

Hawthorne Farm, Clitheroe

Planning Statement



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This Planning Statement accompanies a full planning application for the Land at Hawthorne Farm, Clitheroe for the erection of 58 dwellings with associated infrastructure and public open space made by Persimmon Homes Lancashire.

The application site lies within the settlement boundary of Clitheroe and provides a logical location for a residential development. The site has been allocated for residential use within the draft Ribble Valley Borough Council Local Plan. It forms a natural extension to the existing settlement and will ensure the Council provides an adequate supply of housing within the Borough, as stated within Ribble Valley Council's Core Strategy, *'The main aim is to ensure that over the plan period, sufficient housing of the right type will be built in the most suitable locations endeavouring to make the best use of previously development where suitable and where possible aiming to address meeting identified local needs.'* The application site has all the necessary infrastructure and amenities to ensure a sustainable location for a residential development.

This Planning Statement provides an overview of the site, and an appraisal of how the proposed site accords with both national and local policy. This Planning Statement should be read in conjunction with:

- Planning Application Form
- Site Location Plan
- Boundary Treatment Plan
- Location Plan
- Planning Layout
- Design and Access Statement

Relevant Planning History

The site has not been subject to any planning applications. However, it has been included within the Ribble Valley Borough Council Local Plan (ref MM2). Similarly, the application site has also been included within the Strategic Housing Land Availability Assessment (SHLAA), which was undertaken in 2013. Known as End of Hawthorne Place (ref: 007) the site has met relevant criteria and therefore has been recognised to potentially deliver new homes.

Site Description

The site lies on the northern edge of Clitheroe less than a mile away from the city centre. The town of Clitheroe offers a number of services and amenities and has good transport (including public transport) links to larger towns such as Blackburn, Burnley and the city of Manchester beyond.

The site is accessed from Hawthorne Place which adjoins to Waddington Road, the main road heading north from the town. The many roads crossing in and out of

Clitheroe, means that easy access can be gained to the A59, the major road linking Clitheroe to Preston in the south west and York in the east. The site is also easily accessible by both train and bus, with the nearest bus stop located 0.2 miles away from the site.

The site sits on open grazing land to the north of Clitheroe. The application site forms a natural infill to the current residential area which borders the south, west and east of the site. To the north lies agricultural land, with a school and industrial estate (formerly known as Castle Cement) lying beyond. Altogether the site is approximately 4.27 acres in size. The land is generally flat with a gentle slope.

Application Proposal

Permission is being sought for the erection of 58 dwellings, associated infrastructure and public open space. The proposal has been prepared in consultation with Ribble Valley Borough Council with a pre-application meeting being held on the 3rd September 2018.

The proposal will provide a mix of mews, semi-detached and detached properties. A variety of house types will ensure that the development accords with key statement H2 outlined in the Council's Core Strategy. More specifically the site will contain 4 no. 2 bed, 30 no. 3 bed, 16 no. 4 bed and 8 no. 5 bed. However, it must be noted that a number of the three bedroom dwellings can be adapted to be delivered as 2 bedroom dwellings. A variety of sizes will ensure that the proposed development will meet the requirements for a large sector of the population.

- The proposal has taken necessary measures to ensure minimal impact on existing features, including opening up and naturalising the existing culverted watercourse within the proposed open space.

The site will be accessed from Hawthorne Place. The layout has allowed for the facilitation of cycle and pedestrian movements as well as the safe movement of vehicles. Moreover, the design and materials used for the road will help reduce the speed of the traffic within the development. Landscaping will help to provide a distinctive sense of place.

Planning Policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF) is the overarching national planning policy document for England. The document provides a framework for the preparation of Local Plans and is a material consideration in the determination of planning applications.

The NPPF outlines that there is a '*presumption in favour of sustainable development*' and that '*sustainable development is pursued in a positive way.*' Similarly, Local Authorities should '*approach decisions on proposed developments in a positive and*

creative way. Furthermore, *‘Decision-makers at every level should seek to approve applications for sustainable development where possible.’* As will be outlined within this statement, the development at Hawthorne Farm will provide a sustainable, residential development and therefore should be given permission without delay.

