development Committee resolved to adopt the draft proposals map for development management purposes. Paragraph 3.3 of the report to the committee stated:

"It is therefore proposed that the Draft Proposals Map be adopted to assist decision making for Development Management purposes. Whilst the plan will have limited statutory weight due to the stage of the plan making process, its adoption as a statement of Council policy will provide clarity to assist the determination of applications. This position is enhanced by the fact that the draft has been subject to public consultation with limited comments made. It can therefore be treated as a material consideration."

Core strategy

- 4.10 The relevant policies of the Core Strategy are:

- Key Statement DS1: "Development Strategy";
- Key Statement DS2: "Presumption in Favour of Sustainable Development";
- Key Statement H1: "Housing Provision";
- Key Statement H2: "Housing Balance";
- Key Statement EN2: "Landscape";
- Key Statement EN4: "Biodiversity and Geodiversity";
- Key Statement DM12: "Transport Considerations";
- Policy DMG1: "General Considerations";

- Policy DMG2: "Strategic Considerations";
- Policy DMG3: "Transport and mobility";
- Policy DME1: "Protecting Trees and Woodlands";
- Policy DME2: "Landscape and Townscape Protection";
- Policy DMH3: "Dwellings in the Open Countryside and the AONB"; and
- Policy DMH3: "Site and Species Protection and Conservation".

Other material considerations

Emerging Housing and Economic Development Development Plan Document (HED DPD)

4.11 The Council is in the process of preparing a Housing and Economic Development Development Plan Document (HED DPD). The HED DPD is proposing to make 7 housing allocations, including one in Read outside of the settlement boundary as shown on the draft proposals map.

4.12 The main stages of preparation have been:

- Issues and Options (regulation 18) consultation – 26th August to 7th October 2016;
- Publication of Preferred Options (regulation 19) consultation – 28th April to 9th June 2017;
- Submission (regulation 22) – the plan was submitted to the Secretary of State on 28th July 2017 consultation took place between 31st July and 11th September 2017 on the proposed changes to the publication draft;
- Examination hearing sessions – November 2018 and January 2019; and
- Consultation on main modifications – March and April 2019.

4.13 The Inspector's report was published on 10th September 2019. The Inspector found the plan sound subject to modifications. In doing so, the Inspector agreed with the Council that the housing requirement identified in the Core Strategy would be met as a result of the application of flexible policies in the Core Strategy (including policy DMG2, which we discuss later in this statement) and by way of a reserve of allocated sites (paragraph 24 of the Inspector's report).

Housing Land Availability Statement

- 4.14 The latest Housing Land Availability Statement (HLAS) sets out the Council's housing land supply position at 30th September 2018. It is relevant in relation to the housing supply position in Read and also in relation to windfall development on small sites such as the application site.

5. Planning considerations

5.1 As set out above, Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.2 This is repeated in paragraph 2 of the Framework, which states:

“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.”

Presumption in favour of sustainable development

5.3 Paragraph 10 of the Framework explains that at the heart of the Framework there is a presumption in favour of sustainable development. Paragraph 11 of the Framework explains that this means planning permission should be granted for development proposals that accord with the development plan without delay.

5.4 Key Statement DS2 of the Core Strategy: “Sustainable Development” states:

“When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise”.

5.5 We now explain why the application proposals comply with the development plan as follows.

The principle of development

5.6 Key Statement DS1 of the Core Strategy: “Development Strategy” was described in the Core Strategy Inspector’s report as follows:

"Key Statement DS1 sets out the development strategy. In effect, it is the policy that lays the foundation for Ribble Valley's spatial direction of growth and lies at the heart of the Plan."

