

Supporting Planning Statement

Reserved Matters Application for Residential Development

Land at Pendle Road, Clitheroe

October 2019

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Prepared By: JB & JS

Status: Final

Draft Date: October 2019

For and on behalf of GVA Grimley Limited

1. Introduction

- 1.1 This Supporting Planning Statement (“SPS”) has been prepared by Avison Young in support of a reserved matters application for residential development on behalf of Taylor Wimpey Manchester (“Taylor Wimpey”). The development relates to land located to the south west of Pendle Road, Clitheroe.
- 1.2 This application is submitted pursuant to outline planning approval 3/2012/0942 (“the original outline”), amended by an application under section 73 of the Town and Country Planning Act 1990 (LPA Ref. 3/2015/0895) (“the Section 73 permission”) which secured permission for a mixed use development comprising up to 1,040 dwellings; local retail, service and community facilities; employment (Class B1); a primary school site; public open space including green corridors; and improved (roundabout) junction between Pendle Road and A59; new vehicular, pedestrian and cycle accesses; and roads, sewers, footpaths, cycleways, services and infrastructure.
- 1.3 This application will seek to address all outstanding reserved matters: - (i) access; (ii) layout; (iii) scale; (iv) external appearance; and (v) landscaping, with respect to 426 dwellings. Comprehensive details can be found in Section 4 of this Statement and are illustrated on the application drawings enclosed separately.
- 1.4 This Statement is intended to address the planning considerations relevant to each of the reserved matters in light of national and local planning policy, and to assess the suitability of the development in planning terms.
- 1.5 As the application is for approval of reserved matters, issues relating to the principle of development and other technical considerations, which have already been assessed and established through the outline permission (and appropriate conditions imposed in this respect), are not revisited as part of this statement. Instead, this statement assesses the scheme only in relation to the five matters which were reserved as part of planning approval 3/2012/0942, as amended by the Section 73 permission, in accordance with condition 6 of that permission.
- 1.6 The application is accompanied by various supporting documents to aid the Local Planning Authority’s determination of the application. The extent of the supporting information and scope of these documents is in accordance with the requirements of the conditions attached to the Section 73 permission. The submission material has also been prior agreed with Officers at the Council, and the schedule of submission documents is detailed at **Appendix I**.

2. The Application Site

- 2.1 This chapter briefly describes the site location; physical characteristics; surroundings and relevant ownership history. Further details of the site and its setting is contained in the Design and Access Statement, prepared by Baldwin Design Consultancy Limited.

Site Context and Location

- 2.2 The proposal relates to a broadly rectangular parcel of land measuring circa 16.43 hectares in area to the south-west of Pendle Road.
- 2.3 To the north of the site are residential properties on Shays Drive and Gills Crescent. The site boundary to the north east is formed by Phase I of a previous reserved matters application. It then follows a south westerly route bounded by Worston Old Road with the southern boundary following the edge of a field boundary/hedgerow. The site is shown in its wider context on the Location Plan attached at **Appendix II**.
- 2.4 Standen is allocated as 'The Strategic Site' within the Ribble Valley Core Strategy 2008-2028 to be developed in a comprehensive and sustainable manner as a mixed-use site to meet a significant proportion of the Borough's housing requirement in the plan period.

Character of the Surrounding Area

- 2.5 The existing settlement of Clitheroe is located to the north west of the application site. The existing buildings within Clitheroe are varied in style, age and materials. The town hosts a number of historic buildings with architecturally attractive features including thatched roofs, stone window and door surrounds and chimney stacks etc. The dominant buildings materials are brick and render.
- 2.6 Neighbouring residential developments off Pendle Road are predominantly characterised by two storey dwellings constructed from red/brown brick with render, a varied mixture of house types, typically mews, detached and semi-detached fronting the road. These properties are characterised by front gardens providing adequate space for road car parking where plot boundaries to the back of the existing footpath are delineated with a varied mix of boundary treatments in the form of hedge planting and low level walling/fence.
- 2.7 There are a number of local amenities within close proximity of the development in Clitheroe Town Centre, a 15 minute walk from the application site, including food and drink establishments, shops, a pharmacy and community facilities.
- 2.8 The site benefits from good accessibility, with a number of transport hubs in close proximity. The nearest bus stop is on the northern boundary of the site, under 400m from the proposed access. This gives access to the 634 service which runs between Clitheroe, Sabden and Wiswell. Clitheroe Train Station is 1.5km away and the A59 can be joined just 500m to the east of the site, which is the main route from Blackburn to Skipton. Off the A59 is the M65 providing access to the main towns of Preston to Burnley.

Strategic Housing Land Availability Assessment

- 2.9 The Strategic Site at Standen is identified in both Section 9 of the Ribble Valley Core Strategy and the Strategic Housing Land Availability Assessment (SHLAA) as having a total dwelling capacity of 1,040. For the purposes of Ribble Valley's 5 year land supply, outlined in the October 2015 Housing Land Availability Survey, the site was estimated to contribute about 100 dwellings per year for the latter three years of the five year period.
- 2.10 The importance of the delivery of the development at Standen is evident, being the only strategic site allocated by the Core Strategy and one of few large sites identified in the SHLAA, it is therefore imperative that the Reserved Matters application for Phases 2,3 and approved in order to contribute to the Council's five year housing land supply requirements.

