

# Land at Spout Farm Preston Road Longridge PR3 3BE

Full permission for the erection of 34 no. dwellings and associated works

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## PLANNING STATEMENT

April 2020

# REPORT CONTROL

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## **/1 INTRODUCTION**

- 1.1 PWA Planning is retained by Create Developments (Longridge) Ltd ('the applicant') to progress a planning application at land at Spout Farm, Preston Road, Longridge, Preston PR3 3BE ('the application site') to erect 34 dwellings and associated works ('the proposed development'). The planning application is made to Ribble Valley Borough Council ('the Council') as a full planning application and relates to the red edge application site boundary defined on the Site Location Plan.
- 1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, the statement will seek to demonstrate that there are no technical reasons which could hinder the grant of planning permission.
- 1.3 This Planning Statement, alongside a review of the site history and relevant policies, provides a description of the proposed development together with an appraisal of the planning merits of the scheme as a whole.
- 1.4 This statement should be read in conjunction with the submitted application package, which includes the following documents:
- 1APP Form;
  - Full package of drawn information, including:
    - site location plan;
    - existing site survey;
    - proposed site layout;

- proposed site layout (coloured version);
- house type pack;
- Construction Management Plan;
- Design and Access Statement;
- Draft s.106 / Heads of Terms;
- Ecological Impact Assessment;
- Flood Risk Assessment and Drainage Strategy;
- Landscape proposals;
- Phase 1 Desk Study and Preliminary Geotechnical Report
- Phase 2 Geotechnical Report;
- Transport Statement;
- Arboricultural impact Assessment;



## **/2 SITE DESCRIPTION**

- 2.1 The application site extends to approximately 1.8 hectares and is located on the south side of Longridge and close to the urban edge, immediately to the east of Preston Road (B6243), the main route north south and providing access to Preston. The site lies to the north of Spout Farm, a former farmstead (though no longer involving any agricultural production). The original farmhouse (to the south) continues to be occupied as a dwelling.
- 2.2 The site comprises an area of largely open land standing generally to the north and east of the farmhouse, and which has historically been used (in part) to provide a depot and base for Treeclear, a tree surgery business operated by the landowner. Treeclear continue to use some parts of the site and adjacent areas of land in connection with their business, including parts of the site used for machinery storage, both within buildings and outdoors. This business will be relocated as part of any future development. The remainder of the application site is rough, unused land which has in the past been used to grow Christmas trees, but has since been largely cleared and is currently vacant and unused, pending redevelopment.
- 2.3 To the north and west of the site are the existing and former drinking water reservoirs, which provide a significant degree of containment to the site and which prevent the further encroachment of development in that general direction. This physical and visual containment of the reservoirs makes this site somewhat unique and help to ensure that it will very much be viewed as part of the settlement of Longridge.
- 2.4 To the west across Preston Road, a large residential development is under way (Kier Living) and this along with the application site results in a more obvious rounding off of development in this general area. The development to the west has a clear urbanising effect and this extends to the application site, which is then different in character from the more open land to the east. As part of this development, two new bus stops have been delivered to the south of the application site, along Preston Road.

- 2.5 A location plan showing the site within its immediate setting, is submitted with this application, whilst an aerial image of the site (although this does not yet indicate the significant residential development to the west) is at Figure 1 below.



**Figure 1. Aerial image of the site (Source: Google - not to scale)**

- 2.6 Access to the application site is provided via the existing private road directly off Preston Road. This access is shared with the Spout Farm complex to the south.
- 2.7 The application site is not within an area defined as at risk from flooding according to the Environment Agency's Flood Risk Map. There are no listed buildings within the immediate vicinity of the site. The site is not covered by any nationally significant landscape or ecological designations.

### **/3 PLANNING HISTORY**

3.1 A search of Ribble Valley Borough Council's planning register has been carried out in order to understand the site's planning history, the relevant applications are listed below:

- **3/2018/0428** | Application for the discharge of condition 5 (boundary treatment), 6 (hard and soft landscaping scheme), 11 (construction method statement) and 17 (ecological mitigation measures) from planning permission 3/2016/0580 | Approved with conditions | 13/07/2018
- **3/2016/0580** | Proposed residential development to provide 34no new dwellings and associated works | Approved Subject to Legal Agreement | 02/05/2017
- **3/2013/0782** | Development of 32 dwellings including affordable housing and alterations to existing access following site clearance | Approved Subject to Legal Agreement | 16/01/2014

3.2 It is of particular significance to the current proposals that, by virtue of application 3/2016/0580, the site already benefits from full planning permission for the development of 34 no. dwellings. The pre-commencement conditions have been satisfied in terms of this application and the landowner or applicant intend to make a material start on the development before the development consent expires in early May 2020. This will serve to protect the planning consent and provide a clear fallback position against which to assess the new application proposals. In this regard, although it remains important to assess the new application against the provisions of the development plan and other material considerations, the extant consent is an overwhelming consideration which directly addresses matters of principle and scale of new development. In crude terms it is only really necessary for the current application to be considered in so far as it results in changes to the approved scheme and its associated obligations.



