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**Application for Permission in Principle
Town and Country Planning Act 1990
Town and Country Planning (Permission in Principle) (Amendment) Order 2017**

SUPPORTING INFORMATION

Client:

Mr & Mrs C. Ball

Project Title:

**Proposed 3no New Dwellings on Land at the Former Waste Water Treatment Works Site
Whalley Road, Barrow, Lancs., BB7 9AP**

OS Grid Reference:

E 373406 N 438305

INTRODUCTION

The site is 0.4ha in area and was divided into two sections. The existing site is currently used as a machine plant storage depot and workshop for an established forestry business. This operation is focussed at the northern end of the site. The southern end of the site, until recently, contained the settlement beds and filter beds of the redundant waste water treatment works. The site has been in the leasehold ownership of the client since 2005, shortly after the treatment works were decommissioned.

PLANNING HISTORY

Application no. 3/2006/0624 – Erection of Proposed Agricultural Building – Conditional Approval.

Pre-application enquiry ref. RV/2020/ENQ/0069 – Proposed Residential Development

SUPPORTING INFORMATION

The site is comprised of two areas. To the north is the forestry building and yard area. To the south were the filter beds and settlement beds of the former treatment works.

Under the legislation "*The Town and Country Planning (Use Classes) Order 1987*" the north of the site, used for forestry works is unclassified, and the south of the site was waste disposal and is classed as Sui Generis.

The area of the site identified for housing development is Previously Developed Land. The waste water treatment works falling with the definition of development as stated in "*The Town & Country Planning Act 1990*":

"Development," means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

The site was, until recently was, isolated and outside the original defined Tier 1 settlement boundary accessed by a right of way direct from Whalley Road to the east of the site. This was originally an unmettled track through an agricultural field.

Planning has been approved, on appeal (3/2012/0630), for the former agricultural land to the south and east of the site for development of 504no dwellings.

Construction of this development site is now well underway and effectively physically extends the settlement boundary of Barrow southwards and eastwards (sheet 18 of the Draft Settlement Boundaries map). In addition the plot of land surrounded by the housing development, which was allotments, was also granted planning approval for housing development. (3/2019/1085).

The ultimate housing numbers for these developed parcels of land is currently only 476no dwellings, some 28no less than originally approved.

With reference to the delegated report on the original planning application for the allotments site (3/2018/0924):

“5.1.9 – Given that the total number of houses approved on this site would be below the figure allowed at outline stage, it is not considered that the proposal would result in harm to the development strategy”.

With reference to the delegated report on the original planning application for the allotments site (3/2019/1085):

“5.1.1 The principle of this development remains acceptable given its location within a committed housing site and part of a wider strategic site for the borough. Outline planning permission was granted at appeal (reference 2012/0630) for up to 504 residential units. The construction of 21 dwellings and change of tenure of 7 already approved would not result in housing numbers over that stipulated by the outline consent, the total number across the whole site currently stands at 455 and would be 476 if this is permission is granted”.

“5.1.3 – Both Key Statement DS1 and DMG2 of the Core Strategy, when taken together, permit development proposals in the Tier 1 Settlements, including Barrow, which accord with the development strategy and consolidate, expand or round-off development so that it is closely related to the main built up area. Being located within the draft settlement boundary, and surrounded by an approved development which is currently under construction, the site is considered to be a sustainable location”.

The proposed development site now on the edge of the revised settlement boundary and satisfies Key Statements DS1 and DMG2 of the RVBC Core Strategy.

The site is considered to be a “rounding off” development as it abuts the boundary of the settlement boundary on its southern and eastern boundaries.

In summary:

- The scale of the proposed development is less intense than the adjacent approved housing development, with regards to the density of housing per hectare for the site.
- There is sufficient area within the proposed site to allow the new houses to be distanced from the adjacent site in accordance with Supplementary Planning Guidance
- The houses will be a self build development and will be occupied by the client and their adult children. Two of houses will therefore be occupied by persons working directly for the forestry business already occupying the northern part of the site.
- The right of way is now a metalled road, which was constructed as part of the adjacent housing development.
- Mains utilities are readily available to the proposed site
- The forestry business will continue to operate in the northern section of the site and there is sufficient area to allow for vehicle circulation for ingress and egress to and from the site in forward gear.
- The site is Previously Developed Land.
- The proposed development site is within Flood Zone 1 so is not at risk of flooding.

PHOTGRAPHIC RECORD

The photographs below show the removal of the redundant waste water filter beds and settlement tanks. The works were undertaken in April and May 2020 during the Government enforced "lockdown".



SIGNED: Paul Derbyshire *Dip.Surv.*

DATED: 08th November 2020

Paul Derbyshire