3. Relevant Site History

Outline Application (LPA ref: 3/2012/0942)

3.1 In April 2014, Ribble Valley Council approved an application for outline planning permission with all matters reserved for a mixed use development at Land at Higher Standen Farm and Part Littlemoor Farm, Clitheroe. This approval was subject to the provision of a Section 106 and a number of Conditions.

3.2 The outline permission granted consent for:

"1040 residential dwellings comprising: 728 market homes, 312 affordable homes, 156 of the total (1040) would be for elderly people (ie over 55 years of age) of which 78 would be affordable, 0.8ha to be reserved for retirement living within the total of 1040 homes, 0.5ha for local retail, service and community facilities (Classes A1 to A4, B1 and D1), 2.25 ha for employment (Class B1) accommodating up to a maximum gross floorspace of 5,575m2, 2.1 ha of land for a primary school site, public open space including green corridors and areas for tree planting and landscaping, an improved (roundabout) junction between Pendle Road the A59, new vehicular, pedestrian and cycle accesses onto Pendle Road and Littlemoor, new pedestrian and cycle accesses onto Worston Old Road, New pedestrian and cycle access from the end of Shays Drive, Roads, sewers, footpaths, cycleways, services and infrastructure including: A sustainable urban drainage system,; New services such as gas, electricity, water and telecommunications".

Application to Vary/Remove Conditions (LPA ref: 3/2015/0895) ("the Section 73 Application")

3.3 In November 2015 an application was made under Section 73 of the Town and County Planning Act 1990. The application sought to vary the following conditions on the Outline Planning Consent (LPA Ref. 3/2012/0942):

- Conditions 1 (Development To Be Carried Out In Accordance With Approved Details);
- 2 (Plan Reference);
- 3 (Phasing);
- 4 (Design Code);
- 8 (Phase 01 Particulars);
- 12 (Reserved Matters Requirements);
- 21 (Buffer Zone);
- 40 (Energy/Sustainability);
- 42 (Energy/Sustainability BREEAM);
- 59 (Pedestrian/Cycle Linkages);

- 62 (Employment Site);
- 63 (Retail Centre);
- 64 (Roundabout/Highway Improvements); and
- Removal Of Condition 41 (Code For Sustainable Homes).

3.4 The approved Parameters Plan was varied to ensure the viability, and therefore deliverability, of the site. The type, quantum and scale of the uses proposed did not vary from the approved description of development, rather the location of the uses within the proposed development were altered. As further explained within the Planning Committee Report¹, the updated Parameters Plan relocated the employment uses, retirement living, primary school, and ancillary retail and community uses. The school, retirement living and employment area were relocated in a cluster towards the central area of the site and directly adjacent to and south of the Ribblesdale Playing Fields.

3.5 As further explained on page 50 of the Committee Report, a revised S106 Agreement was also submitted alongside the Section 73 application, which sought to vary the triggers for a number of the obligations to reflect the updated phasing plan. It is important to note that the amount of S106 obligations required for the development was not altered.

Reserved Matters: Phase 1 (3/2016/0324)

3.6 The first Reserved Matters application for the erection of 229 dwellings was approved in March 2017.

3.7 The Reserved Matters was granted consent for:

"Phase 01 Reserved Matters application (access, layout, scale, external appearance and landscaping) for the erection of 229 dwellings pursuant to outline consent 3/2015/0895".

3.8 This Reserved Matters application for Phases 2, 3 and 4 replicates the design layout, scale and quantum incorporated within the Phase 1 design to ensure consistency and satisfactory interfaces/ relationships with the existing dwellings.

Compliance

3.9 The following Chapters will demonstrate that this Reserved Matters application is brought forward within the context of the outline consent and Conditions.

¹ Ribble Valley Borough Council Report to Planning and Development Committee, Thursday 17 December, Application No. 3/2015/0895/P, Page 46

4. The Reserved Matters

- 4.1 This chapter provides a description of the proposals for which reserved matters permission is sought.
- 4.2 The principle of residential development in this location was approved as part of outline planning permission 3/2012/0942 and is not therefore for consideration at this stage. As detailed in the Planning Practice Guidance, reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (i.e. they can be 'reserved' for later determination). These are defined in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as:
- **'Access'** – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
 - **'Appearance'** – 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.
 - **'Landscaping'** – 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.
 - **'Layout'** – 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.
 - **'Scale'** – the height, width and length of each building proposed within the development in relation to its surroundings.
- 4.3 This application seeks approval to the reserved matters in relation to this residential development of 426 units in accordance with condition 6 imposed on the planning permission (ref: 3/2015/0895). The details of each reserved matter are described below for the two parcels. To avoid repetition, the proposed scheme details are summarised in a collective fashion in accordance with each of the reserved matters.

