



Planning Statement

Incorporating Statement of Community Involvement
and Affordable Housing Statement

Prepared on behalf of Redrow Homes Limited

Neddy Lane, Billington

February 2021

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1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of Redrow Homes Limited (the ‘Applicant’) to support a full planning application submitted to Ribble Valley Borough Council (the ‘Council’) for the development of 36 residential dwellings, and associated site infrastructure (“the Proposal”), to be situated on land adjacent to Neddy Lane and Dale View, Billington, (‘the Site’).
- 1.2 This Planning Statement will assess and justify the Proposal in the context of all relevant planning policies and other relevant material considerations.

Description of Development

- 1.3 The description of the proposed development is:

“Erection of 36 residential dwellings, along with landscaping and associated site infrastructure and engineering operations.”

Planning Application Documents

- 1.4 The following documents comprise the planning application submission.

Document	Reference	Prepared by
Application forms	n/a	Hive Land and Planning
Planning Statement (Incorporating Statement of Community Involvement and Affordable Housing Statement)	February 2021	Hive Land and Planning
Covering Letter	Covering Letter	Hive Land and Planning
Design and Access Statement	Design and Access Statement	Hive Land and Planning
Location Plan	4441-LP-001	Redrow Homes
Detailed Site Layout	4441-DSL-001	Redrow Homes
Affordable Homes Layout	4441-AFH-001	Redrow Homes
Street Scene	4441-SS-01	Redrow Homes
Boundary Treatment Layout	4441-BTL-001	Redrow Homes
Land Disposal Layout	4441-LDL-001	Redrow Homes
Materials Layout	4441-ML-001	Redrow Homes
Waste Management Layout	4441-WML-001	Redrow Homes
Brick Screen Wall	F-SD0806	Redrow Homes
Close Boarded Screen Fence	F-SD0906	Redrow Homes
Knee Rail	F-SD0902	Redrow Homes
Post and Rail Fence	F-SD0900	Redrow Homes

Hampstead Elevations	EF-HAMP_DM.1.0	Redrow Homes
Hampstead Floor Plans	EF-HAMP_DM.1.0	Redrow Homes
Hampstead Rendered Elevations	EF-HAMP_DM.1.0	Redrow Homes
Hampstead Rendered Floor Plans	EF-HAMP_DM.1.0	Redrow Homes
Bungalow Semi-Detached	Jan 2021	Redrow Homes
Harlech	EF_HARL_DM.1	Redrow Homes
Henley Elevations	EF_HENL_DM.6	Redrow Homes
Henley Floor Plans	EF_HENL_DM.6	Redrow Homes
Ledsham Elevations	EF_LEDH_DM.1	Redrow Homes
Ledsham Floor Plans	EF_LEDH_DM.1	Redrow Homes
Ledsham Rendered Elevations	EF_LEDH_DM.1	Redrow Homes
Oxford Lifestyle	EF_OXFOQ_DM.4	Redrow Homes
Shaftesbury Render	EF_SHAF_DM.8	Redrow Homes
The Weaver Block Elevations	The Weaver 8 Block	Redrow Homes
The Weaver Block Floor Plans	The Weaver 8 Block	Redrow Homes
Warwick	EF_WARW_DM.6	Redrow Homes
Single Garage	Garage SGC_002	Redrow Homes
Twin Garage	Garage DGT_003	Redrow Homes
Tree Impact Appraisal and Protection Scheme	January 2021	Bowland Tree Consultancy
Ecology Appraisal	1643	Envirotech
Flood Risk and Drainage Strategy	20023_ FRA	Banners Gate
Drainage Strategy Plan	20023 - DS01 - Rev C	Banners Gate
Drive Swept Path Analysis – Layout Plan	20023 - DSP-01 - Rev A	Banners Gate
Flood Routing Exceedance Plan	20023 - SK06 - Rev A	Banners Gate
Highway Longitudinal Sections Sheet 1 of 2	20023 - SK04	Banners Gate
Highway Longitudinal Sections Sheet 2 of 2	20023 - SK05	Banners Gate
Proposed Extents of Adoption Plan	20023 - SK01 - Rev A	Banners Gate
Schematic External Levels & Features Sheet 1 of 2	20023 - SK02 - Rev C	Banners Gate
Schematic External Levels & Features Sheet 2 of 2	20023 - SK03 - Rev B	Banners Gate
Schematic Flood Compensation	20023 - SK07 - Rev A	Banners Gate
Letter of Reliance	5217-L1-2	TerraConsult
Phase 1 and 2 Site Investigation	1906R001-1	TerraConsult
Transport Statement	January 2021	Croft
Proposed Site Access Arrangement	3276-F01	Croft
Landscape Proposals Sheet 1 of 2	6516.01 – Rev A	Trevor Bridge Associates
Landscape Proposals Sheet 2 of 2	6516.01 – Rev A	Trevor Bridge Associates
Topographical Land Survey Sheet 1 of 2	RH.TS.15	SurveyEng
Topographical Land Survey Sheet 2 of 2	RH.TS.15	SurveyEng

