



PLANNING STATEMENT

**OUTLINE PLANNING APPLICATION FOR
RESIDENTIAL DEVELOPMENT**

LAND AT HIGHMOOR FARM, CLITHEROE

**FOR AND ON BEHALF OF:
V H LAND PARTNERSHIPS**

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CONTENTS

	Page
1. Introduction.....	3
2. Application Site and Surroundings.....	3
3. Proposed Development.....	4
4. Planning History.....	5
5. Planning Policy Context.....	5
5.1 General.....	5
5.2 Local Planning Policy.....	6
5.3 National Planning Policy.....	7
6. Planning Considerations	
6.1 Principle of development.....	9
6.2 Access and highways.....	10
6.3 Landscape impact.....	11
6.4 Design and layout.....	12
6.5 Impact on residential amenity.....	12
6.6 Ecology.....	13
6.7 Heritage.....	14
6.7 Open Space.....	15
6.8 Trees.....	15
6.9 Flood risk and drainage.....	16
6.10 Response to climate change.....	16
6.11 Planning obligations.....	16
7. The Planning Balance.....	16
8. Conclusion.....	17

APPENDICES

Appendix 1 - SECTION 106 AGREEMENT DRAFT HEADS OF TERMS

1. INTRODUCTION

1.1 This Planning Statement has been prepared in support of an outline planning application for the development of up to 125 dwellings on land at Highmoor Farm, Clitheroe. The application is submitted jointly by V H Land Partnerships Limited (VHLP) and The Clitheroe Royal Grammar School Foundation.

1.2 The description of the development is as follows:

“Outline planning application for the erection of up to 125 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Highmoor Park; All matters reserved except for means of access.”

1.3 The starting point for the determination of this application is the Development Plan, comprising:

- Ribble Valley Core Strategy (2014);
- Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD (2009); and
- Joint Lancashire Minerals and Waste Local Plan: Site Allocation and Development Management Policies (2013).

1.4 The country faces a national housing crisis and the NPPF is explicitly supported by statements by the government which highlight the need to build many more new homes,

“The consensus is that we need from 225,000 to 275,000 or more homes per year to keep up with population growth and start to tackle years of under-supply.”

1.5 The development, as proposed, is sustainable and will help deliver new homes, thereby helping address a key economic and social priority for the government and Ribble Valley Borough Council (the Council).

1.6 This Planning Statement explains why development is needed in this location and the significant social, environmental and economic benefits that the proposal will bring to the area. It also confirms, drawing on the supporting technical information, that no significant and demonstrable adverse impacts would arise as a consequence of the development, to outweigh these benefits.

1.7 This Planning Statement sets out the local and national planning policy context and demonstrates the proposed development’s compliance and together with a number of other supporting documents demonstrates the suitability and sustainability of the site for the proposed development.

2. APPLICATION SITE AND SURROUNDINGS

2.1 The site, which extends to approximately 5Ha, is shown in Figure 1. It lies at the eastern end of the built-up area of Clitheroe. It is located adjacent to an existing residential area, located to the north of Pendle Road. The site comprises agricultural land, part of the former Highmoor Farm. The Highmoor Farm complex itself, which benefits from planning permission for residential development, is excluded from the application site. The net developable area of the site is approximately 3.46Ha.

Figure 1: The location of the site



3. PROPOSED DEVELOPMENT

- 3.1 This application seeks permission in outline for the development of the land for residential purposes. Approval is also sought for the location of an improved access to the site to be formed from Highmoor Park. All other matters including appearance, landscaping, layout and scale are reserved for future approval. The new access would serve the whole site.
- 3.2 The development would also provide areas of public open space and landscaping, all part of an integrated approach to green infrastructure provision, as shown on Sten Architecture's Illustrative Masterplan proposal (February 2020), which accompanies this application. The Masterplan demonstrates how key landscape buffers and areas of open space could be incorporated within the site. Whilst this application is in outline form and the specific number of houses proposed is not set at this stage. Our assessments, including the Masterplan, clearly indicate that up to 125 dwellings can be comfortably accommodated.