Access

- 4.4 The access for the three phases of development can be gained via the main Spine Road to Phase 1. The existing road route provides good permeability and connections. A permeable pedestrian route has been incorporated to allow the adjacent housing scheme a choice of route along the desire line to access the proposed site.

Layout and Scale

- 4.5 The design has responded to existing constraints and opportunities on site whilst also aiming to provide an efficient housing scheme utilising good design. The degree of sensitivity of residential development surrounding the site is varied due to three considerations: the distance between the properties and the site boundaries, the topography of the surroundings, and the extent of tree coverage along site boundaries. The design therefore aims to deliver the proposed development in a safe and attractive way.
- 4.6 The scale of the proposed residential units are sought to integrate well into the existing townscape. The massing and size of the units replicates the precedent set in the local area, and the previously approved Phase 1 by maintaining a consistent range of 2, 3, 4 and 5 bedroom houses all of between one and three storeys.

Design and External Appearance

- 4.7 The scheme has been designed as a natural extension to the previously approved Phase 1. The elevations of the house types utilise similar design and materials to represent a high quality residential development that will compliment the local area. The use of high quality materials incorporated in the design will give longevity to the development helping to maintain an attractive appearance. Full details of the proposed materials are included within the submitted Design and Access Statement prepared by Baldwin Design Consultancy Ltd.

Landscaping

- 4.8 The hard and soft landscaping design will create a high quality public realm that is sympathetic to the surrounding area whilst maintaining the unique identity and character of the proposed development.
- 4.9 As part of the landscaping scheme and layout of the site every effort has been taken to incorporate the existing trees and hedgerows which will give the development a sense of maturity, whilst restoring the site's landscape inheritance and to ensure natural habitat is preserved. Additional hard and soft landscaping features have also been chosen to reflect the scale of the surrounding area.
- 4.10 As part of the landscape proposals for the area of public open space to the south of phase two, some trim trail play equipment, together with benches and bins will be provided. This will ensure that the open space is actively used by members of the public and will provide a visible focal point within the development.

Summary

- 4.11 In summary, this Reserved Matters application is brought forward in full accordance with the parameters of the outline planning permission as amended by the S73 permission. The rationale and full assessment of the scheme design is provided within the Design and Access Statement submitted in support of the application by Baldwin Design Consultancy Ltd. However, in summary a high-quality scheme has been derived which continues the high quality development being brought forward on Phase 1.

5. Assessment of the Proposals Against the Outline Permission

- 5.1 The Outline planning permission is very prescriptive and requires several conditions to be satisfied on submission of the Reserved Matters detail, this submission seeks formal discharge of these Conditions. A schedule of compliance with the Section 73 permission is set out below.
- 5.2 The National Planning Policy Framework (the Framework) confirms that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development². Importantly, the Framework requires development to function well and add to the overall quality of the area; establish a strong sense of place, optimise the potential for the site to accommodate development; respond to local character and history; create safe and accessible environments; and be visually attractive as a result of good architecture and appropriate landscaping³.
- 5.3 The site layout has been designed to reflect these national policy design requirements as well as accord with the relevant policies within the adopted Development Plan.

| Condition Number | Condition Description | Compliance |
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| 1 | The development hereby permitted shall not be carried out except in substantial accordance with the principles and parameters described and identified in the Design and Access Statement January 2016 Revision B, and Parameters Plan drawing number TW/PR/PP/01 Revision H. | The application is submitted in accordance with the principles of the approved plans set out in this condition. |
| 2 | The following drawings are authorised by this planning permission: <ul style="list-style-type: none"> • Site Boundary Application Plan Drawing SP(90)15D • Parameters Plan Drawing TW/PR/PP/01 Revision H. | The application is submitted in accordance with the principles of the approved plans set out in this condition. |
| 3 | Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be carried out in accordance with the approved Phasing Plan (Drawing TW/PR/CP/01). | The application is submitted in accordance with the approved scheme Phasing Plan. |
| 4 | Unless otherwise agreed in writing by the Local Planning Authority, application for approval of the residential reserved matters of Phase 1 of the development | The application is supported by a Design and Access Statement and Design Code Document. |