- 5.7 Key Statement DS1 starts by stating that the majority of new housing development will be concentrated within the Standen Strategic site (to the south of Clitheroe) and the three principal settlements of Clitheroe, Longridge and Whalley. It continues by stating:

"In addition to the strategic site at Standen and the borough's principal settlements, development will be focused towards the Tier 1 Villages, which are the more sustainable of the 32 defined settlements." (our emphasis)

- 5.8 Nine settlements are identified as Tier 1 villages, including Read & Simonstone.
- 5.9 The proposed development is for residential development in Read, which is a Tier 1 village. It therefore accords with Key Statement DS1 of the Core Strategy.
- 5.10 Policy DMG2: "Strategic Considerations" starts by stating that development should be in accordance with the Core Strategy Development Strategy and should support the Spatial Vision. As the proposed development complies with Key Statement DS1, it therefore complies with this part of policy DMG2.
- 5.11 Policy DMG2 then states:

"Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the Tier 1 Villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement." (our emphasis)

- 5.12 Policy DMG2 therefore allows for development "in" the principal settlements and Tier 1 Villages, such as Read, as long as it consolidates, expands or rounds-off development. The glossary of the Core Strategy provides the following definitions:

- **Consolidation** – "Refers to locating new developments so that it adjoins the main built up area of a settlement and where appropriate both the main urban area and an area of sporadic or isolated development."
- **Expansion** – "This is limited growth of a settlement generally it should be development which is in scale and keeping with the existing urban area."
- **Rounding off** – "Development which is essentially part of rather than an extension to the built up part of the settlement. It can be defined as the development of land within

the settlement boundary (which is not covered by any protected designation) where at least two thirds of the perimeter is already built up with consolidated development."

- 5.13 Consequently, the definition of "rounding-off" is different to that of "consolidation" or "expansion" because it specifically refers to development that is part of the built up area, rather than an extension to it. It is also specifically identified as land "within the settlement boundary".
- 5.14 In contrast, the definition of consolidation refers to land which "adjoins" the main built up area of a settlement and where appropriate on land which adjoins the main urban area and an area of sporadic or isolated development. It does not state that this must be on land within the settlement boundary.
- 5.15 Expansion is defined as limited growth of a settlement at a scale and in keeping with the "existing urban area". Again, it does not state that this must be on land within the settlement boundary.
- 5.16 On the proposals map for the Districtwide Local Plan, the application site is located outside of the settlement boundary for Read. However, it is adjacent to the settlement boundary on three sides as defined by the draft proposals map for Read, which has been adopted for development management purposes (appendix EP1). Therefore, under the definition above, consolidation and expansion is allowed. The proposed development is therefore in accordance with policy DMG2 of the Core Strategy.
- 5.17 The pre-application response (appendix EP2) confirms that the principle of development is acceptable within the context of policy DMG2 of the Core Strategy.
- 5.18 In summary, the principle of residential development at the site is in accordance with the Core Strategy.

Sustainable Development

- 5.19 Paragraph 8 of the Framework states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are discussed as follows.

An economic objective

- 5.20 Paragraph 8a) of the NPPF states that the economic objective is:

“to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure”

5.21 The proposed development would meet this role as is discussed below.

5.22 During the build programme, construction related jobs and indirect jobs would be created. This would benefit local contractors and suppliers. The proposed development would help contribute to ensuring the Borough has a stable workforce in terms of ability and age. Once occupied, the residents of the dwelling would spend money in Read, Clitheroe and other towns in Ribble Valley. The proposed development would therefore generate spending in the Borough, which would help maintain full time jobs in the local retail and leisure sectors.

5.23 In addition to the above, the proposed development would deliver a New Homes Bonus and Council Tax income for the Council.

A social objective

5.24 Paragraph 8b) of the Framework states that the social objective is:

“to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being”.

5.25 The proposed development would assist in meeting this objective as follows.

New housing

5.26 The table below paragraph 4.12 of the Core Strategy (page 42) confirms that the total number of homes required for Read and Simonstone over the plan period is 45. It states that at 31st March 2014, there were commitments for 27 no. dwellings and the residual number of houses required for Read and Simonstone at 31st March 2014 was 18 (i.e. 45 minus 27).