Figure 2: the Masterplan



4. PLANNING HISTORY

4.1 There is no relevant planning history in respect of the site.

5. PLANNING POLICY CONTEXT

5.1 General

5.1.1 Local planning authorities are required to determine planning applications in accordance with the statutory development plan unless material considerations indicate otherwise. In order for this planning application to be approved it must satisfy as far as possible the guidance contained within the National Planning Policy Framework (NPPF adopted February 2019) and the relevant policies of the Council's Core Strategy (Adopted Version).

5.2 Local Planning Policy

Ribble Valley Core Strategy Adopted 2014

- 5.2.1 The Ribble Valley Core Strategy was adopted in December 2014 and forms the central document of the Local Development Framework (LDF) for Ribble Valley. Due weight should be given to relevant policies according to their degree of consistency with the NPPF.
- 5.2.2 One of the Council's Strategic Objectives, as set out at 3.12 in the Core Strategy, is *"To increase the supply of affordable and decent homes in the borough to help meet identified needs."* A further Objective at 3.13 seeks to *"Ensure a suitable proportion of housing meets local needs."*
- 5.2.3 The following Key Statements of the core strategy are considered to be of relevance to the determination of this application:

Key Diagram - identifies Clitheroe as a Principal Settlement

DS1 – Development Strategy

DS2 – Sustainable Development

EN2 – Landscape

EN3 – Sustainable Development and Climate Change

EN4 – Biodiversity and Geodiversity

H1 – Housing Provision

H2 – Housing Balance

H3 – Affordable Housing

DMI1 – Planning Obligations

DMI2 – Transport Considerations

DMG1 – General Considerations

DMG2 – Strategic Considerations

DMG3 – Transport and Mobility

DME2 – Landscape and Townscape Protection

DME3 – Site and Species Protection and Conservation

DME6 – Water Management

DMH1 – Affordable Housing Criteria

DMH3 – Dwellings in the Open Countryside and the AONB

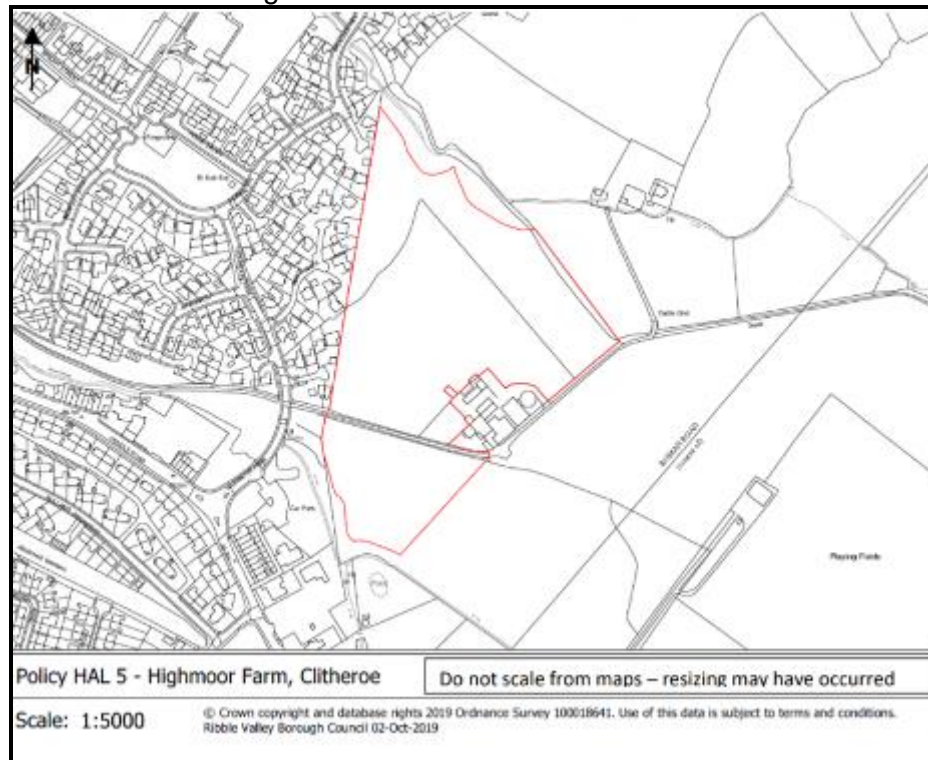
DMB4 – Open Space Provision

DMB5 – Footpaths and Bridleways

Housing and Economic Development DPD (HED DPD) Submission Stage

- 5.2.4 The Housing and Economic Development DPD (HED DPD) was adopted on 15th October 2019.
- 5.2.5 The DPD allocates the site for housing (Allocation HAL5). The extent of the site allocation is shown in Figure 3.

Figure 3: Extent of the site allocation



Strategic Housing Land Availability Assessment (SHLAA) 2019

5.2.6 The first SHLAA undertaken by Ribble Valley in 2008 underwent various stages of public and stakeholder involvement. An update of this document was published in May 2020.

Addressing Housing Need in Ribble Valley - Adopted January 2012

5.2.7 This sets out the Council's position that *"Everyone living in the Ribble Valley should have the opportunity of a decent and affordable home."* This document seeks to address not only the issue of affordability in the Borough but in addressing the identified housing need gives priority to the needs of the elderly.