## **/4 PROPOSED DEVELOPMENT**

- 4.1. Consistent with the extant planning permission (3/2016/0580) it is proposed to develop land at Spout Farm, Longridge to erect 34 no. dwellings with associated highway and landscape works, all of which are shown clearly on the proposed site layout (drawing no. 19-133-PL-0001 revision E), which is provided as part of the supporting documents to this application.
- 4.2. The submitted layout indicates 34 homes in total and includes a varied mix of house types including 2, 3, 4 and 5 bedroom semi-detached and detached dwellings, including five bungalows. This mixture allows for a diverse development that delivers different sized house types, for which the applicants believe there is significant demand, yet which also meets the Council's requirements on mix and in particular the provision of bungalow accommodation, as well as the provision of a range of affordable homes within the site.
- 4.3. Vehicular and pedestrian access to the development will be provided through the use of the existing access to the south west corner of the application site. The junction with Preston Road will be improved and an adoptable road will run generally east-west, continuing to provide separate access to the retained uses to the south, before turning to the north to serve the main part of the development site. The access will be constructed to an adoptable standard, save for those short lengths of private drive serving properties numbered 17 – 20, 23 – 27 and 32 -34.
- 4.4. A similar arrangement was accepted under the outline approval and subsequent full applications for the development of the site and the amended access provides suitable visibility splays based on the posted speed limits on Preston Road. As part of the off-site highway improvement works, it is proposed to provide a footpath link from the access point heading in a southerly direction to link to the new bus stop and shelter which has been provided as part of the Kier Living development across Preston Road. This will provide safe and convenient access for pedestrians wishing to access the frequent bus services using the part of Preston Road. The originally approved scheme

envisaged a new bus shelter on land in the north west part of the site, adjacent to the highway and accessed from within the site via a short length of footway. A bus stop in this location would no longer be appropriate given the proximity of the new stop provided as part of the Kier Living scheme. Furthermore, it is considered that the retention of the pedestrian link would result in unsafe crossing arrangements, with poor visibility of oncoming traffic as a result of the existing vegetation. Use of the footway provided adjacent to the vehicular access instead presents a much safer alternative.

- 4.5. Appropriate design measures are included within the internal road layout to reduce vehicle speeds and separate footways are provided along all sections of the internal roads, save for those private elements. The intention is that the internal road network will be offered for adoption by the highway authority. Further reference is made to this aspect within the "adoption statement" included later in this document.
- 4.6. In curtilage car parking is provided for at appropriate ratios, with the larger properties having 4 spaces, with smaller properties having a minimum of 2 spaces. Car parking as shown on the submitted site layout comprises a mix of garages and off-road parking, which will be more than adequate in number to meet good practice on residential parking requirements.
- 4.7. Each of the homes indicated on the site layout is shown in detail in the package of house types submitted with the application package. The homes range from 2-bedroom single storey true bungalows and 2-bedroom semi and mews through 3 bed dormer bungalows to 4 bed two-storey detached with a single house type (Sowerby) providing accommodation over three floors using the roof space with dormers. Each of the types is of traditional design, using brick facings with contrasting detailing, which is consistent with much of the existing housing in the local area and most of that constructed in recent times locally. The house types are in use on other sites locally and have proven to be popular with occupiers and give a quality appearance which is synonymous with the Create Homes ethos. The homes are designed to respond to nationally described space standards.

- 4.8. The site would be fully landscaped, both to reduce residual visual impact and ensure positive mitigation, but also to enhance the quality of the environment for the occupants and those passing the site along the busy Preston Road. In particular, where possible existing trees would be retained along the west edge of the site to filter views from Preston Road. Other trees will also be planted around the development site to increase the green coverage, reduce visual impact and increase habitat creation.
- 4.9. A detailed landscape scheme, inclusive of planting schedule, is included with the application. Informed by the earlier landscape appraisals and the scheme layout, the landscape scheme seeks to soften and generally enhance the development. Tree and shrub plant species are chosen to be native to the area and as such will blend in well with the surrounding landscape, whilst also serving a role in enhancing the biodiversity of the area.
- 4.10. It is not proposed to include an area of amenity open space, as this is likely to generate issues both with management and also potential anti-social behaviour. The scheme itself features very generous plots with large garden areas and it is unlikely that residents will be short of space for amenity or informal play. Moreover, the applicants are content to make financial contributions to off-site improvements in accordance with adopted policy and it is clear that such contributions can be used effectively to enhance local provision, for example at Mardale Playing Fields to the west of the site.
- 4.11. It is proposed that 10 of the dwellings will comprise affordable homes, which is 30% of the total dwellings. The affordable homes will include 3 true bungalows and 7 two storey dwellings, ranging from 2 to 4 bedrooms. The total number of bungalows (5) proposed equates to 15% of the number of units on site and of these, 3 are affordable homes.
- 4.12. It is proposed that the affordable provision, as well as the provision for the elderly, and other planning contributions will be the subject to a condition, as has been

achieved by the applicant at other sites within the North West, or if absolutely necessary, a planning obligation.