5.27 The latest Housing Land Availability Schedule confirms that at 30th September 2018 there had been 18 no. dwellings completed in Read and Simonstone. We have reviewed the completion data and note that these completions are on the following sites:

Application ref:	Address:	No. of dwellings	Status at 30th September 2018
3/2008/0186	Friendship Garage, Read	4	Completed in 09/10
3/2008/1047	72A Whalley Road, Read	1	Completed in 10/11
3/2013/0851	1, 3, 5, 7, 9 Meadow View, Read	5	Completed in 14/15
3/2010/0961	Land at Greenacres / Tennyston Avenue, Read	2	Completed in 15/16
3/2013/0851	4, 17 Meadow View, Read	2	Completed in 15/16
3/2013/0851	2 Meadow View, Read	1	Completed in 16/17
3/2013/0851	11, 15 Meadow View, Read	2	Completed in 17/18
3/2013/0851	10 Meadow View, Read	1	Completed 01/04/18 – 30/09/18
	Total	18	

5.28 The HLAS also states that there are commitments for a further 25 no. dwellings in Read:

Application ref:	Address:	No. of dwellings remaining	Status at 30th September 2018
3/2013/0851	Meadow View, Read	7	Under construction
3/2015/0495	Land at Worthalls Farm, Westfield Avenue, Read	15	Outline planning permission
3/2016/0309	Land adjacent to 2 Harewood Avenue, Read	1	Full planning permission
3/2013/0796	Coach House, Trapp Lane, Simonstone	1	Under construction
3/2018/0024	Larchwood, Hammond Drive, Read	1	Under construction
	Total	25	

5.29 As a result of the above, the 45 dwelling requirement for Read and Simonstone has not been met and there is a shortfall of 2 no. dwellings.

5.30 The commitments include 15 dwellings at land at Worthalls Farm. However, this site is no longer considered by the Council as “deliverable” within the five year period. The outline planning permission expired on 9th September 2019. Therefore, there is clearly some doubt as to whether it will be delivered at all, meaning a greater shortfall against the 45 no. dwelling requirement.

5.31 Whilst the HED DPD now proposes an allocation at Haughs Head, Whins Lane, Read for 20 no. homes, this draft allocation is located beyond the existing settlement boundary and confirms

that the housing requirement for Read & Simonstone cannot be met by sites within the boundary.

- 5.32 In summary, the application proposals would therefore assist the Council in meeting Read and Simonstone's housing needs.
- 5.33 The proposed development would also assist in meeting the overall housing requirement for the Borough. The Core Strategy sets out a minimum housing requirement of 5,600 dwellings to be delivered between 2008 and 2028. In the first 10.5 years of the plan period however, only 2,362 dwellings were delivered against a requirement over the same period of 2,938 dwellings. This leaves a minimum of 3,238 dwellings to be delivered in the remaining 9.5 years of the plan period (i.e. an annual average of 341 dwellings in each and every one of the monitoring years to 2028).
- 5.34 To assist in meeting the remaining housing requirement, the Council relies on small windfall sites to be delivered each year. Therefore, the proposed development would assist the Council in maintaining this source of supply and assist in meeting the overall housing requirement.

Design considerations

- 5.35 Policy DMG1 of the Core Strategy: "General Considerations" explains that in determining planning applications proposals must (amongst other things) be of a high standard of building design and be sympathetic to existing and proposed land uses in terms of size, scale, massing, style, features and building materials.
- 5.36 Details in relation to the external appearance would be determined at the detailed stage. However, the house would have gardens to the front and rear, and off road parking in the form of a drive. The materials proposed would be sympathetic to the character and appearance of the immediate surroundings.

Location of the site

- 5.37 Paragraph 108 of the Framework states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that (amongst other things), appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location. This needs to take into account policies set out elsewhere in the Framework, particularly in rural areas.

5.38 Paragraph 78 of the Framework states:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."

5.39 Paragraph 83 of the Framework states that planning policies should enable (amongst other things) the retention and development of accessible local services and community facilities in rural areas such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

5.40 Residential development in Read would support the existing services and facilities in the village. Surrounded by existing residential development, the location of the site is sustainable in accessibility terms.

Amenity

5.41 The proposed development would be designed so that it would not adversely affect the amenities of surrounding properties and provides adequate day lighting and privacy distances in accordance with policy DMG1: "General Considerations" of the Core Strategy.

An environmental objective

5.42 Paragraph 8c) of the Framework states that the environmental objective is:

"to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

5.43 The proposed development would assist in meeting this objective as follows.

Landscape, trees and hedges

5.44 The site is an infill plot between existing built development. There would therefore be no impact on landscape. The pre-application response (appendix EP2) confirms that new housing could be accommodated in this location which reflects the wider development pattern and avoids significant or unacceptable landscape impacts.