Structure of Statement

1.5 The remainder of this Statement is structured as follows:

Section 2: Site and Surrounding Area

Section 3: Proposed Development

Section 4: Planning Policy and Other Material Considerations

Section 5: Statement of Community Involvement

Section 5: Planning Appraisal, including Affordable Housing Statement

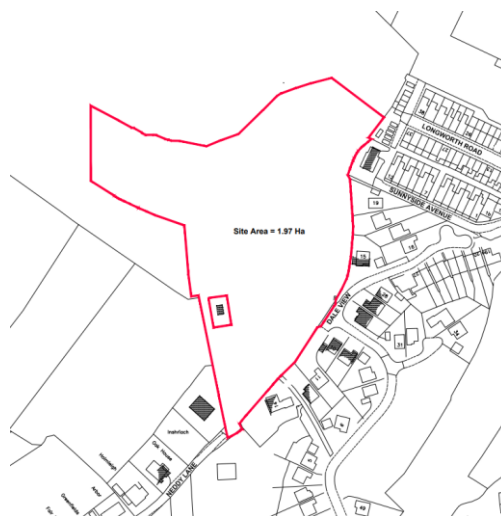
Section 6: Planning Balance and Conclusion

2. Site and Surrounding Area

The Site

- 2.1 The Site is 1.80 ha in area and is located to the west of Dale View in Billington. The Site in the main comprises previously undeveloped agricultural land, cleared scrub land and is largely vacant, save for one small United Utilities substation (which for clarity, is excluded from the planning application site boundary). The Site adjoins open countryside to the north and west with the settlement of Billington to the immediate south and east.
- 2.2 Vehicular access to the site is proposed from Dale View, which is a cul-de-sac that connects to Whalley Road and two Public Rights of Way (Footpath's FP38 and FP40) run adjacent to and cross the application site.
- 2.3 The individual field boundaries are defined (although not continuously) by hedgerows and some isolated trees and these are more limited within the proposed development area. From a topographical perspective, the land is slightly undulating and gently slopes from the highest point in the south/east, to the lowest point in the north/west.
- 2.4 The Site is not located within or adjacent to a Conservation Area and there are no listed buildings (or their setting) within or close to the Site.

Figure 1 Site location plan



Surrounding Area

Retail and Leisure

- 2.5 The Site is well connected to local amenities within Billington Village including the Billington Play Park and Playing Fields (accessed directly from the Site via Neddy Lane) and retail provision at Billington Village Store.
- 2.6 There is indoor leisure provision a short distance from the Site at Ebenezers Coffee Shop and The Billington and Whalley Brass Band club building on Whalley Road. This licenced community facility offers a variety of leisure and events provision.
- 2.7 The Site is well located for outdoor leisure pursuits with two Public Rights of Way running through the Site. These will be retained within the Proposals and link on to numerous other scenic walks, cycle trails in and around the area.
- 2.8 The Site is located within an accessible walking distance (c1.2km) from the nearby Village and Civil Parish of Whalley, which provides access to a wide range of retail, leisure and service facilities for residents and visitors.
- 2.9 The facilities available in Whalley include a post office, clothing shops, antique stores, beauty salons, hairdressers, restaurants, cafes, wine bars, traditional pubs, independent food convenience stores, alongside a number of supermarkets in the locality.