Chapter 5 of the NPPF focuses on the delivery of homes nationally stating, *‘To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, and the needs of groups with specific housing requirements are addressed and that land with permission is development without necessary delay.’*

The application site will deliver necessary homes to the borough to ensure that the Council are able to meet the requirements of this policy within the NPPF.

Chapter 8 highlights the need for healthy and safe communities *‘significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.’*

The application site is situated within settlement boundary of Clitheroe. The site is located within walking distance of a number of shops and services. Furthermore, design measures have been used to allow for the facilitation of active travel modes within the site.

Within Chapter 11, the NPPF sets out the requirement for Local Authorities to make effective use of land, it states *‘Planning policies and decisions should promote an effective use of land in meeting the need for homes and other users, while safeguarding and improving the environment and ensuring safe and healthy living.’*

The careful design of the application site has meant the land has been effectively utilised in delivering 58 homes to the borough. Similarly, measures have been taken which will mitigate against any significant environmental impact.

Chapter 12 makes reference to establishing well designed places, ensuring that developments:

- *‘Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of development*
- *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping*
- *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as decreased densities)*
- *Establish or maintain a strong sense of place, using the arrangements of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit*
- *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are*

safe, inclusive and accessible and which promote health and well-being with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

Through the careful design of the application site and collaboration with the Council, the above requirements have been met.

As is demonstrated above, it is clear that the site at Hawthorne Farm meets the relevant policies of the NPPF. As will be highlighted in this statement the proposed development will accord with all the relevant local policy including the Ribble Valley Core Strategy. Therefore the proposal should be granted permission under para 11 of the NPPF, '*...approving development proposals that accord with an up-to-date development plan without delay.*'

Ribble Valley Core Strategy

The Ribble Valley Core Strategy provides a strategic framework for development within Ribble Valley. The document outlines an overall vision, strategic objectives and policies as well as more specific development management policies.

The Core Vision of the strategy summarises the overall requirement for housing development within the borough, stating that '*housing within the borough will continue to be high quality and choice will have been widened, with a proportion of affordable housing incorporated into the majority of developments. The supply of affordable and decent homes in the borough will be matched with the identified housing need and there will be suitable proportion of housing meeting local needs.*'

These objectives are further emphasised within Key Statement H1 of the Strategic Spatial Policies. Here it is stated that, '*Land for residential development will be made available to deliver 5,600 dwellings, estimated at an average completion target of at least 280 dwellings per year over a period 2008 to 2028 in accordance with baseline information...*'

The proposed development will therefore ensure the sustainable delivery of homes within the borough making sure that housing needs are met. The application site will support the Council in maintenance of its 5 Year Housing Land Supply. This is a requirement of the NPPF which outlines that Council's must '*identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement...*'

The development will also incorporate affordable housing, meeting the requirements outlined in Key Statement H3. Within the Core Vision reference is made to the '*supply of affordable and decent homes in the borough will be matched with the identified housing need and there will be suitable proportion of housing meet local needs.*'

Outlined within Key Statement EN4 is the Council's objective to '*seek wherever possible to conserve and enhance the area's biodiversity*' Furthermore, it is stated that

‘negative impacts on biodiversity through development proposals should be avoided.’
A survey has therefore been conducted by ERAP, assessing the environmental and ecological impact the proposed site could potentially have. It has been concluded that the proposed development *‘is feasible and acceptable in accordance with ecological considerations.’*

Key Statement DMI1 sets out the requirement for planning obligations. As has been detailed previously within this statement, 30% of the housing provided will be affordable. Further obligations which meet the relevant criteria of the policy will be included within a S106 agreement subject to approval.

Key Statement DMI2 of the Core Strategy outlines the requirement for any proposed development to be within a reasonable distance from transport infrastructure. It states, *‘new development should be located to minimise the need to travel.’*

The application site is situated within Clitheroe and is therefore well placed for the use of active travel and public transport. The application site is situated within walking distance of a bus stop and is under a kilometre away from Clitheroe train station. Furthermore, appropriate infrastructure will be incorporated within the design of the development to allow for the facilitation of active travel including cycling and walking.