- 4.13. Prior to the submission of the application, the scheme was the subject of detailed pre-application negotiations and discussions with the Council's officers, as well as those from Lancashire County Council highways; all of which resulted in a very positive response. Wherever possible the scheme has reflected these comments.

## **/5 TECHNICAL CONSIDERATIONS**

5.1. This planning application is supported by all necessary technical reports which demonstrate that the proposed development is capable of being implemented without significant adverse impacts arising from site constraints. The submissions are consistent with the validation schedule provided by officers of the Council as part of the pre-application process. These are itemised and then summarised below.

- Ecological Impact Assessment;
- Flood Risk Assessment and Drainage Strategy;
- Landscape proposals;
- Desk Study and Preliminary Geotechnical Report & Phase 2 Geotechnical Report;
- Transport Statement;
- Tree survey and Arboricultural Impact Assessment;

### **Ecology**

5.2. A baseline survey and ecological impact assessment has been carried out by Cameron Crook and Associates accompanies this planning application. It is concluded that:

- *There is little semi-natural habitat of significant importance within the site boundaries and there are no important habitats or vegetation communities occurring on site or within the site boundaries that will be adversely affected by proposals;*
- *There are no specifically protected or otherwise important species such as roosting bats or great crested newts occurring on site although there is a Biological Heritage Site (BHS), designated partly in respect of importance for*



*birds, partly in respect of its botanical interest, which bounds the site immediately to the north and east*

- *Whilst there is potential for disturbance of any birds that occur on the adjacent site, this will be negated by the provision of an adequate buffer, comprising trees, shrubs and other habitat, to be situated between the proposed houses and the BHS*
- *As a result of the standoff between the proposed housing estate and the BHS, there will be no direct impact upon the adjacent site and therefore and no direct impact upon any vegetation of importance*
- *It is reasonable therefore to conclude that, with adequate mitigation, there will be no negative ecological impact resulting from proposals to develop the site.*

### **Flood Risk Assessment and Drainage Strategy**

5.3. FRA and drainage strategy have been compiled by Ironside Farrar Limited and its report accompanies this planning application. It is concluded that:

- *The site is located within Flood Zone 1 with a low probability of flooding.*
- *The development site is at a low risk of flooding from other sources although it is within the potential extent of flooding from a reservoir. A cut off drain should be installed along the northern boundary of the site to prevent possible run-off from the adjacent reservoir site.*
- *Attenuation will be required within the surface water drainage system to achieve the specified flow rates. The design of the attenuation will ensure there is no flooding in the 30-year event and no flooding to property in the 100-year event with a 40% allowance for future climate change.*
- *Foul drainage may be connected to the existing foul public sewer network via a new pumping station and rising main.*

- *Infiltration suds techniques have not been included in the drainage layout due to the underlying ground conditions.*

### **Landscape proposals**

- Landscape proposals have been prepared by Urban Green and accompanies this planning application. These documents have been fully informed by the earlier landscape appraisals and the site layout and will enhance and complement the development and ensure that it can readily assimilate into the local context.

### **Geotechnical**

- 5.4. A desk study and preliminary geotechnical investigation as well as a phase 2 geotechnical appraisal has been carried out in respect of the site by WML Consulting and these reports accompany this planning application. It is concluded that:

- ***Risks to Human Health*** : *Analysis results indicate that made ground beneath the site contains only slightly elevated and localised concentrations of PAH compounds above their respective SL's. These probably relate to the presence of ash within the made ground matrix. Following site development, where surfaced with buildings and hardstanding, there will be no mechanism for a direct contact pollution linkage with any unidentified contaminants. Therefore, the risk to end-users and to the general public will be negligible in such areas. However, where made ground is exposed at the surface in garden areas, it should be capped with a clean soil cover comprising 450mm of sub-soil and 150mm of topsoil to break any exposure pathway to future site users. Alternatively, it may be more practical to remove the made ground where it is relatively thin and to place it with a nominal 150mm thickness of topsoil directly on the underlying natural soil. Furthermore, existing topsoil at the site can be re-used in proposed garden areas although further analysis may need to be undertaken following the site strip operation to confirm this.*

- ***Risks to Controlled Waters*** : All of the leachate test results were below the relevant UKDWS and EQS. The site is not within an EA Source Protection Zone (SPZ) and there are no ground / surface water abstractions recorded within influencing distance. As the relatively impermeable glacial till will also inhibit significant lateral migration of any contaminant, the risk to controlled waters is therefore assessed as very low with no specific environmental remediation required.

### **Transport Statement**

5.5. A transport statement has been prepared by Eddisons (Croft) and accompanies this planning application. It is concluded that:

- The proposed development will be accessed by safe and efficient vehicular access arrangements;
- The report has demonstrated that the proposed development would be accessible by non-car travel modes of such as walking, cycling and public transport; and
- The transport impact of the proposals would be no different to that of the extant consent and it can therefore be concluded that the proposals are acceptable in highway terms.