- 5.45 There are two trees located on the rear (western) boundary the site, which would not be affected by the proposals.

Flood risk and water management

- 5.46 The site is located within flood zone 1 and the red line area is smaller than 1 ha, so a Flood Risk Assessment is not required.

Access, traffic and parking

- 5.47 One dwelling is unlikely to have any material impact on the operation of the highway network. As explained in section 2 of this statement above, the proposed vehicular access would be taken off George Lane, which is the case with the other residential dwellings, which front on to this road.
- 5.48 As explained in section 2 above, the proposed development is in accordance with the Council's parking standards.

Ecology

- 5.49 Penny Anderson Associates carried out an ecological assessment in August 2019. The report is submitted alongside the application. It provides the following recommendations:
- Two dusk bat surveys should be undertaken within the survey season (May – September) because one of the trees had a potential roost feature;
 - Careful removal (ideally by hand) of material which could provide potential nesting and hibernation for hedgehogs; and
 - Any nests present in trees and hedges if the development work is to take place between March and August should be surveyed to assess whether the nest is active and if the nest is active, the tree / hedge should not be disturbed until the chicks have fledged.
- 5.50 Following the ecological assessment, the further bat surveys were undertaken in September 2019. The bat survey statement has been submitted alongside the application. It concludes that no bats were seen roosting in the tree but at least four species were recorded using the site. No further bat surveys are required within the next two years. The report also recommends that bat boxes could be installed on buildings and trees.