Lancashire Minerals and Waste Local Plan

5.2.8 This plan has no particular relevance in the determination of this application.

5.3 National Planning Policy

National Planning Policy Framework (NPPF)

5.3.1 The main national planning policy guidance is set out in the National Planning Policy Framework (NPPF), as revised in 2019.

5.3.2 The National Planning Policy Framework says, in Paragraph 8, that there are 3 overarching objectives to achieving sustainable development. These are an economic role (contributing to the economy), a social role (supporting communities) and an environmental role (protecting and enhancing the natural and built environment).

5.3.3 Paragraph 11 requires a presumption in favour of sustainable development. It says that NPPF Paragraph 11 indicates that plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

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

5.3.4 Section 5 is titled “Delivering a sufficient supply of homes” and paragraph 59 states:

“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, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

5.3.5 Section 11 is titled ‘Making effective use of land’. Paragraph 123 says that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.

5.3.6 Section 12 of the NPPF is headed “Achieving well designed places”. Paragraph 124 says:

“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve”;
and that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

5.3.7 Section 16 of the NPPF “Conserving and enhancing the historic environment” covers heritage matters.

5.3.8 Paragraph 189 says:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”

5.3.9 Paragraph 190 says:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

5.3.10 Paragraph 192 goes on to say:

“In determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”*

5.3.11 Paragraph 197 says that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The National Design Guide

5.3.12 The National Design Guide published in October 2019 sets out the characteristics of well-designed places and demonstrates what good design means in practice.

Planning Practice Guidance (PPG)

5.3.13 The Planning Practice Guidance (PPG) provides planning guidance on a range of planning matters and supplements the policies contained in the NPPF.

New Homes Bonus scheme

5.3.14 In addition to changes in policy, the Government has introduced a number of incentives to encourage new homes to be built. A key incentive is the New Homes Bonus Scheme whereby local authorities are awarded a bonus council tax payment for six years on completion of every new dwelling. The proposal subject of this application would clearly support the Council in obtaining this additional bonus payment.

6. PLANNING CONSIDERATIONS

6.1 Principle of development

The supply of housing land

6.1.1 The Council's current position in relation to housing land supply is set out in its 5 Year Supply Statement May 2020 – the position as at 31st March 2020 in which it claims to have a 7.09 year supply.