Development Management Policies

Outlined within the Ribble Valley Core Strategy are a number of development management policies. There are a number of policies applicable to this site. These include:

- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DMG3: Transport and Mobility
- Policy DME6: Water Management
- Policy DMH1: Affordable Housing Criteria
- Policy DMB4: Open Space Provision

Planning Judgement

Housing Delivery

Key Statement H1 of the Council’s Core Strategy outlines the housing requirement over the plan period. The Council have outlined their main aim of providing *‘sufficient housing of the right type will be built in the most suitable locations endeavouring to make the best use of previously developed land where suitable and where possible aiming address meeting identified local needs.’*

The overarching target is the completion of at least 280 dwellings per year. The Core Strategy makes reference to the Strategic Housing Land Availability Assessment, adopted in 2009. The Strategic Housing Land Availability (SHLAA) *‘provides*

background evidence on the potential deliverability of land and identifies potential housing sites, decisions regarding which of these sites will actually be selected for development.’ In order for sites to be considered deliverable they must meet the relevant criteria of being suitable, available and achievable.

It is clear that the application site meets the relevant criteria. Given its location, it provides a logical extension to the current residential area which forms the edge of Clitheroe. Similarly the land is available for development and has been allocated for residential use within the draft Ribble Valley Borough Council Local Plan (ref MM2).

Key Statement DS2 outlines the requirement for the need for sustainable development stating, *‘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...’

The site has been part of the additional housing allocations within the Council’s draft Local Plan. The site (ref MM2) known as Land off Hawthorne Place has been allocated with an approximate site capacity of 40 dwellings. As stated within the site description the “development of the site will be expected to make provision for local (including affordable) housing needs in accordance with the requirements of H3 and DMH1 of the Core Strategy.”

Housing Mix

Key Statement H2 of the Council’s Core Strategy aims to ensure that an appropriate housing balance is achieved throughout the region. This will ensure that the housing needs of borough are met.

The Core Strategy makes reference to the Strategic Housing Market Assessment (SHMA). The SHMA assesses the current and future housing need for Ribble Valley and informs the relevant policy. Within the current SHMA, reference is made to the lack of *‘family sized accommodation, “move on homes” and first time buyer homes.’* The housing mix for the application site will, therefore provide a wide variety of house types, offering a range of sizes and layouts.

Specifically, the proposed development will contain 8 no. 5 bed, 16 no. 4 bed, 30 no. 3 bed and 4 no. 2 bed. Within this there will be a wide variety of mews, semi-detached and detached properties. The high number of 4/5 bedroom houses provide *‘move on homes’* and *‘family sized accommodation’* whilst the significant number of smaller dwellings provides the necessary homes for first time buyers. Furthermore, the diverse range of house types will offer a number of different configurations well as a variety of parking options. For example a three bedroom property may have a side driveway, side driveway with a detached garage or an integral garage or

driveway. Moreover, the number of bedrooms in both the Barton and Danbury house type can be changed from a two to a three bedroom and vice versa to suit the needs of prospective buyers.

Looking at the wider context of the site, approved developments in the surrounding area do not offer such a variety, with only a very small number of mews and semi-detached houses being offered.

Affordable Housing Delivery

The application site will incorporate a number of affordable housing units. The requirement for this is outlined within Key Statement H3 which states, ‘*within the settlement boundaries of Clitheroe and Longridge, on housing housing developments of 10 units or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) an element of affordable, local needs housing will be required on all schemes. The Council will seek affordable housing provision at 30% of units on the site.*’

The proposed development has therefore incorporated 17 affordable dwellings accounting for 30% of the total number of units. Specifically, this is made up of 4 no. 2 bed and 13 no. 3 bed (of which some can be delivered as 2bed if requested by the provider).