² DCLG (February 2019) 'National Planning Policy Framework', para 11

³ IBID, para 58

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| | <p>hereby permitted shall be accompanied by a Design and Access Statement and Design Coding Document.</p> <p>For the avoidance of doubt the submitted details shall demonstrate how the objectives of the approved Design and Access Statement will be met, demonstrate how the design development Phase 01 of the development has taken account of Clause (a) to (q) of this condition and how Phase 01 will integrate with any subsequent adjacent phases of development.</p> <p>Thereafter, prior to the submission of the reserved matters applications for each subsequent phase, a detailed Design Code for that phase shall have been submitted to and approved in writing by the Local Planning Authority. The detailed Design Code(s) shall demonstrate how the objectives of the approved Design and Access Statement will be met, including the Character Areas, Landscape Framework and Building in Context principles set out in Appendix 1 thereto, and shall take account of the drawings referred to in Condition 2. The development hereby permitted shall be carried out in accordance with the approved Design Code. The Design Code shall include the following:</p> <p>A) principles for determining quality, colour and texture of external materials and facing finishes for roofing and walls of buildings and structures including opportunities for using locally sourced and recycled construction materials;</p> <p>B) accessibility to buildings and public spaces for the disabled and physically impaired;</p> <p>C) sustainable design and construction measures that demonstrate how the development will maximise passive solar gain, natural ventilation and include the provision of water efficiency measures, the potential for home composting and food production and details of how the non-residential buildings hereby permitted shall achieve a BREEAM (or any subsequent equivalent or replacement sustainability assessment method as may be agreed in writing by the Local Planning Authority) "very</p> | |
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| | <p>good" rating or above.</p> <p>D) measures which show how energy efficiency is being addressed to reflect policy and climate change, and show the on-site measures to be taken to produce at least 10% of the total energy requirements of the development hereby permitted by means of renewable energy sources or measures as to how a reduction of at least 10% of the total energy requirements for the development will be achieved through alternative methods;</p> <p>E) built-form strategies to include architectural principles, lifetime homes standards, character areas, density and massing, street grain and permeability, street enclosure and active frontages, type and form of buildings including relationship to plot and landmarks and vistas;</p> <p>F) principles for hard and soft landscaping including the inclusion of important trees and hedgerows;</p> <p>G) structures (including street lighting, floodlighting and boundary treatments for commercial premises, street furniture and play equipment);</p> <p>H) design of the public realm, including layout and design of squares, areas of public open space, areas for play and boundary treatments;</p> <p>I) open space needs including sustainable urban drainage;</p> <p>J) conservation of flora and fauna interests;</p> <p>K) provision to be made for art;</p> <p>L) a strategy for a hierarchy of streets and spaces;</p> <p>M) alignment, width, and surface materials (quality, colour and texture) proposed for all footways, cycleways, bridleways, roads and vehicular accesses to and within the site (where relevant) and individual properties;</p> <p>N) on-street and off-street residential and commercial</p> | |
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| | <p>vehicular parking and/or loading areas;</p> <p>O) cycle parking and storage;</p> <p>P) means to discourage casual parking and to encourage parking only in designated spaces;</p> <p>Q) Integration of strategic utility requirements, landscaping and highway design.</p> | |
| 6 | <p>Approval of the details of the access, layout, scale, design and external appearance of any part of the residential development within each phase of the development hereby permitted and the landscaping associated with its ('the residential reserved matters') shall be obtained in writing from the Local Planning Authority before that part of the residential development is commenced within that phase. The development shall not be carried out otherwise than in accordance with the approved details.</p> | <p>In accordance with this condition the application seeks approval of the details of layout, scale, appearance and landscaping of the site, a full suite of plans and drawings and supporting technical information is set out in Appendix II and are submitted to discharge this condition.</p> |
| 10 | <p>Application for approval of the residential reserved matters and non-residential reserved matters in respect of each subsequent phase of the development hereby permitted shall be made to the Local Planning Authority before the expiration of eight years from the date of original outline planning consent, reference 3/2012/0942 granted on 17th April 2014.</p> | <p>The application is submitted in accordance with the timescales set out in this condition.</p> |
| 12 | <p>Plans and particulars submitted pursuant to conditions 6 and 7 above shall include the following details:</p> <p>A. The existing and proposed ground levels on the development site and on neighbouring land, and the slab levels of neighbouring buildings and proposed buildings;</p> <p>B. Any proposed access road(s) detailing the levels of the proposed roads;</p> <p>C. Layout, specification (including drainage) to an adoptable standard and construction programme for (1) any internal roads not covered by (b) above, (2) footway and cycle way links to the existing built up area, footpaths and cycleways beyond the site, (3) vehicle parking, turning and loading/unloading</p> | <p>The application is supported by a suite of drawings in accordance with this condition.</p> |

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| | <p>areas within the site (including visibility splays), (4) secure and sheltered cycle facilities including cycle parking areas and storage facilities (5) access facilities for the disabled, (6) individual accesses, (7) car parking and (8) school drop off and pick up;</p> <p>D. The positions, design, materials and type of boundary treatment (including all fences, walls and other means of enclosure) to be provided;</p> <p>E. Details for all hard landscaped areas, footpaths and similar areas, including details of finished ground levels and all surfacing materials;</p> <p>F. Contours for all landscaping areas, together with planting plans and schedules of plants, noting species, sizes and numbers/ densities, details of all trees, bushes and hedges which are to be retained and a written specification for the landscape works (including a programme for implementation, cultivation and other operations associated with plant and grass establishment);</p> <p>G. Details of compliance with the principles set out in the Design Code as approved pursuant to Condition 4;</p> <p>H. Provision for buses so that they can circulate through each completed part or phase of the development and ultimately between Pendle Road and Littlemoor when all phases have been completed;</p> <p>I. A Waste Minimisation Statement;</p> <p>J. Full details of water butts to serve each dwelling; and</p> <p>K. Public open space/ play facilities</p> <p>L. A Heritage Impact Assessment (where applicable).</p> | |
| 22 | Notwithstanding conditions 4, 20 and 21 above or those under the heading 'Landscaping' below (conditions 27-30) for the whole site, no development shall commence until full details of the planting of the buffer in condition 20 and buffer zones in condition 21 have | The application is supported by a suite of drawings in accordance with this condition. |