6.1.2 It is our view that the Council's approach is overly optimistic particularly given the impact that Covid 19 is having on the delivery of housing nationally. This suggests to us that the Council's anticipated supply throughout the plan period is likely to be more challenged than the Council anticipates. Its supply position can only be 'fragile' in nature and the fragile nature of this supply is likely to continue throughout the plan period.

6.1.3 The development that is proposed is sustainable and the application should be judged against the NPPF and the presumption in favour of sustainable development. Even if the Council is correct and is currently able to demonstrate more than a five year supply, there is

no requirement to stop granting planning consents once the required level of supply is achieved and it is clear from other applications and appeals that where sustainable residential development is proposed it should be supported. The development of this site for housing is clearly acceptable in principle, as the site is allocated for housing by the HED DPD.

The need for more affordable housing

- 6.1.4 Ribble Valley has a significant shortfall in the provision of affordable housing. The number of affordable dwellings completed in the plan period to date has been significantly below the identified need. The NPPF seeks to ensure the delivery of affordable housing in new housing schemes, in accordance with objectively assessed needs.
- 6.1.5 Policy H3 of the Council's Core Strategy sets out the Council's policy and threshold for providing affordable housing in new developments. The Council's own non-statutory policy paper, 'Addressing Housing Need in Ribble Valley' (January 2012), updates the 2009 'Affordable Housing: Memorandum of Understanding', and it seeks to address the affordability of housing in the Borough and of meeting the housing needs of older people.
- 6.1.6 The proposal set out in this application is consistent with the requirements of the adopted Core Strategy and the 'Addressing Housing Need in Ribble Valley' policy paper. The proposed development would deliver 30% affordable housing, including accommodation for older people, in accordance with planning policy. This could be a mix of onsite provision and financial contribution to offsite provision. The proposed tenures would be agreed with the Local Authority and would be secured through a Section 106 Agreement.
- 6.1.7 In this respect the development is in accordance with the Council's development plan.

The benefit of new housing in Ribble Valley

- 6.1.8 It is important to note that the development would provide much needed housing, adding to the variety of housing in Clitheroe, improving choice and contributing to meeting housing need (not least through the provision of affordable housing). The development can be accommodated by the settlement. It would be beneficial to the settlement and, with the level of housing proposed, it would not hamper beneficial housing provision elsewhere in the district.

6.2 Access and Highways

- 6.2.1 The application is accompanied by a Transport Statement which examines the potential transport impacts of the proposed development. All details of the layout etc. are 'reserved' matters, to be dealt with at a subsequent detailed stage in the event of outline planning permission being granted. The illustrative layout set out in the Masterplan demonstrates that sufficient parking can be provided for each dwelling.
- 6.2.2 The Transport Statement concludes as follows:
- The scheme accords with local and national policy to work towards reducing trips whilst acknowledging the site's urban location.
 - The layout accords with good practice.
 - The site is a sustainable location for development.
 - Traffic flows have previously been assessed for up to date levels, the location has no capacity issues based on a robust view of the flows and no capacity issues are expected to arise.

- As such the scheme would have little or no impact on the local network
- As such it is considered that there are no reasons why the scheme should not be approved from a transportation point of view; the residual impacts are not considered severe as per policy but low level/minor in nature.

6.2.3 The Transport Statement demonstrates that the proposal is in accordance with Policy DMI2 of the Core Strategy. As such it is considered that there are no substantive reasons why the scheme should not be approved from a transportation point of view.