Health

- 2.10 From a health provision perspective, there is a large medical centre, choice of dentistry provision and a local pharmacy all located within the centre of the Whalley.

Education

- 2.11 The Site is situated in close proximity to the following schools that together provide nursery, primary and secondary education (rated Ofsted good, outstanding and one independent):
- Whalley Church of England Primary School (Primary) - 750m
 - St Leonards C of E School (Primary) - 1.8km

- Langho and Billington St Leonards Church of England Primary School (Primary) - 1.6km
- Saint Augustine's Roman Catholic High School (Secondary) - 800m
- Oakhill School (Primary and Secondary) – 2.2km

Sustainable Transport Connections

Walking / Cycling

- 2.12 The site connects into excellent existing pedestrian infrastructure. Dale View has 2m wide footpaths as does the connecting Whalley Road, which provides a safe, direct walking route to Billington and Whalley Villages. The Site is accessible for cyclists as Regional Route 90 runs along Whalley Road and Regional Route 91 runs along Whalley Old Road providing safe opportunities for cyclists to move between the Site and nearby towns and villages.

Buses

- 2.13 A number of frequent bus services to the local villages and onwards to Accrington, Clitheroe, Preston and Blackburn can be accessed within a short walking distance of the Site, at the Whalley Road bus stops, which are located c 350m from the Site.

Rail

- 2.14 Whalley railway station is just a 1.6km walk from the Site and provided direct hourly services to the larger nearby towns of Clitheroe and Blackburn in Lancashire. These services take 8 and 16 minutes travel times respectively. Whalley also has a direct hourly service to Manchester Victoria, which is within a commutable journey time of c1hr. Rail services are provided to other Greater Manchester towns and large centres of employment such as Darwen (25 minutes), Bolton (46 minutes), Salford (1 hour) and Preston (50 minutes, 1 change).

Summary

- 2.15 It has been demonstrated there is a wealth of key services and facilities within walking distance of the Site which reflect the nature of this sustainable location. This confirms the Site's suitability to deliver new residential development in an appropriate location and the new residents will further support existing shops and services.

3. Proposed Development

3.1 The proposals relate to the following scheme for which detailed planning permission is sought:

“Erection of 36 residential dwellings, along with landscaping and associated site infrastructure and engineering operations.”

3.2 The key aspects of the proposed development can be summarised as:

- 26no. dwellings comprising 17no. four bedroom properties and 6no. three bedroom properties (Private market sale).
- 2no. two bedroom bungalows, (Affordable Housing, over 55s, made available for shared ownership).
- 8no. one bedroom maisonette apartments (Affordable Housing, made available for affordable rent).
- The 36no dwellings are a mix of two storey detached homes, apartments and a pair of semi-detached one storey bungalows.
- Integrated green infrastructure network across the Site including the planting of new trees, hedgerows and landscaping across the Site.
- Sustainable drainage feature (pond) located to the west of the housing along with associated flood storage compensation measures.

3.3 Figure 2 overleaf shows the proposals in plan form.

[illegible]

4. Statement of Community Involvement

- 4.1 This section provides details of the actions Redrow has undertaken to engage with the local community and other stakeholders throughout the pre-application process.
- 4.2 The Council's approach towards involving the community in the planning process is set out within the Ribble Valley Borough Council Statement of Community Involvement (SCI), adopted in 2013. This document will be referred to within this Section where necessary.