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| | <p>been submitted to and approved by the Local Planning Authority writing.</p> <p>The details shall include:</p> <ul style="list-style-type: none"> • Planting details (including species, numbers, planting distances/ densities and plant sizes); • Within the planting details – express identification of all supplementary and compensatory planting of native trees and hedgerows which shall be over a greater area than any trees or hedges to be lost (as a minimum of ratio of 3:1); • Boundary treatments; • A programme for the implementation of the landscaping works including all boundary treatments. <p>The development shall be implemented in accordance with the approved details. The planting thereby approved shall be implemented within the first planting season after the start date of the first phase or any part of the development.</p> | |
| 27 | <p>Notwithstanding the provision of Condition 4 above no development shall take place on any part or phase of the development until full details of both hard and soft landscaping works relating to such part or phase have been submitted to and approved by the LPA in writing. These details shall include:</p> <ul style="list-style-type: none"> • Planting details (including species, numbers, planting distances/ densities and plant sizes); • Within the planting details – express identification of all supplementary and compensatory planting of native trees and hedgerows which shall be over a greater area than any trees or hedges to be lost (as a minimum of ratio of 3:1); • Surfacing; • Street furniture; • Signage; | <p>The application is supported by a suite of drawings in accordance with this condition.</p> |

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| | <ul style="list-style-type: none"> • Boundary treatments; • A programme for the implementation of the landscaping works including all boundary treatments. <p>The development shall be implemented in accordance with the approved details.</p> | |
| 65 | <p>At the same time as the submission of the first Reserved Matters application for a phase or part of a phase of the development hereby permitted a Foul and Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval in writing. Such strategy to include the following details as a minimum:</p> <p>I. the proposed foul connection points to existing public sewerage infrastructure for the entire site. This shall clearly show the points of connection for the foul flows into the existing public sewerage network from all phases of development defined under condition 3;</p> <p>II. the details of any additional off-site drainage infrastructure required as a result of the entire development; and</p> <p>III. any drainage infrastructure connections (foul and surface water) between the different phases of the development defined by condition 3. Where drainage infrastructure connects development from different phases, it will be necessary to show how much development will be served by the connecting drainage infrastructure.</p> <p>IV. the existing greenfield surface water run-off rate for the entire site and details demonstrating how the combined phases of development discharging to Pendleton Brook and its tributary within the site will not exceed the existing greenfield rate as identified.</p> <p>At the same time as the submission of each subsequent Reserved Matters application for a phase or part of a phase, an updated Foul and Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval. Such Strategy to include as a minimum the details listed above.</p> | The application is supported by an updated Foul and Surface Water Drainage Strategy. |

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| | <p>Unless otherwise agreed in writing with the Local Planning Authority there shall be no foul and surface water connections between phases of development defined (and as may be amended from time to time) by condition 3 other than in accordance with the connections identified and approved under item (iii) above. The detailed drainage schemes for each phase of development required by conditions 66, 67 and 68 shall be submitted for approval in writing in accordance with the foul and surface water drainage details approved under this condition.</p> <p>No development shall be commenced on any phase or part of any phase of the development hereby permitted unless and until the Foul and Surface Water Drainage Strategy submitted with the relevant Reserved Matters application has been approved in writing by the Local Planning Authority.</p> | |
| 67 | <p>Prior to commencement of any phase or part of any phase of the development hereby permitted, full details of the foul drainage scheme for that phase including full details of any connections to the foul sewer network and any necessary infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The details for each part or phase must be consistent with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 65 above and with the principles of the Flood Risk Assessment prepared by Amec Environment and Infrastructure dated October 2012 and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013. No housing or other development shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details and written notice of this fact has been sent to the Local Planning Authority.</p> | <p>The application is supported by an updated Foul and Surface Water Drainage Strategy.</p> |
| 68 | <p>Prior to the commencement of each phase or part of the development hereby permitted, full details for a surface water regulation system and means of disposal</p> | <p>The application is supported by an updated Foul and Surface Water</p> |