### **Tree survey and arboricultural impact assessment**

5.6. An updated tree survey and arboricultural impact assessment has been carried out by Urban Green and accompanies this planning application. This identifies those trees to be retained and protected from development, as well as those trees to be removed. It also provides recommendations as to mitigation and protection during construction.

## **/6 PLANNING POLICY CONTEXT**

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

*"where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise".*

- 6.2. In this instance, the Development Plan for the application site comprises of the Ribble Valley Borough Council Core Strategy 2008 – 2028 (2014) as well as the Ribble Valley Housing and Economic Development DPD (2019). Additionally, key policy documents that comprise 'material considerations' include the National Planning Policy Framework (NPPF 2019), and any local supplementary planning guidance documents considered relevant to the proposal.

- 6.3. As is evident from the aerial photograph above, the site lies close to the edge of the settlement of Longridge. This is further confirmed through the Council's recently adopted Housing and Economic Development DPD, and specifically the proposed settlement boundaries for Longridge, where the application site is included within the settlement and hence relevant policies for the development of the site are those related to development within the settlement boundary.

### **Planning Policy**

The policies listed below are relevant to this application:

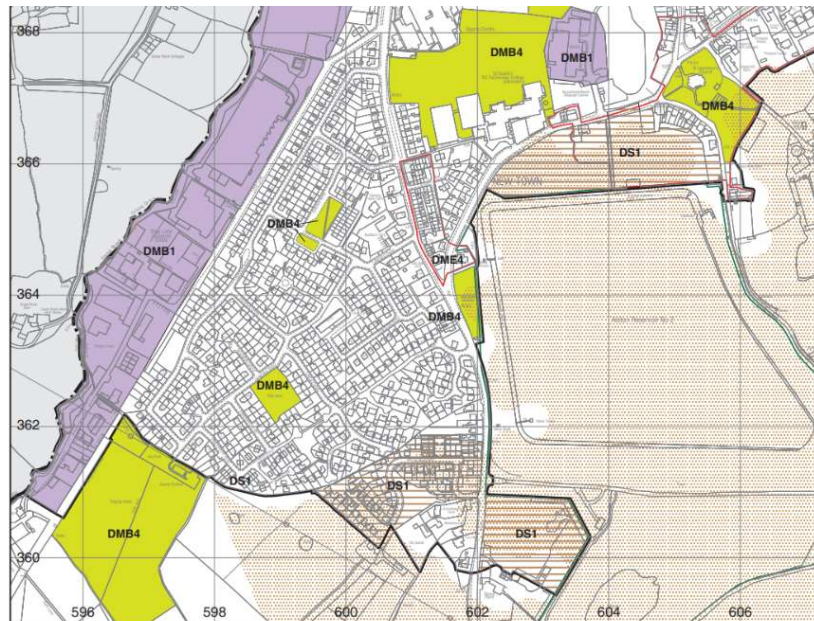
Key Statement DS1	Development Strategy
Key Statement DS2	Sustainable Development
Key Statement H1	Housing Provision
Key Statement H2	Housing Balance
Key Statement H3	Affordable Housing
Policy DMG1	General Considerations

Policy DMG2	Strategic Considerations
Policy DMG3	Transport and Mobility
Policy DME6	Water Management
Policy DMB4	Open Space Provision
Policy DME3	Sites and species protection and conservation
Policy DMH1	Affordable Housing Criteria
Draft Policies Map from the HEDDPD.	

- 6.4. **Key Statement DS1** seeks to outline briefly the locations in which growth will be focused. Whilst the Statement refers to strategic sites already allocated for development, it also infers that in addition to the allocated sites and the principal settlements, housing development will be located towards the 'Tier 1' settlements, of which Longridge is one.
- 6.5. Reflecting the extant planning permission, the adoption of the HEDDPD saw draft amendments to the settlement boundaries around parts of Longridge. An extract from the latest version of the plan is included below and shows the application site to be included within the updated settlement boundary of Longridge.
- 6.6. **Key Statement DS2: Sustainable Development** relates to the presumption in favour of sustainable development as set out by the NPPF. The policy states that the Council 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"*.
- 6.7. **Key Statement H1: Housing Provision** sets out a minimum requirement for the Borough and details the requirement to deliver 280 dwellings per year. In this respect, the proposed development could deliver around 24 dwellings which will make a significant contribution to meeting the housing needs of the Borough and at the same time delivering development for which there is a local need. In this context it is crucial



that the Council support housing schemes which have the potential to deliver sustainable development in accessible locations and can help boost the supply of housing.