Pre-application Engagement with Ribble Valley Borough Council

- 4.3 The submission of this planning application follows a pre-application enquiry submitted to Ribble Valley Borough Council, during which an online meeting was held with Principal Planning Officer (Laura Eastwood) on 23rd September 2020. Since the pre-application meeting the Proposals have been amended, with the number of homes proposed reduced from 41 down to 36.
- 4.4 The pre-application response confirmed that the principle of residential development in this location is acceptable as the Site is identified as a Housing Allocation in the Local Plan and benefits from extant planning permission (which does not expire until 1st May 2021) for 41 dwellings.
- 4.5 The pre-application response also noted that the site adjoins open land to the north and west with existing residential development to the east and south. It was considered that the proposed layout which shows lower density development closer to the open land and a higher density to the east of the Site was acceptable. It was agreed that the small two storey maisonette-style apartments nearer to the existing terraced dwellings will reflect the existing urban grain and not appear unduly obtrusive in long distance views.
- 4.6 The Case Officer advised that greater retention of the existing landscaping buffer to the north and west of the Site would be desirable and the Proposal has been positively amended to reflect this advice through the introduction of a combination of new hedgerow and wildflower seed/turf along the perimeter.
- 4.7 The Case Officer noted that the surrounding area comprises a mix of house types, ages and materials. The proposed design consisting of a mix of one and two storey buildings was considered to be in keeping

with the local vernacular. The Case Officer wished to see a variety of materials and some variation on finished roof heights to the two storey buildings to add to visual interest. This has been responded to within the scheme proposals and further detail on materials and elevations are provided within the accompanying Design and Access Statement.

- 4.8 As a result of the generous separation distances proposed between dwellings the Case Officer concluded that it was unlikely that any residential amenity issues would be raised.
- 4.9 Further advice was provided on Section 106 contributions, affordable housing provision, ecology, highways and flooding. All of these matters are addressed in Section 6 of this Planning Statement.
- 4.10 The Applicant confirmed during the pre-application process that a community consultation exercise would be carried prior to application submission. The Case Officer suggested that as part of this consultation the ward and parish councillors should also be contacted. The Applicant confirmed that they would also be contacting nearby residents via a leaflet drop and providing the opportunity for feedback via a dedicated consultation website.

Community Consultation

Method of Consultation

- 4.11 Following the pre-application discussions with the Council, the Applicant undertook a local community consultation exercise to raise awareness of the proposals with the objective being to identify and address any local concerns wherever possible. It was agreed with the Council that a leaflet drop and online consultation was deemed to be appropriate (in the absence of being able to host a public event due to Covid-19) as this would offer significant opportunity for engagement, awareness and accessibility.
- 4.12 The consultation area focussed on properties in the immediately surrounding area, with definable boundaries informing the extent of the consultation exercise. The scale and extent of the consultation boundary was agreed as proportional with the Council ahead of the consultation.
- 4.13 The details of the consultation are as follows:
- Appendix A provides a copy of the leaflet design and content that was distributed to local residents to make them aware of the community consultation and how to have a say. The

leaflet provides a clear overview of the proposed application, a number of images to illustrate the proposals and invites the recipient to review plans and provide feedback on the Proposal via the dedicated website: www.hiveland.co.uk/Billington.

- Appendix B provides a map of the agreed leaflet distribution area to local residents. This predominantly included households on Dale View, Longworth Road, Sunnyside Avenue, Neddy Lane and Whalley Road. In total 123 households received a copy of the consultation leaflet.
- The consultation leaflets were hand delivered to properties within the consultation boundary on Monday 18th January 2021 and the consultation ran for 14 days, ending Monday 1st February 2021. The consultation website (screen shots provided at Appendix C) provided an overview and introduction to the Proposal and the relevant plans and drawings could also be downloaded. Comments were then invited in response to the proposals. A dedicated comments box was provided on the website where respondents could leave their name, address and feedback on the proposals, 24 hours a day for the full 14 day period.
- After the consultation closed, Hive Land & Planning collated all of the responses for analysis, the results of which are set out later in this Section.

Consultation with local ward members

- 4.14 In advance of the public consultation taking place, the consultation material was shared with the local ward members so that they were aware of what was taking place and had the background information in advance of it being received by the local community.
- 4.15 The application site lies entirely within the ward of Billington and Langho and so Councillor Tony Austin was sent details of the community consultation as set out above. As the ward of Whalley and Painter Wood is located to the immediate north of the site, Councillors Mark Hindle and Ged Mirfin were also sent details of the consultation.