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| | for that phase or part phase, based wholly on sustainable drainage principles and evidence of an assessment of the hydrological and hydrogeological context of the development for that phase (inclusive of how the scheme shall be maintained and managed after completion and any necessary infrastructure) shall be submitted to and approved by the Local Planning Authority in writing. The drainage scheme shall demonstrate that the surface water run off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the existing undeveloped site and following the corresponding rainfall event. The details for each phase must be consistent with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 65 above and with the principles of the Flood Risk Assessment prepared by Amec Environment and Infrastructure dated October 2012 and the Foul Water and Surface Water Management Strategies for the whole site produced by Amec in January 2013. The development shall be completed, maintained and managed in accordance with the approved details. | Drainage Strategy. |
| 69 | No part of phase of the development shall begin until full details of the method to delay and control surface water discharged from that part or phase of the development; and the measures taken to prevent pollution of the receiving ground waters have been submitted to and approved in writing by the Local Planning Authority. | The application is supported by an updated Foul and Surface Water Drainage Strategy. |
| 70 | Prior to the commencement of each phase or part phase of the development hereby permitted, a Sustainable Drainage, Construction, Maintenance and Management Plan (CMP) for the lifetime of that phase or part phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include arrangements for permanent adoption by a SuDs approving body (SAB), Statutory Authority or other relevant party of any sustainable drainage features including any outfalls into local water courses, structures, ponds and bridges. Each phase shall be completed maintained and managed in accordance with the approved details. | The application is supported by an updated Sustainable Drainage, Construction Maintenance and Management Plan (CMP). |

6. Conclusion

- 6.1 Taylor Wimpey Manchester “the applicant” seek to create a high-quality residential development on land at Pendle Road, Clitheroe. This Statement has been submitted in support of a reserved matters application for 426 dwellings and associated infrastructure, pursuant to the site’s existing Section 73 permission (LPA ref. 3/2015/0895).
- 6.2 This reserved matters scheme seeks approval for access, scale, layout, external appearance and landscaping at the site and has been carefully designed to a high standard, providing all the key elements to ensure the creation of a sustainable community. The scheme has regard to the outline approval, conditions and the relevant policies of the Development Plan.
- 6.3 This Reserved Matters application is brought forward as Phases, 2, 3 and 4 of the description of development as set out in the outline planning permission (LPA Ref. 3/2015/0895). A separate application is submitted for a new road through the site.
- 6.4 The proposals will assist in the delivery of the housing anticipated within the SHLAA and Core Strategy. The adoption of a Design Code and the use of character areas ensures a high quality public realm and a diverse range of 1-4 bedroom properties, adding interest to the development.
- 6.5 Overall, the application is supported by an extensive suite of information following thorough investigation of numerous design and technical matters to enable the Local Planning Authority’s swift determination of the application and discharge of the Conditions listed in the above section.
- 6.6 On this basis the applicant respectfully requests the Council to approve this application without delay.

Appendix I

Schedule of Submission Documents

Submission Schedule

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|------------------------------------|--|
| Description of Development: | Reserved Matters application – Phases 2, 3 and 4 |
| Address: | Land at Pendle Road, Clitheroe |
| Application Reference: | PP-08196456 |

| Submission Schedule | | |
|---|---------------------|--------------------------|
| Document | Reference/Date | Author |
| Covering Letter | 08 October 2019 | Avison Young |
| Application Fee | £74,471 | Taylor Wimpey Manchester |
| Application Forms, Certificates & Notices | 08 October 2019 | Avison Young |
| Plans and Drawings | | |
| Location Plan | TW/HSF/LP/01 Rev B | Baldwin Design |
| CAD Site Layout Sheet 1 | TW/HSF/CSL/01 Rev L | Baldwin Design |
| CAD Site Layout Sheet 2 | TW/HSF/CSL/02 Rev L | Baldwin Design |
| CAD Site Layout | TW/HSF/CSL/03 Rev L | Baldwin Design |
| Storey Heights Plan Sheet 1 | TW/HSF/SHP/01 Rev C | Baldwin Design |
| Storey Heights Plan Sheet 2 | TW/HSF/SHP/02 Rev C | Baldwin Design |
| Proposed Materials Layout Sheet 1 | TW/HSF/ML/01 Rev D | Baldwin Design |
| Proposed Materials Layout Sheet 2 | TW/HSF/ML/02 Rev D | Baldwin Design |
| Surface Materials Layout | TW/HSF/SML/01 Rev A | Baldwin Design |
| Waste Management Plan Sheet 1 | TW/HSF/WMP/01 Rev C | Baldwin Design |
| Waste Management Plan Sheet 2 | TW/HSF/WMP/02 Rev C | Baldwin Design |
| Nett Areas Plan | TW/HSF/NAP/01 Rev C | Baldwin Design |
| Adopted Highways Plan | TW/HSF/AHP/01 Rev C | Baldwin Design |