**Inset 8 - Longridge 1:5,000**

**Extract from updated proposals map for Longridge.**

**Application site is shown to south east corner**

- 6.8. **Key Statement H2: Housing Balance** states that new developments must be consistent with local needs for housing across the Borough. In this context, there is an acknowledged and significant need for further bungalow accommodation within the Ribble Valley, along with a range of market and affordable homes of varying sizes.
- 6.9. **Key Statement H3: Affordable Housing** is discussed in detail within a separate section of this statement.
- 6.10. **Policy DMG1: General Considerations** assists in ensuring that development proposals are in line with numerous broad criteria by providing a series of overarching considerations regarding the quality of developments. The policy categorises the criteria under 6 headings which are as follows:

- Design;
- Access;
- Amenity;
- Environment;
- Infrastructure;
- Other.

- 6.11. **Policy DMG2: Strategic Considerations** outlines further strategic considerations. The policy assists in the interpretation of the Development Strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development.
- 6.12. **Policy DMG3: Transport and Mobility** outlines considerations in respect of sustainable travel and access to and within developments. The policy encourages efforts to reduce the reliance upon the private car and instead encourage more environmentally friendly forms of transport, whilst balancing the need to ensure developments meet the requirements of those car users in terms of parking and safe access.
- 6.13. **Policy DME6: Water Management** outlines considerations in respect of sustainable drainage. The policy requires a sequential approach to the consideration of surface water drainage arrangements and appropriate management of residual flood risk.
- 6.14. **Policy DMB4 : Open Space Provision** sets out the expectations of the local planning authority in respect of the provision of open space to support residential and other major development schemes.
- 6.15. **Policy DME3: Sites and species protection and conservation** outlines the manner in which developers and development schemes will be expected to avoid adverse impacts on biodiversity generally and on protected sites in particular.

- 6.16. **Policy DMH1: Affordable Housing Criteria** sets out the manner in which it is expected that affordable homes will be treated and managed, including ensuring that the provision meets local needs.

## **Material Considerations**

### **National Planning Policy Framework (2019)**

- 6.17. The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 6.18. The NPPF sets out Government planning policies for England and how these are expected to be applied. The golden thread running throughout the NPPF is the Government's presumption in favour of **sustainable development** (Paragraph 11) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted. The NPPF also strongly supports economic and housing development.
- 6.19. Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives:

**an economic objective** – 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;

**a social objective** – 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; and

**an environmental objective** – 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.

## **/7 PLANNING ASSESSMENT**

### **Principle of Development**

- 7.1. Given that the principle of the proposed development has already been accepted under application reference 3/2016/0580 and that this permission remains extant and will have been commenced prior to expiry, it is unnecessary to provide a full planning policy assessment, however for clarity given the changes to the scheme now proposed, an assessment of the new scheme against adopted planning policies is provided below.
- 7.2. **Key Statement DS1** outlines where growth will be focused in the borough: **Longridge** is identified as one of three principal settlements where the majority of new housing in the Borough is expected to be delivered. The proposed development is located on the periphery of Longridge, whose settlement boundaries have been partly updated through the Housing and Economic Development DPD, to include some approved and allocated residential developments, which includes the land at Spout Farm which benefits from extant consent. Residential development of the site as a matter of principle, is therefore entirely consistent with the adopted development policies. In addition, the site's suitability for housing in the context of this key statement is further reinforced through its recognition in the Council's Housing Land Availability Schedule (September 2019) as a site which can deliver 34 units and thus makes a noteworthy contribution to the Council's 5-year land supply. Moreover, this matter of principle is already well established through the earlier outline consent.
- 7.3. **Key Statement DS2:** Sustainable Development looks to mirror the NPPF which sets out sustainable development principles which are to guide both authorities and developers, and encourages authorities to develop proactive relationships with applicants in order to ensure that, where possible, applications are approved unless material considerations indicate otherwise. The proposals subject to this application are both well considered and respectful to the surrounding vernacular. Based on this and the more extensive guidance outlined in the NPPF it is concluded the proposals constitute sustainable development and therefore adhere to this statement.



- 7.4. **Key Statement H1** focuses on housing provision and states that all new homes in the borough will be delivered in line with the Council's Strategic Housing Land Availability Assessment. Further to this it also states that the council will adopt a 'plan-monitor-manage' approach, to continually monitor the assessment, and hence ensure a rolling five-year land supply is achieved and maintained. As set earlier in this Statement, full permission for 34 dwellings was granted in respect of the application site in 2017 and the scheme is included within Ribble Valley Borough Council's identified supply of deliverable sites within a 5-year period. The site can therefore be seen as playing a key role towards ensuring the borough's 5-year supply of housing is met. The grant of consent to a housing developer with intentions to commence development and complete the site at the earliest opportunity will help to ensure delivery of this much needed contribution to the housing supply.
- 7.5. The subsequent **Key Statement H2: Housing Balance**, outlines that planning permission for new residential developments will only be granted when the proposal is in line with local demand as evidenced in the Strategic Housing Market Assessment. The recently published Strategic Housing and Economic Needs Assessment (2019) (SHENA) indicates<sup>1</sup> at paragraph 5.33 and 5.34 that :