The Core Strategy further outlines a requirement for the provision of homes for older people, this is stated within Key Statement H3,

‘Within the negotiations for housing developments, 15% of the units will be sought to provide for older people on sites of 10 units or more. Within this 15% figure a minimum of 50% would be affordable and be included within the overall affordable housing threshold of 30%. The remaining 50% (ie the remaining 50% of the 15% older people’s element) will be for market housing for older people.’

Therefore, 9 properties will be compliant with M4 (2) standard and will consequently be able to meet the needs of older people. 4 of these will affordable rent with a further 5 being sold on the open market. It is proposed that the sale of these units will be controlled via a s106 agreement. It is, therefore, clear that the provisions made will ensure that the development is compliant with this policy.

Design and Layout

The application will be accompanied by a Design and Access Statement. This provides justification as to how the proposed site has been designed as well as how the development aligns with the Building for Life 12 principles. Careful consideration has been taken to ensure that the proposed materials used throughout the site will be in keeping with the existing built form. Key design and architectural features of the surrounding local area are identified and have been taken into consideration.

The proposed development will provide a *‘suitable and sustainable residential development that exhibits best practice and respects its context and surroundings with a diverse range of housing typologies proposed.’* The development will incorporate a number of design features, including strong pedestrian linkages, designed streets and spaces and integration with the existing neighbourhood.’

Transport

The application is supported by a Transport Assessment produced by SCP. The assessment has been produced in accordance with the NPPG, with the scope of the Transport Survey having been discussed with Lancashire County Council and the highway authority.

Key Statement DMI12 of the Council’s Core Strategy outlines the requirement for developments to both minimise the need for travel, but also ensuring that public transport is easily accessible.

Given the desirable location of the site, public transport links are close by, with the nearest bus stop only 0.2 miles away from the site. This provides services to a number of destinations including Grindleton, Chatburn, Downham and Nelson. Similarly Clitheroe train station is only 0.4 miles away. The train station provides services to Manchester Victoria, Salford Central, Blackburn and Bolton.

Listed below are some of the services which fall within a 2km radius of the site.

- Clitheroe Railway Station
- Waggon and Horses
- Tesco Superstore
- Café Nero
- Pendle Primary School
- BP garage forecourt
- Clitheroe Royal Grammar School Sixth Form Centre
- Lloyds Pharmacy
- Clitheroe Post Office
- St Mary Magdalene C of E Church
- Clitheroe Library
- Lloyds Bank
- Clitheroe Health Centre

The location of the proposed development means that such services can be accessed using existing pedestrian infrastructure. The Transport Survey concludes that *‘the proposed development is therefore considered acceptable with regard to transport’*

Ecology

Outlined in Key Statement EN4 is the requirement that ‘Development proposals that adversely affect a site of recognised environmental or ecological importance will only

be permitted where a developer can demonstrate that the negative effects of the proposed development can be mitigated, or as a last resort compensated for...' An assessment has therefore been conducted by ERAP to understand the potential ecological impacts the site could have. As stated within the report, 'This ecological appraisal demonstrated that a residential development at the site is feasible and acceptable in accordance with ecological considerations and the National Planning Policy Framework.'

Conclusion

The proposed development lies on land allocated for residential use in the recently adopted Local Plan. Given the site's allocation, it can be assumed that the principle of residential development on the aforementioned site is acceptable. Highlighted within this statement as well as the accompanying documentation, the proposed development accords with the Ribble Valley Core Strategy and therefore should be granted without delay.

The development will aid the Council in providing a wider variety of homes and will help to maintain a 5 year housing land supply. The proposed development has responded to policy and has provided a wide variety of house types. This ensures that it provides both 'move on homes' as well as homes for first time buyers as outlined within the SHMA.

As has been highlighted within this statement and the technical reports submitted as part of this application, it is clear that the proposed development will not have a detrimental impact on the roads and highways network and ecology. Similarly the site does not discourage the use of active travel modes.

Paragraph 11 of the NPPF outlines that where proposals meet the requirements of the Local Plan, planning permission should be given. It has been highlighted within this statement along with the supporting reports that the proposed development accords with local and national policy and therefore should be granted planning permission.