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| Proposed Boundary Treatment Details | TW/HSF/BTD/01 Rev B | Baldwin Design |
| Boundary Treatment Plan Sheet 1 | TW/HSF/BTP/01 Rev C | Baldwin Design |
| Boundary Treatment Plan Sheet 2 | TW/HSF/BTP/02 Rev C | Baldwin Design |
| Build Route Plan | TW/HSF/BRP/01 Rev C | Baldwin Design |
| Colour CAD Site Layout | TW/HSF/CL/01 Rev L | Baldwin Design |
| Proposed 1 Bed Apartment Block Elevations | TW/HSF/HT/60 Rev A | Baldwin Design |
| Proposed 1 Bed Apartment Block Plans | TW/HSF/HT/61 Rev A | Baldwin Design |
| Proposed 2 Bed Apartment Block Elevations A-C | TW/HSF/HT/62 Rev A | Baldwin Design |
| Proposed 2 Bed Apartment Block Elevations D-F | TW/HSF/HT/63 Rev A | Baldwin Design |
| Proposed 2 Bed Apartment Block Plans | TW/HSF/HT/64 Rev A | Baldwin Design |
| Proposed Bin & Cycle Store | TW/HSF/HT/65 Rev - | Baldwin Design |
| Proposed House Type BUN 3 Plans & Elevations Development Edge Character Area | TW/HSF/HT/01 Rev D | Baldwin Design |
| Proposed House Type PA34 Plans & Elevations Development Edge Character Area | TW/HSF/HT/02 Rev C | Baldwin Design |
| Proposed House Type PT36 Plans & Elevations Development Edge Area | TW/HSF/HT/03 Rev D | Baldwin Design |
| Proposed House Type PD30 Plans & Elevations Development Edge Area | TW/HSF/HT/04 Rev C | Baldwin Design |
| Proposed House Type PA42 Plans & Elevations Development Edge Area | TW/HSF/HT/ Rev D | Baldwin Design |
| Proposed House Type NB31 V1 Plans & Elevations Development Edge Area | TW/HSF/HT/06 Rev D | Baldwin Design |
| Proposed House Type NT41 V1 Plans & Elevations Development Edge Area | TW/HSF/HT/07 Rev C | Baldwin Design |
| Proposed House Type ND40 Elevations Development Edge Character Area | TW/HSF/HT/08 Rev C | Baldwin Design |
| Proposed House Type ND40 Plans Development Edge Character Area | TW/HSF/HT/09 Rev A | Baldwin Design |
| Proposed House Type NT42 Elevations Development Edge Character Area | TW/HSF/HT/10 Rev E | Baldwin Design |
| Proposed House Type NT42 Plans Development Edge Character Area | TW/HSF/HT/11 Rev - | Baldwin Design |

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| Proposed House Type PD51 V1 Elevations Development Edge Character Area | TW/HSF/HT/12 Rev C | Baldwin Design |
| Proposed House Type PD51 V2 Elevations Development Edge Character Area | TW/HSF/HT/16 Rev C | Baldwin Design |
| Proposed House Type PD51 Plans Development Edge Character Area | TW/HSF/HT/13 Rev - | Baldwin Design |
| Proposed House Type NB31 V2 Plans & Elevations Development Edge Character Area | TW/HSF/HT/14 Rev C | Baldwin Design |
| Proposed House Type NT41 V2 Plans & Elevations Development Edge Character Area | TW/HSF/HT/15 Rev C | Baldwin Design |
| Proposed Single Garage – Plans & Elevations | TW/HSF/HT/70 Rev - | Baldwin Design |
| Proposed House Type BUN 3 Plans & Elevations The Lanes Character Area | TW/HSF/HT/21 Rev C | Baldwin Design |
| Proposed House Type PA24 Plans & Elevations The Lanes Character Area | TW/HSF/HT/22 Rev C | Baldwin Design |
| Proposed House Type PA34 Plans & Elevations The Lanes Character Area | TW/HSF/HT/23 Rev C | Baldwin Design |
| Proposed House Type PT36 Plans & Elevations The Lanes Character Area | TW/HSF/HT/24 Rev D | Baldwin Design |
| Proposed House Type PD30 Plans & Elevations The Lanes Character Area | TW/HSF/HT/25 Rev C | Baldwin Design |
| Proposed House Type PA42 Plans & Elevations The Lanes Character Area | TW/HSF/HT/26 Rev C | Baldwin Design |
| Proposed House Type NB31 Plans & Elevations The Lanes Character Area | TW/HSF/HT/27 Rev D | Baldwin Design |
| Proposed House Type NT41 Plans & Elevations The Lanes Character Area | TW/HSF/HT/28 Rev D | Baldwin Design |
| Proposed House Type ND40 Elevations The Lanes Character Area | TW/HSF/HT/29 Rev C | Baldwin Design |
| Proposed House Type ND40 Plans The Lanes Character Area | TW/HSF/HT/30 Rev A | Baldwin Design |
| Proposed House Type PA34 Plans & Elevations Village Street Character Area | TW/HSF/HT/40 Rev C | Baldwin Design |
| Proposed House Type PT36 Plans & Elevations Village Street Character Area | TW/HSF/HT/41 Rev C | Baldwin Design |