*"The number of households with dependent children is forecast to grow in Ribble Valley. Under the outcome of the standard method, this household typology is forecast to grow modestly. However, where the conclusions in the preceding section that the full need for housing is higher than this minimum need are reflected, then the modelling confirms that needs for this household typology will be more significant. The same is also true when considering the age profile of the households projected to form.*

*The higher assessment of need suggests growth not only of older households but also a significant growth of those headed by people aged 25 to 44.*

<sup>1</sup> [https://www.ribblevalley.gov.uk/download/downloads/id/12434/shena\\_report.pdf](https://www.ribblevalley.gov.uk/download/downloads/id/12434/shena_report.pdf)

***Due to the greater forecast growth in the number of families, meeting the higher level of need would require larger properties (i.e. with 3 and 4+ beds) to a greater extent than implied by the standard method figure. Similarly, the higher figure will generate increased demand for houses as opposed to flats.***

- 7.6. The latest version of the SHENA acknowledges that the greatest future need will be for 3 and 4+ bedroom homes, which will be needed to meet the increased number of families with children. Based on the evidence from this document and intelligence and sales evidence from the developer, it is clear that the proposed development of 34 new dwellings at Spout Farm, the majority of which are 3 and 4 bedroom units and which are to comprise a mix of detached, semi-detached, attached houses together with detached bungalows, is considered to help address this requirement.
- 7.7. As indicated elsewhere in this statement, the submitted scheme fully accords to the requirements of Core Strategy **Key Statement H3 and Policy DMH1**, which expects schemes of this size and in this location to deliver 30% affordable homes on-site and with 15% elderly provision. The scheme fully meets these requirements – as is set out in more detail in the affordable housing statement (part of this statement).
- 7.8. **Policy DMG1:** General Considerations, provides detailed development guidance with respect to design, access, amenity, the environment and infrastructure, which all seek to ensure that all future developments are of the highest possible quality. Each aspect is considered below.
- 7.9. The design of the proposed scheme is well-considered and the design and construction of the new homes will be to a very high standard and this will ensure that the site provides a quality addition to the local housing mix, whilst being reflective and sympathetic to local character. The design follows on from the principles established under the earlier consents for the site and is at a density below that seen in other nearby developments. The generous garden space for each dwelling helps to ensure a spacious feel to the development and one which is consistent with the site's location close to the edge of the urban area.

- 7.10. Materials will be principally brick facing elevations with appropriate detailing in contrasting materials to window and door openings, to ensure a visually interesting and high quality design arrangement – as is explained further within the submitted Design and Access statement.
- 7.11. The proposed layout has been carefully considered and has been further refined to take account of comments received during the pre-application process. Crucially the layout seeks to ensure that the mix of housing, both in scale and tenure are seen to blend well, rather than appearing disjointed or separate. Recognising that many affordable homes providers prefer to have clusters of housing, the layout skilfully achieves this aspiration, retaining the 'spacious' feel throughout the site (helped by the inclusion of bungalow accommodation) whilst ensuring that the layout appears holistic and properly integrated. In terms of permeability within and across the site, all of the main internal roads now feature footways separate from the roadway and this will work to encourage pedestrian access. Again, this has resulted from comments received during the pre-application process. The inclusion of pedestrian links within the site needs to be balanced against the implications this can have for security and in this regard the secured by design requirements would often prevent such links, particularly where there are more obvious arrangements following the roadways.
- 7.12. It is clear that the layout and other design arrangements are intended to respond positively to the requirements of Policy DMG1. These can be summarised as follows:

### **Design**

- Density of development is relatively low (at 19 dwellings per hectare) compared to other new developments in the local area, though this is reflective of the site's urban edge location and also the efforts of the developers to provide a quality product with generous private space;
- Negative visual appearance from public vantage points is minimised by the retention of many existing trees which are to be protected in accordance with AIA and tree protection plans submitted as part of the application. Those

views which are available will be of the frontage of properties wherever possible and will therefore present a high quality vista which will be consistent with other urban development locally;

- The development will utilise sustainable construction techniques wherever possible and this commitment to sustainable development extends to the future occupants, who will benefit from the energy efficiency techniques which are integrated within the properties. In addition each of the homes will have access to electric vehicle charging infrastructure (an individual charge point) which will be able to provide quick charging for EVs.

### **Access**

- With regards to all aspects of access and transport, this will be delivered to a safe standard which enhances the usability of the site for all occupants. The improved access off Preston road is demonstrated through the transport statement to represent a safe and convenient point of access and egress, with suitable visibility splays and indeed this access arrangement has already been largely accepted by the local highway authority, both as part of earlier applications and during the pre-application process. Revised arrangements for the retained properties to the south of the site ensure convenient working arrangements for these occupants and users and indeed will generally see an enhancement over the existing situation.
- As part of the scheme it is proposed to create a new length of footway along the eastern side of Preston Road, leading from the new access south to meet the new bus stop, which has recently been constructed on this same side of the road. This will provide the most convenient option for occupants of the site to gain access to public transport provision. It also represents the safest location to cross. As a result, the proposals exclude the bus stop proposals just outside the north west corner of the site (which were a feature of the previous approval) and the pedestrian linkage from within the site to access this bus stop.