6.3 Landscape impact

6.3.1 This proposal follows a 'landscape-led' approach. The application is supported by a Landscape and Visual Assessment Report which includes a detailed assessment of the landscape and the visual effects of the proposed development. The LVA advises that the site is not subject to any specific landscape designations and there are no designated cultural heritage assets within, or adjacent to, the site. (The AONB boundary lies some 1.7km to the east). It says that the landscape within and around the site is reasonably attractive, although it contains a number of detracting features, which reduce its susceptibility to change. Most notably extensive residential areas adjoining the western edge of the site create a hard edge to the settlement and have an urbanising effect on the semi-rural landscape within which the application site is located. The A59 Trunk Road east of the site generates background noise which reduces the tranquillity of the area. The nearby sports pitches, dilapidated sports pavilion, telecommunication mast and new housing at Half Penny Meadows also detract from the semi-rural landscape. The LVIA goes on to identify the positive characteristics of the site and the surrounding landscape, which are:

- the traditional field enclosures and the mature hedges and trees which provide visual enclosure and increase the scenic quality of the area.
- The two footpaths which run through the site provide important links between Clitheroe and the AONB to the east. These will not be adversely affected by the proposed development.

6.3.2 The LVIA summarises the likely impact by advising that the proposed development would extend the existing residential development eastwards, although it would not introduce a new or uncharacteristic land-use.

6.3.2 The conclusion of the LVA states:

“Apart from the permanent loss of Grade 3 Agricultural land the potential adverse landscape and visual effects identified could be eliminated, or substantially reduced, by a sympathetic layout which incorporated a buffer between the new and existing housing, protection of the public routes through the site and provision of compensatory planting to offset the localised loss of trees at the site entrance.

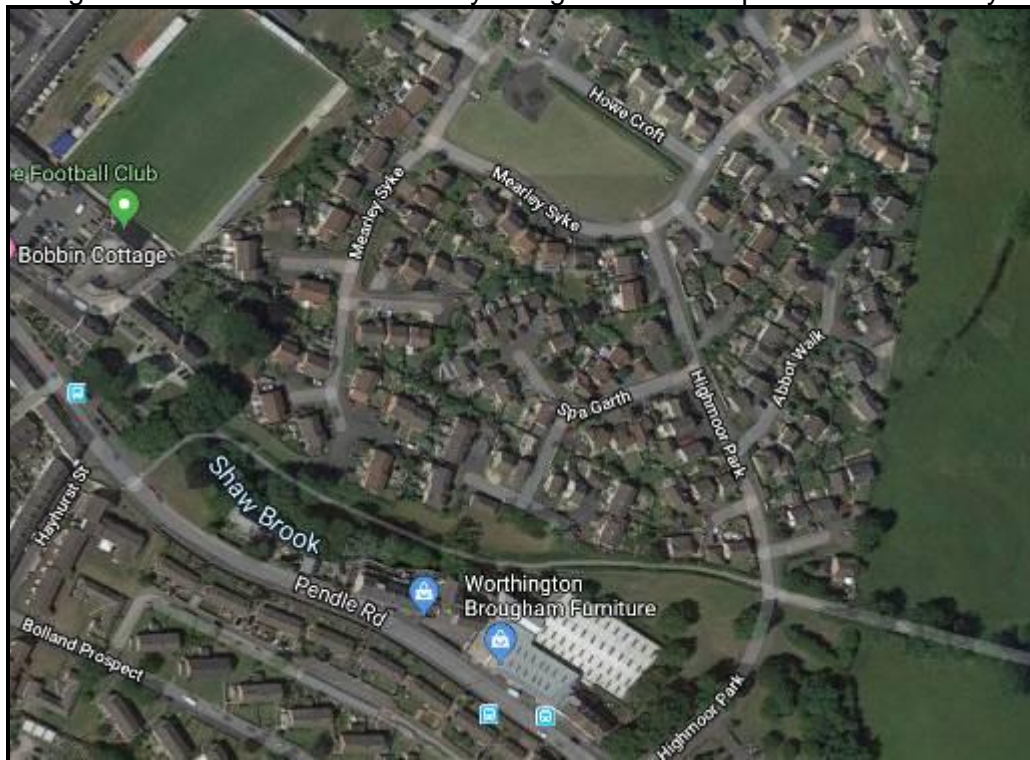
Overall subject to the implementation of these measures, which would be agreed with the council at the reserved matters stage the development represents an opportunity to make a notable contribution to the local housing supply, without adversely affecting visual amenity or the character and quality of the surrounding landscape..”