Response and Considerations

- 4.16 In total, 75 responses were received to the community consultation exercise, which is a high response rate of 61%. All but one of the responses were not in favour of the proposals.
- 4.17 The table below provides a summary of the feedback received, categorised by the theme of issues raised by respondents. It also notes Redrow's response to these concerns and where necessary the actions that have been (or are to be) undertaken to try and alleviate these concerns.

Matter / Issue	Redrow Response
<p>Increased potential for flooding</p> <p>With flood risk being referred to in fifty-nine responses, this was by far the most commonly cited ground for objection.</p> <p>Many responses specifically raised concerns over the flood risk impact from the development upon the existing dwellings in the vicinity of the Site. A number of the responses noted major flood risk events in 2015 and 2019 and felt that the development would inevitably exacerbate these issues.</p>	<p>A considerable amount of technical work has been undertaken by Redrow and their consultant team in respect of flood risk and it has to be demonstrated to the Environment Agency that the development will not result in any homes being at unacceptable flood risk on the site itself, or result in any greater risk of flooding elsewhere.</p> <p>The accompanying Flood Risk Assessment prepared by Banners Gate provides a detailed technical overview of the strategy that is to be adopted in respect of flood risk and surface water drainage and it confirms that following implementation of the measures to be employed, the site will not discharge any more surface water into the surrounding watercourses than is currently. This is achieved through the controlled collection and discharge rate of surface water and the creation of on-site flood storage attenuation measures. Section 6 of this Planning Statement also provides a summary of the flood risk considerations relating to the proposals.</p>
<p>Highways Impacts Upon Dale View</p> <p>Twenty comments raised concerns over the highways impacts upon Dale View. The concerns related to both highways safety and capacity matters for the access road. Some comments noted that on-street parking was evident and construction vehicles would pose a risk to children playing in the street.</p>	<p>It was accepted by Lancashire County Council (as local highway authority) in respect of the current planning permission for the site (Ref: 3/2017/033) that the Site is capable of accommodating a scheme comprising 41 dwellings accessed from Whalley Road via Dale View.</p> <p>The vehicular access point proposed from Dale View is the same as the currently approved scheme and is to accommodate a fewer number of</p>

	<p>dwelling (36) and so it is considered that from a highways perspective the access arrangements can be considered acceptable from both a highway safety and capacity perspective.</p> <p>A Transport Statement has been prepared by Croft that provides more details of the approach taken in respect of highways and transportation.</p>
<p>Capacity of Local Services Sixteen responses felt that local services did not have the capability to accommodate the proposed number of dwellings. The different services referenced included: doctors, dentists, play areas, schools and shops.</p>	<p>Where the Council consider there is inadequate capacity in the existing community infrastructure and specific planning policies are in place to require contributions towards certain types of infrastructure, a financial contribution can be agreed through a Section 106 agreement where appropriate and necessary to help facilitate the provision of additional capacity or improvements to existing facilities.</p>
<p>Highways Capacity Eleven responses stated that they felt that the existing highways infrastructure did not have sufficient capacity to accommodate the additional vehicular trips generated by the development.</p>	<p>Please refer to the response provided in respect of the 'Highway Impacts Upon Dale View' section above.</p>
<p>Urbanisation of Billington Eleven comments noted that the proposed development would result in the overdevelopment of Billington, Whalley and the surrounding area. Some comments highlighted that the scale of the development was inappropriate in the rural setting and the character of the village would be detrimentally impacted.</p>	<p>The Site has been identified as a Housing Allocation in the Local Plan and already benefits from detailed planning permission for 41 dwellings and this proposal for 36 dwellings therefore represents a reduction in the quantum of housing that has already been approved.</p>
<p>Environmental and Wildlife Impacts Eight responses raised concerns over the impacts the development would have upon the environment and ecology. Some responses noted that they are aware of bats and newts on the Site and that the development would have an unacceptable impact upon the local wildlife.</p>	<p>An Ecological Appraisal has been prepared by Envirotech NW Ltd and the report confirms that the Site has very little ecological or habitat value and there was no evidence of any protected species being present at the Site or relying upon it for foraging, etc. The report concludes that the new landscaping proposed is recognised as being important to provide biodiversity opportunities on the Site that do not currently exist.</p>
<p>Closure of Public Right of Way</p>	<p>It can be confirmed that the existing PRoW routes will be maintained through the Site once</p>