- The internal highway arrangements are designed to ensure that the scheme is able to be offered for adoption and so would avoid any conflicts between highway users, including refuse collection etc. The scheme is intended to achieve compliance with **Policy DMG3** in respect of transport and mobility, as was deemed to be the case for the earlier planning approvals at the site.

### Amenity

- In terms of amenity, the nearest dwelling to the application site is the original farmhouse at Spout Farm. Other residential properties stand to the west but are separated from the site by Preston Road. The scheme has however been designed to sit well within the boundaries of the site, such that the new properties will be largely invisible to views from other domestic property, save for the farmhouse. However, even in the case of the farmhouse, the site layout demonstrates that sufficient separation distance has been retained to ensure that there is no adverse impact whatsoever on residential amenity here. Internally the layout also respects residential amenity through adopting at least minimum separation distances and avoids any potential overlooking or indeed any other inter-visibility issues. Areas of formal or informal amenity space are not proposed within the layout as this tends to generate maintenance and privacy issues. In any event, the levels of private amenity space are generous relative to the property size to which they relate. Overall, the scheme has been well-designed so as to maintain an overall sense of spaciousness and tranquillity and is considered to correspond well with the semi-rural location. Accordingly, the scheme adheres to the requirements of Policy DMG1 with respect to amenity and is consistent with best practice and guidance on residential layouts.
- The scheme is designed to meet secured by design principles, which will be fully adhered to and applied through the construction phase to ensure public safety.



## Environment

- The site is unaffected by any local or national landscape/ecological designation and the application is supported by a comprehensive baseline ecological survey and impact assessment and (see technical considerations section) there should be no negative effect on local habitats as a result of the development. This would meet the requirements of development plan policy, in particular **Policy DME3**.
- The site is partly previously developed and so its development will ensure efficient land use, involving remediation of brownfield land.
- No heritage assets are affected by the proposed development and there are no known coal mining issues.

## Infrastructure

- The scheme will not involve the loss of any important open space, public or private. It will also contribute proportionately to any identified shortfall in provision in terms of any key infrastructure (education and open space) in accordance with relevant development plan policies. Such contributions will be delivered through an appropriate mechanism, likely to be a s.106 agreement. This will also ensure consistency with **Policy DMB4**.
- The scheme is unlikely to have any adverse impact on other types of social infrastructure.

7.13. It is then considered that the scheme demonstrates broad ranging compliance with Policy DMG1 in terms of design, access, amenity, environment and infrastructure.

7.14. **Policy DMG2** outlines further strategic considerations and is to assist in the interpretation of the Development Strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. The scheme proposals are entirely consistent with this hierarchy and hence compliant with this policy.

## National Planning Policy Framework (2019)

- 7.15. The **NPPF** includes three overarching objectives in order to achieve sustainable development; economic, social and environmental.
- 7.16. In terms of compliance with the NPPF 2019, the key relates to the delivery of sustainable development, particularly in terms of the three objectives. The NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development and at Paragraph 8 it is stated 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 (so that opportunities can be taken to secure net gains across each of the different objectives)"*.
- 7.17. The first objective is with regards to the economy, where the planning system should help to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth, innovation and improved productivity. The second objective is a social objective where by the planning system should help 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. Finally, an environmental objective, whereby the planning system should contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, mitigating and adapting to climate change and minimising waste and pollution.
- 7.18. Firstly, in terms of economic benefit, the proposal would during construction of the development make a valuable contribution to the local economy, both directly through the employment of local people and companies and indirectly through the supply chain. This would include planners and architects, local contractors involved in the physical build and the local supply chain through the provision of materials. In the longer term,

the proposed development would provide new housing within a principal settlement, with new residents of the proposals using and supporting the growth of local services.

- 7.19. The application site lies approximately 1.76km from the centre of Longridge Town and adjacent to existing development across Preston Road. This road also includes a footpath with street lighting all the way between the town and the site, which means that occupants can access the services available within the village by foot, helping to positively contribute financially to increasing local spending power. The development will, in short, allow for existing businesses to thrive and grow supporting the local economy.
- 7.20. The proposed development would therefore assist in achieving the economic aims of sustainable development
- 7.21. In terms of social benefit, the proposed development would deliver new housing for the settlement of Longridge for which there is an identified need. The development is socially sustainable as it would make a positive contribution and boost the supply of housing in the Borough and in particular assist in meeting the established local need for affordable and accommodation for the elderly. The type of housing proposed includes 3 and 4 bed houses, which are identified in the SHENA as being the primary requirements in the future across the Borough as a whole and Longridge in particular.
- 7.22. The proposed development would therefore assist in achieving the social aims of sustainable development
- 7.23. The third objective relates to the environment; including making effective use of land, helping to improve biodiversity, mitigating and adapting to climate change and minimising waste and pollution.
- 7.24. Environmentally, the proposal will have no material adverse impact upon biodiversity on site and within the local area, given that the site is currently mostly managed grassland. The landscaping for the development will include a positive addition of trees to replace those that will be felled to accommodate the development and provide a pleasant outward look to the scheme. Furthermore, due to the provision of nearby

services within Longridge, the location of the development would be sustainable in terms of its offer of a real alternative to the private car, given that these facilities are easily accessible by foot, along well-illuminated footpaths. This will help residents to reduce their carbon footprints and reliance upon the private car, so reducing air pollution and production of greenhouse gases.