6.3.2 The proposal is in accordance with Policies DMG1 and DME2.

6.4 Design and layout

- 6.4.1 The application is in outline form and therefore, at this stage, we have concentrated on the general principles of design. What should be made clear, however, is that high quality homes are intended for this development. The design will seek to complement the characteristic forms of existing housing in the locality in terms of scale, density, massing and use of materials. The Masterplan indicates that the density and urban grain created would complement and sit comfortably with the Highmoor Park estate to the west (as shown in Figure 5 with reference back to Figure 2). The development would appear to be what it is i.e. an extension of the urban area of Clitheroe eastwards. The proposed housing would appear as a seamless part of the continuing evolution of the built form of the town. Moreover, the development provides the opportunity to create a 'softer' edge between the settlement and the farmland than currently exists. The use of vernacular building materials and dark coloured roofs tiles would aid landscape assimilation. The design has also sought to ensure an appropriate relationship to existing nearby properties. There would be adequate spacing and interface with existing properties and there would be no adverse impact on the amenities of nearby residents. The development would incorporate substantial landscaping and would provide public open space.

Figure 5: Illustration of the density and grain of development in the locality



- 6.4.1 The high quality development would be in accordance with Policy DMG1 as well as with national policy and advice contained in the NPPF and the National Design Guide.

6.5 Impact on residential amenity

- 6.5.1 The closest residential properties are those to the west of the site, on Highmoor Park, Abbot Walk, Bracken Hey estate and Highmoor Farm itself (see Figure 6). A strong landscaped buffer would be provided to separate the proposed built form from the estate to the west. Housing would be separated from Highmoor Farm by a road. Sufficient separation distances would be ensured in both cases, ensuring that no overlooking, interlooking or overshadowing occurs.

Figure 6: Relationship to existing residential properties



6.5.1 As such it is submitted that the development as proposed would not result in any undue harm to the privacy or amenity enjoyed by the occupiers of nearby properties. The development would be in accordance with DMG1 in respect of amenity.

6.6 Ecology

6.6.1 The application is accompanied by an ecological appraisal carried out by Envirotech. The appraisal concludes that amphibians, bats, birds, brown hares, badgers, reptiles and water vole have been recorded in the local area, there was however no conclusive evidence of any specifically protected species regularly occurring on the site or the surrounding areas which would be negatively affected by site development following the mitigation proposed. A pond to the south of the site was found to have poor suitability for use by great crested newts. Precautionary mitigation and reasonable avoidance measures will be appropriate in relation to other amphibian species which may commute around the site. The majority of the site is species poor grassland with low ecological value.

6.6.2 The appraisal advises that:

- Domestic gardens and sympathetically landscaped open space can maintain the ecological value of these areas.
- Common bat species were recorded commuting around the site. Potential for use of the site in this way should be maintained via the retention of scrub around watercourses and hedgerows.
- Hedgerows at the site are considered to be the habitat of greatest ecological value; they are frequent and often of good quality. The retention of these hedgerows wherever possible should be made a priority

6.6.1 It is suggested that all these measures could be dealt with satisfactorily by way of planning conditions attached to the development. The proposal is in accordance with Policies DMG1 and DME3.

6.7 Heritage

6.7.1 There are no designated heritage assets within the application site.

6.7.2 The impact on the setting of nearby heritage assets is assessed in the LVA. It advises that apart from a small area within the castle grounds Clitheroe Conservation Area lies outwith the zone of theoretical visibility and therefore would not be affected by the proposals. The development would not affect any of the key views and vistas in or out of the Conservation Area identified in the Conservation Area Appraisal. Apart from the Grade 1 Listed Clitheroe Castle, all the Listed Buildings lie outwith the ZTV, therefore their setting would not be affected. Due to distance and the screening afforded by intervening vegetation/buildings the development would be barely perceptible and would not affect the setting of the castle.