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| Proposed House Type PD30 Plans & Elevations Village Street Character Area | TW/HSF/HT/42 Rev C | Baldwin Design |
| Proposed House Type PA42 Plans & Elevations Village Street Character Area | TW/HSF/HT/43 Rev D | Baldwin Design |
| Proposed House Type NB31 V1 Plans & Elevations Village Street Character Area | TW/HSF/HT/44 Rev C | Baldwin Design |
| Proposed House Type NT41 V1 Plans & Elevations Village Street Character Area | TW/HSF/HT/45 Rev A | Baldwin Design |
| Proposed House Type ND40 Elevations Village Street Character Area | TW/HSF/HT/46 Rev C | Baldwin Design |
| Proposed House Type ND40 Plans Village Street Character Area | TW/HSF/HT/47 Rev A | Baldwin Design |
| Proposed House Type NT42 Elevations Village Street Character Area | TW/HSF/HT/48 Rev C | Baldwin Design |
| Proposed House Type NT42 Plans Village Street Character Area | TW/HSF/HT/49 Rev - | Baldwin Design |
| Proposed House Type NT41 V2 Plans & Elevations Village Street Character Area | TW/HSF/HT/50 Rev C | Baldwin Design |
| Proposed House Type NB31 V2 Plans & Elevations Village Street Character Area | TW/HSF/HT/51 Rev A | Baldwin Design |
| Site Sections 1, 2 & 3 | TW/HSF/SSE/01 Rev B | Baldwin Design |
| Site Sections 4, 5 & 6 | TW/HSF/SSE/02 Rev A | Baldwin Design |
| Proposed Street Scenes A-A, B-B & C-C | TW/HSF/STS/01 Rev G | Baldwin Design |
| Proposed Street Scenes D-D, E-E & F-F | TW/HSF/STS/02 Rev C | Baldwin Design |
| The Development Edge Characteristics 1 | | Baldwin Design |
| The Development Edge Characteristics 2 | | Baldwin Design |
| The Lanes Characteristics 1 | | Baldwin Design |
| The Lanes Characteristics 2 | | Baldwin Design |
| The Lanes Characteristics 3 | | Baldwin Design |
| The Village Street Characteristics | | Baldwin Design |
| Engineering Layout Sheet 1 of 6 | 6263/P2 SK01-1 Rev A | Coopers |
| Engineering Layout Sheet 2 of 6 | 6263/P2 SK01-2 Rev A | Coopers |

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| Engineering Layout Sheet 3 of 6 | 6263/P2 SK01-3 Rev A | Coopers |
| Engineering Layout Sheet 4 of 6 | 6263/P2 SK01-4 Rev A | Coopers |
| Engineering Layout Sheet 5 of 6 | 6263/P2 SK01-5 Rev A | Coopers |
| Engineering Layout Sheet 6 of 6 | 6263/P2 SK01-6 Rev A | Coopers |
| Landscaping Plans | | |
| Landscape Proposals Sheet 1 of 5 | 16078 01 Rev F | Covey Design |
| Landscape Proposals Sheet 2 of 5 | 16078 02 Rev F | Covey Design |
| Landscape Proposals Sheet 3 of 5 | 16078 03 Rev F | Covey Design |
| Landscape Proposals Sheet 4 of 5 | 16078 04 Rev F | Covey Design |
| Landscape Proposals Sheet 5 of 5 | 16078 05 Rev F | Covey Design |
| Landscape Proposals POS Sheet 1 of 6 | 16078 Rev F | Covey Design |
| Landscape Proposals POS Sheet 2 of 6 | 16078 Rev F | Covey Design |
| Landscape Proposals POS Sheet 3 of 6 | 16078 Rev F | Covey Design |
| Landscape Proposals POS Sheet 4 of 6 | 16078 Rev F | Covey Design |
| Landscape Proposals POS Sheet 5 of 6 | 16078 Rev F | Covey Design |
| Landscape Proposals POS Sheet 6 of 6 | 16078 Rev F | Covey Design |
| Landscape Proposals Sheet 1 of 5 | 16925 Rev C | Covey Design |
| Landscape Proposals Sheet 2 of 5 | 16925 Rev C | Covey Design |
| Landscape Proposals Sheet 3 of 5 | 16925 Rev C | Covey Design |
| Landscape Proposals Sheet 4 of 5 | 16925 Rev C | Covey Design |
| Landscape Proposals Sheet 5 of 5 | 16925 Rev C | Covey Design |
| Documents / Technical Plans | | |
| Design and Access Statement | September 2019 | Baldwin Design |
| Residential Design Code, Phase 2, 3 & 4 | September 2019 | Baldwin Design |
| Public Open Space and Landscape Statement | July 2019 | TCL |
| Supporting Planning Statement | September 2019 | Avison Young |
| Statement of Community Involvement | September 2019 | Avison Young |
| Transport Statement | September 2019 | Croft |
| Arboricultural Impact Assessment | June 2019 | Urban Green |

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| Ecological Assessment | July 2019 | Urban Green |
| Energy Assessment | September 2019 | Award Energy |

October 2019

Appendix II

Site Location Plan

Contact Details

Enquiries

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