- 7.25. The proposed development therefore meets the environmental aims of sustainable development.
- 7.26. Given the above, it is considered that the proposed development would constitute sustainable development in the context of the NPPF. Furthermore, the above analysis would also suggest the proposals can be viewed positively in the context of the adopted Development Plan, and the principle of development can be supported.

### **The Planning Balance / Summary**

- 7.27. This section of the Planning Statement has succinctly detailed how the proposed development can be judged acceptable in the context of the development plan and the Framework.
- 7.28. The fact that the site benefits from extant planning permission, is located within the settlement boundary of Longridge and meets all relevant development plan policies renders the site appropriate for residential development and the scheme acceptable when tested against relevant development management criteria.
- 7.29. The proposal is also deliverable now and represents an acceptable scale of development for the site and surrounding area. The proposals have been carefully designed to respect the local character of the area and incorporate appropriate materials.
- 7.30. Taking the above into account, it is considered that the principle of the proposed development is acceptable, and that there are no material considerations which indicate otherwise. Moreover, it is clear that in addition to being acceptable in principle there are also no technical matters which would preclude the granting of planning

permission. As such the proposal can be considered a deliverable development site in a location allocated for residential development.

## **/8 AFFORDABLE HOUSING STATEMENT**

- 8.1. Ribble Valley Borough Council's Core Strategy Key Statement H3: Affordable Housing outlines the requirement for affordable housing delivery on new developments. It presumes that all residential schemes of over 10 dwellings in size will deliver 30% affordable homes.
- 8.2. In this case given a scheme for 34 dwellings in total, this would mean the provision of **10 affordable homes**. This level of affordable housing is proposed within the scheme, as is demonstrated on the submitted layout and was agreed as part of the pre-application discussions with the LPA.
- 8.3. In addition to the quantity of affordable housing there is another requirement in Ribble Valley, also included within Key Statement H3, and this is repeated through Policy DMH1 that calls for 15% of the houses to be provided for older people and that half of these would be affordable homes. In this case the scheme provides a total of 5 bungalows, which tend to be preferred by the council, and in this case are able to integrate well within the scheme. The total number of older persons' housing (bungalows) equates to 15% of the units on site and of these 3 of the homes are affordable which exceeds the 50% requirement.
- 8.4. Control of the older persons' accommodation and the affordable homes will be managed through appropriate provisions in a condition, or if necessary, a s.106 agreement which will be resolved during the application process.
- 8.5. In summary the proposed development fully meets the requirements of development plan policy in terms of provision of affordable homes.

## **/9 CONCLUSION**

9.1. PWA Planning is retained by Create Developments (Longridge) Ltd to prepare and submit a full planning application for the erection of 34 no. dwellings including 10 no. affordable homes with associated works at land at Spout Farm, Longridge, Preston. The description of the development as per the submitted 1APP form is as follows:

*"Erection of 34 no. dwellings and associated works."*

9.2. The works would result in a number of key benefits which are deemed relevant to the determination of the application, namely: -

- Delivery of an attractive development on a well-located site in relation to the settlement, and which already benefits from planning permission for a very similar development;
- Increasing the supply of housing generally in an appropriate location and providing bungalow accommodation to help meet the needs of the elderly;
- Provision of affordable housing in line with the council's policy; and
- Support for existing businesses and suppliers in the area during construction, as well as once the dwellings are occupied, contributing to the local economy.

9.3. As addressed earlier within this statement, it is clear that the proposals represent a sustainable development which is consistent with adopted planning policy and should therefore be supported. This Planning Statement has reviewed the scheme against relevant Development Plan policy as well as other relevant planning guidance, including the National Planning Policy Framework and identifies broad compliance with relevant policies.

9.4. The scheme is supported by a suite of technical reports and other evidence which clearly demonstrate that there would be no harmful impacts resulting from the proposed development and hence no reason that planning permission ought not to be



granted. In addition, there are other material considerations which support the granting of planning permission and which should be afforded significant weight in the determination of the application.

- 9.5. For the reasons identified within this statement, it is considered that detailed planning permission for the proposed development should be granted and the application is commended to the authority. Should the LPA require anything further to ensure the speedy and positive determination of the application, then it is requested that PWA Planning is contacted in the first instance.



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