6.7.3 We note that the planning application for the conversion of the farmstead to residential dwellings included a heritage assessment, presumably due to the age and remaining architectural integrity of the farmhouse and the stone barn, both of which have been altered. In our view it is questionable whether these buildings should be considered non-designated heritage assets but for the sake of completeness we have included an assessment of the impact on their setting below.

6.7.4 We note that the residential conversion proposal was deemed to have retained the historic significance of the buildings whilst securing their future. The proposal subject of this application excludes any work to these buildings, as they are outwith the application site. The issue to consider here therefore is the impact on the setting of these buildings. Early edition OS maps indicate there have been very few changes within the site itself. The original fields and the field enclosures have not altered since the 1840s. The only notable change to this has been the construction of 'modern' agricultural storage sheds and silage pit at Highmoor Farm (as shown in Figure 7), which will be removed as part of the approved redevelopment proposals for the farmstead. The historic maps indicate that previously the site was relatively remote and more rural than it is today, being entirely surrounded by farmland. In the later part of the 20th century the residential areas of Clitheroe expanded eastwards encroaching into the countryside east of the town, forming a 'hard urban' edge to the site.

6.7.5 Clearly the development would remove the farmland setting of the farmstead. It should be noted however that the field enclosure, as shown on the 1840s OS maps, would be largely retained. As noted in the LVIA, the screen planting around the farmstead would in time, 'soften' the views from the farmstead.

6.7.6 In terms of the test for impact on non-designated heritage assets set out in paragraph 197 of the NPPF, it should be noted that the 'asset' itself will not be affected. A softer edge can be provided between the urban area and the wider farmland complex. The site has been allocated for housing and any development on that land will extinguish the historical connection of the land and the farmstead. The farmstead has in any case been approved for residential conversion. Its historical context has entered a new phase. In our view the proposed development will sit well with the new dwellings at the farmstead. The scale of any loss to the setting of the farmhouse and barn are greatly outweighed by the benefits of the development, set out elsewhere in this statement.

Figure 6: Extract from the 1844 OS 6 Inch map and corresponding aerial view of the site 2015
From Figure 16 of the LVIA



6.8 Open space and sports facilities

6.8.1 Policy DMB4 – Open Space Provision of the Ribble Valley Core Strategy sets out that any housing development of a site over 1 ha will be required to provide adequate and useable open space on site. The proposed development as shown on the submitted masterplan will incorporate substantial areas of public open space. It will be useable and accessible in accordance with the relevant policy in the Core Strategy.

6.9 Trees

6.9.1 The application is accompanied by an Arboricultural Impact Assessment (AIA) carried out by Bowland Tree Consultancy Ltd. The assessment advises that providing that sufficient provision is given to the incorporation of trees into the design for the reserved matters application, it is estimated that implementation of the development as proposed will require the removal of one moderate quality group, four low quality trees, two low quality groups, one low quality hedge, and parts of three further low quality hedges. Additionally, eleven trees and two groups are considered unsuitable for retention as they have relatively short projected remaining life expectancies due to the presence of substantial structural defects and/or significant physiological decline, so were not considered in respect of the above projected losses. With regard to retained trees, the AIA advises that it is essential that, should outline planning permission be granted, the subsequent reserved matters proposals submitted include adequate provision for the incorporation of existing trees, where possible, into the design, along with sufficient detail regarding the specifics of how these trees are to be retained successfully. These matters can be effectively controlled at the reserved matters application stage. The AIA concludes that, as indicated on the Masterplan, the scheme includes sufficient space for extensive new tree planting, in particular in areas of proposed public open space, thereby providing a suitable opportunity to increase tree cover and species and age diversity within the site boundaries and, as a result, adequately compensate for the identified necessary losses.

6.9.3 The delivery of a high quality landscaping scheme can be guaranteed through the imposition of a suitably worded condition attached to an outline planning approval.