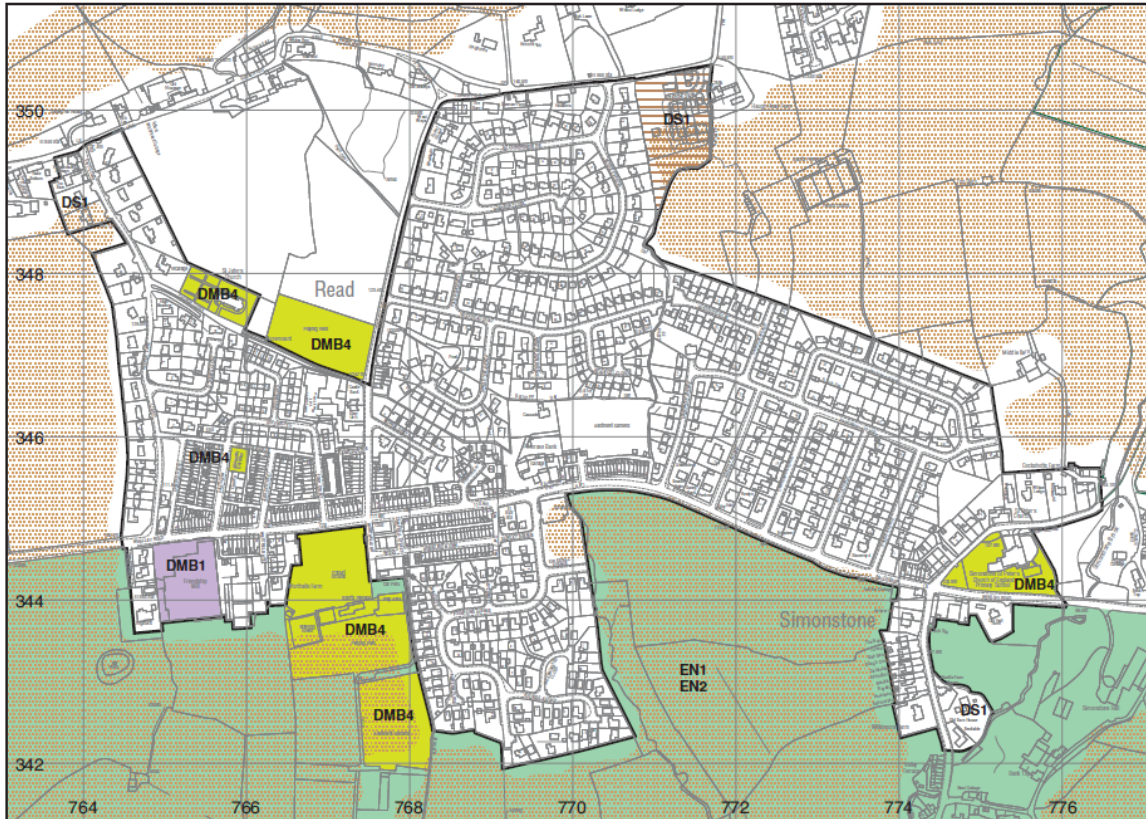
6. Summary and conclusions

- 6.1 This planning statement is submitted by Emery Planning in support of an outline planning application for 1 no. infill dwelling at land at George Lane, Read.
- 6.2 As confirmed by the pre-application response (appendix EP2), the principle of development is in accordance with policies DS1 and DMG2 of the Core Strategy, which allow residential development in Read that expands or consolidates development in the settlement.
- 6.3 Both the Framework and the Core Strategy set out a presumption in favour of sustainable development, which means that planning permission should be granted for development proposals that accord with the development plan without delay.
- 6.4 The proposed development would comprise sustainable development by providing much needed housing in the village in accordance with the Framework and the Core Strategy.
- 6.5 Consequently, in line with section 38(6) of the Planning and Compulsory Purchase Act and the presumption in favour of sustainable development as set out in paragraph 11 of the Framework and policy DS2 of the Core Strategy, an application for planning permission should be granted without delay.

EP1

Appendix EP1 – Proposals Map

Inset 19 - Read and Simonstone



EP2



RIBBLE VALLEY BOROUGH COUNCIL

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Email:	lee.greenwood@ribblevalley.gov.uk				
Our Ref:	RV/2019/ENQ/00065				
Site Location:	Land at George Lane, Read			Tel: 01200 425111	Fax: 01200 414487
Proposal:	Residential development				
Date:	August 2019				

Pre-Application Enquiry Response

Dear Ben,

I write further to your submission of a request for pre-application advice at George Lane, Read on behalf your clients, the Trustees of Hammond Ground. The enquiry seeks the Council's views on the erection of up to 2 dwellings at this site, which is located within the open countryside but lies adjacent to the settlement boundary of the village.

The immediate area is characterised by post-war residential development, which exhibits considerable variety in architectural style when seen from the roadside.

Relevant Core Strategy Policies:

- Key Statement DS1 – Development Strategy
- Key Statement DS2 – Sustainable Development
- Key Statement EN2 – Landscape
- Key Statement EN4 – Biodiversity and Geodiversity
- Key Statement H1 – Housing Provision
- Key Statement DMI2– Transport Considerations
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DMG3 – Transport & Mobility
- Policy DME1 – Protecting Trees and Woodlands
- Policy DME2 – Landscape and Townscape Protection
- Policy DMH3 – Dwellings in the Open Countryside & the AONB
- Policy DME3 – Site and Species Protection and Conservation
- National Planning Policy Framework (NPPF)

Principle of Development:

The site lies on the western edge of Read, bounded by the settlement on three sides. It measures circa 0.2 hectares in area and currently comprises pasture land enclosed by a combination of mature hedgerows, foliage and stone walling.

Key Statement DS1 seeks to direct new residential development towards the principal settlements (Clitheroe, Longridge and Whalley) and where appropriate, Tier 1 settlements, including Read and Simonstone. Policies DMG2 and DMH3 are triggered in this instance insofar as the introduction of new housing in the open countryside is limited to a number of listed exceptions.

I note that new housing of a similar quantum has been considered at appeal recently at a site on Whins Lane, some 300m from the application site (RVBC ref – 3/2017/0857). In dismissing the Appeal, the Inspector found that whilst the site represented an infill plot between dwellings, it was separated from the main built part of the settlement. Therefore the requirements of DMG2 were not satisfied and in reaching her decision the Inspector stated:

“The consolidation, expansion or rounding off of development referred to in Policy DMG2 applies only to development *in* the settlements referred to (my italics) and I disagree with the appellant that the wording in Key Statement DS1 ‘*towards*’ could reasonably mean ‘*outside*’, notwithstanding that there are circumstances in which exceptions can be made where material considerations outweigh the policy conflict...”