<p>Six objections wanted to see the existing PRoW retained within the development. The comments pointed out that this is a popular footpath which connects to a network of nearby footpaths.</p>	<p>development of the Site. There is no intention to close either footpath and ensuring continued pedestrian connectivity through the Site formed an important part of the masterplanning process, as confirmed in the accompanying Design and Access Statement</p>
<p>Need for more Affordable Housing and bungalows Four comments stated that they felt the proposed development should be providing more bungalows and affordable housing available to local residents.</p>	<p>Of the 36 dwellings proposed, 10 are to be affordable housing. 8 of the affordable homes (the maisonette apartments) are to be made available for affordable rent, for which there is a known demand in the local area. The remaining 2 affordable homes are bungalows, which are to be made available for shared ownership, but on an age restricted basis (over 55s), which again responds to a known local housing need. The affordable housing mix has been agreed with the Council's Housing Strategy officer who confirmed that the proposed quantum and type of affordable housing proposed will respond positively to locally identified needs.</p>
<p>Impact upon amenity of existing residents Four comments specifically highlighted the amenity impacts on adjacent properties due to overlooking and loss of light.</p>	<p>The separation distances maintained from the proposed dwellings to the existing dwellings that border the Site is adequate to ensure that loss of amenity does not occur through loss of privacy or daylight. With the exception of the two one-storey bungalows, the proposed homes are to be two storeys in height (in keeping with the existing adjacent dwellings) and so the scale of individual dwellings will not have a dominant impact upon the neighbouring properties.</p>
<p>Amenity impacts during construction phase Three comments raised concern over the highways and noise impacts during the construction phase.</p>	<p>It is acknowledged that that some disturbance will occur during the construction phase as a result of increased levels of activity at the Site and this is unfortunately unavoidable. However, in order to help ensure that any such impacts are minimised as far as possible, a Construction and Environmental Management Plan will be agreed (and will need to be adhered to as a condition of the planning approval) that sets out the mitigation measures that are to be implemented by the contractor. This includes measures such as wheel washing facilities, hours of working and the control of noise/dust, that</p>

	together will as far as possible help to minimise any amenity impact upon neighbouring residents.
Previous application was refused Three comments pointed out that the previously submitted planning application had not been approved as claimed on the consultation material, or was subject to a legal challenge.	For clarification, the Site currently benefits from planning permission for 41 dwellings (Ref: 3/2017/0133). The previous planning application was granted planning permission on 30 th November 2017 and does not expire until 1 st May 2021.
Highways Impact upon Whalley Old Road Two comments raised concerns over the highway impacts the development would have upon Whalley Old Road.	Please refer to the response provided in respect of the 'Highway Impacts Upon Dale View' section above.
Principle of Development Two responses noted that the proposed development was not acceptable in planning policy terms as the Site was not within the settlement boundary or was protected as greenspace within the Local Plan.	The principle of development has been confirmed through the allocation of the Site for residential development in the adopted Local Plan and the current planning permission that exists for 41 dwellings for the residential development of the Site.
Loss of Greenspace A single response expressed disappointment at the loss of greenspace.	As noted in some of the responses above, this Site has already been identified as a Housing Allocation by the Council within the Local Plan and so residential development is established as an appropriate use for the Site.

Summary

- 4.18 In the absence of any specific development plan policy specifying the requirements to carry out pre-application community engagement, regard has been had to the Ribble Valley Borough Council SCI (2013) and paragraph 128 of the NPPF.

It has been demonstrated that extensive steps have been taken to carry out a thorough and transparent pre-application/community engagement process with the Council, the local community and local councillors. Valuable feedback has been received and this has assisted with the evolution of the design process for the scheme and hopefully local residents have understood more about the details of the scheme before the planning application is submitted to the Council for determination.