6.10 Flood risk and drainage

- 6.10.1 The application is accompanied by a Flood Risk Assessment (FRA) to ascertain the extent to which the site might be subject to flooding and also to assess the effects of the development on local surface water drainage conditions. The development site is located within Flood Zone 1 for the purposes of flood risk from rivers and watercourses. This is the lowest risk area and as such the site is in a sequentially preferable location for residential development in flood risk terms.
- 6.10.3 The FRA demonstrates that the proposed development is not at significant flood risk, and simple mitigation measures have been recommended to address any residual risks that may remain. The mitigation proposed is that a strategic surface water drainage strategy be prepared, ensuring a sustainable approach to surface water management.
- 6.10.4 The FRA concludes that subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider catchment area as a result of suitable management of surface water runoff discharging from the site.

6.11 Response to climate change

- 6.11.1 The proposal would be a sustainable form of development in the wider context of the National Planning Policy Framework. No details are yet available at this outline stage to demonstrate how this might work in practice in terms of design and construction. This is an issue that would need to be fully explored as part of the detailed design of the scheme.

6.12 Planning obligations

- 6.12.1 Discussions with regard to any planning obligations that may be identified by the Council as being necessary to make the development acceptable will be carried out during the consideration of the application. A draft Heads of Terms is attached at Appendix 1 in support of this application.

7. THE PLANNING BALANCE

- 7.1 This application proposes housing on a site recently allocated for housing. As such it is, in principle, acceptable. It has been demonstrated above that the proposal would contribute to the overall housing supply of Ribble Valley in a location suitable for new housing and does not conflict with national or local planning policy. It would also contribute to the diversity and mix of housing provision in the locality, contributing to meeting the housing needs of the area. The site is in a sustainable location, with appropriate access to a range of educational, social, cultural and economic facilities.
- 7.2 With reference to the environmental, economic and social considerations set out in the NPPF, the following may be summarised:

Environmental

- The proposed development would be of a high quality of design, respecting and enhancing the character of the area. It would have an acceptable relationship to neighbouring properties, with no adverse impact on the amenity of the occupiers. It would provide new public open space and substantial landscaping.

- The proposal would enhance the landscape. Ecological compensation and enhancement measures as set out in the accompanying Ecological Appraisal will enhance site biodiversity.
- The development would have no adverse impact on designated or non-designated heritage assets including any archaeological remains.
- The proposed access arrangements are acceptable and the development could be safely accommodated on the site without adverse impact on the local highway network.
- The development would not result in any adverse impacts in terms of contamination/pollution, flood risk, air quality or noise. Appropriate arrangements would be made for site waste management.
- The proposed development would provide high quality housing built to a high standard of energy efficiency, contributing to tackling climate change.

Economic

The proposed development would contribute to the local economy in the following ways:

- enhanced construction activity retaining and providing jobs, as well as supporting other local businesses and contractors;
- increasing the local population, contributing to future expenditure, assisting local businesses and services; and
- increased contribution to Council Tax generally, and, specifically, increasing the amount of New Homes Bonus received by the Council.

Social

- The proposed development would make a much-needed contribution to the supply of housing in the Borough. It would add to the availability, diversity and mix of housing, including affordable housing and housing for older people.

8. CONCLUSION

- 8.1 Key Statement DS1 of the Core Strategy identifies Clitheroe as one of the principal settlements to provide the majority of new residential development in the Borough. This application proposes housing on a site recently allocated for housing. As such it is, in principle, acceptable.
- 8.2 Key Statement DS2 reflects the presumption in favour of sustainable development contained in NPPF and sets out that planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise.
- 8.3 This Statement and the other supporting documentation accompanying the application clearly demonstrate that the proposed development is in accordance with policies in the development plan. It represents 'sustainable development' when assessed against the NPPF as a whole. There are no material considerations that would indicate that the presumption in favour of granting planning permission is outweighed rather, the NPPF lends support to the proposal.

8.4 Planning permission should therefore be granted for the proposed development without delay.