Accordingly there are similarities to this site (in that it lies outside of the settlement) however it does clearly have a more obvious physical relationship to the settlement boundary, adjoining it on 3 sides. I also note the Council’s position at a recent Inquiry for a large scale residential development at Henthorn Road, Clitheroe (RVBC ref – 3/2018/0688). The Inspector highlighted the Core Strategy glossary definition of ‘consolidation’ as referred to in DMG2:

“Consolidation - ...locating new development so that it adjoins the main built up area of a settlement...”

In light of this, it was accepted that the Council are broadly permissive of development outside (but well related to) principal or Tier 1 settlements.

Taking all of these matters into account, it is my view that the provision of 1 or 2 new dwellings in this location would not prejudice the Council’s overall development strategy and would assist in providing new homes in sustainable locations. The site represents a natural infill plot and future residents would have walkable access to a number of local services, facilities and public transport opportunities.

Design, Layout & Landscape:

Whilst the site is located within the open countryside, I do not consider that new development would generate significant landscape harm. I note that indicative layout options for 1 or 2 dwellings have been provided within the pre-application submission. Accounting for the prevailing nature of the properties at the northern end of George Lane, a single dwelling within a more spacious curtilage is likely to be more appropriate. However, subject to final proposals, I do not consider that two smaller dwellings would create notable or adverse impacts within the street scene.

It would be beneficial to retain as many of the existing trees and hedgerows as possible, to reinforce the edge of settlement character at this site. Owing to the size of the plot, I am confident that a layout could be proposed which achieves this and introduces supplementary planting where appropriate. Care should be taken when considering the approach to the rear boundary treatment which will define the new curtilage and mark the transition to the open aspect of Hammond Ground site to the west.

Overall, it is my view that new housing could be accommodated in this location which reflects the wider development pattern and avoids significant or unacceptable landscape impacts. I’m sure you appreciate that more formal comments on matters of design and layout could only be made on receipt of detailed drawings.

Trees & Ecology:

Should any development be proposed in close proximity to existing tree or hedgerow root protection areas, an Arboricultural Assessment should be provided on order to allow the Council to consider any associated impacts. Aside from this, it would also be beneficial to plot the position of existing and proposed landscaping on the respective site plans, so that retention and enhancement can be assessed.

Should any tree/hedgerow removal be proposed, I would recommend that an Ecological Assessment is undertaken to consider potential impacts on protected species and their habitats.

Residential Amenity:

Adequate separation distances can be achieved as part of any final design proposals to avoid adverse impacts for existing residents.

Highways:

As you may be aware, Lancashire County Council provides a separate, chargeable pre-application service for highway related matters, as such I cannot seek their comments as part of this process. You should contact the County Council directly to discuss any such issues - <https://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-highways-advice-service>

However, in principle I do not foresee that a development of this scale is likely to generate severe highway safety or capacity issues, subject to the provision of a suitable vehicular access and on site turning/parking.

Other Matters:

Due to recent changes in planning legislation the Council must now seek the formal agreement of the applicant (or their agent) to impose pre-commencement conditions, should it be minded to grant planning permission.

Therefore, you may wish to consider providing a greater level of information at the outset for the Council to assess, in order to avoid the need for such conditions. A provisional validation checklist is provided below, however I'm sure you appreciate that requests for further technical information may be made by third party consultees during the application which cannot necessarily be anticipated at this stage.

Conclusion:

Whilst the site lies outside of the settlement for Read & Simonstone, I consider it to be well related to the main built up area of the village and in this regard the development would represent a logical infill plot. The amount of development proposed also appears to correspond with the wider development pattern along George Lane, thereby generating no conflict with the broader aims of Policy DMG2.

Submission Requirements:

Should you proceed to submission of a formal application, based on the nature of the proposal/site constraints identified above, it is my opinion that the Local Planning Authority would require the following information to accompany such an application:

- Application forms
- Location Plan
- Site Plan (existing and proposed)
- Floor plans and elevations
- Site sections/levels supported by a topographical survey (existing and proposed)
- Arboricultural Impact Assessment (if necessary)

- Ecological Survey

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 is likely to result in an application being made invalid until such information is received or potentially refused on the basis of insufficient information.

The above observations have been provided on the basis of 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 submitted. Should you wish to discuss any of these matters further please do not hesitate to contact me.

Yours Sincerely

Lee Greenwood
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