5. Planning Policy and Other Material Considerations

- 5.1 This section of the Statement summarises the national and local policy context, along with any other material considerations relevant to the proposed development.
- 5.2 One such material consideration is the National Planning Policy Framework (“the NPPF”). Paragraph 11 of the NPPF, the presumption in favour of sustainable development, asks decision-makers to approve development proposals that accord with the development plan without delay.

Local Development Plan

- 5.3 The current adopted Development Plan for Ribble Valley comprises the Core Strategy 2008-2028 (adopted 2014) and the Housing and Economic Development DPD adopted in October 2019.

Ribble Valley Core Strategy (adopted 2014)

- 5.4 The Core Strategy for Ribble Valley sets out the overall Vision and Development Strategy for the area during the period 2008 to 2028 and sets out a series of Key Statements that are used to inform the development management process when assessing individual schemes.
- 5.5 The following is a summary of the Key Statements (referred to hereafter as ‘Policies’) considered relevant to the proposals.

Principle of Development

- 5.6 **Policy DS1 Development Strategy.** Establishes the settlement hierarchy across Ribble Valley and where new development should be focussed. Billington is identified as one of nine Tier 1 Villages, which are considered to be the more sustainable of the 32 defined settlements (behind the principal settlements of Clitheroe, Longridge and Whalley). The scale of planned housing growth in each settlement will be managed to reflect the size of the existing population and access to key facilities.
- 5.7 **Policy DS2: Sustainable Development.** Reflects the Principle of Sustainable Development set out in the NPPF, conforming that planning applications that accord with relevant Core Strategy Policies will be approved without delay, unless material considerations indicate otherwise.

- 5.8 [Policy DMG2: Strategic Considerations](#). Relates to the settlement hierarchy established under Policy DS1 and conforms that housing is appropriate in Tier 1 areas such as Billington and should be appropriate to the scale of, and in keeping with, the existing settlement.

Delivery of Housing

- 5.9 [Policy H1: Housing Provision](#). Establishes the housing requirement for Ribble Valley, which equates to 5,600 over the plan period 2008 to 2028 or 280 dwellings per annum.
- 5.10 [Policy H2: Housing Balance](#). Confirms that planning permission for new housing will only be granted where it can be demonstrate that it delivers a suitable mix that accords with the latest known evidenced needs. This should then inform the proposed type, tenure and size of dwellings proposed at different locations in the borough.
- 5.11 [Policy H3: Affordable Housing](#). In Billington, schemes of more than 5 dwellings are required to provide 30% on site affordable housing. A further requirement to provide 15% of overall provision as housing for older people is set out under the policy, of which a minimum of 50% should also form part of the affordable housing being provided.
- 5.12 [Policy DMH1: Affordable Housing Criteria](#). Sets out a series of criteria identifying the groups of people for which affordable housing should be provided within the 30% threshold established under Policy H3. Also provides further clarity in respect of the requirement for new housing development to provide for older people groups as set out in Policy H3.

Environmental and Technical considerations

- 5.13 [Policy DMG1: General Considerations](#). Covers a wide range of considerations relating to Design, (high quality building design, appropriate layout/density, sustainable construction), Access (traffic/car parking/highway safety), Amenity, Environmental and Infrastructure issues.
- 5.14 [Policy DMG3: Transport and Mobility](#). Proposals will be assessed in relation to the Development Strategy and the availability of public transport and associated infrastructure will be a key consideration. Specific matters covered by Policy DMG3 include the relationship of a site to the primary/strategic route networks, provision made for pedestrian/cycle access, the accessibility credentials of a site, the level of traffic generated and the promotion of sustainable means of travel that reduces reliance upon the private car.

- 5.15 **Policy DME1: Protecting Trees and Woodlands.** Sets out a presumption against the clearance of broad-leaved woodland and where proposals are likely to have a significant impact on tree cover, appropriate surveys and tree constraint plans should be submitted with the application.
- 5.16 **Policy DME2: Landscape and Townscape Protection.** Requires proposals to avoid significant harm to important landscape features such as traditional stone walls, hedgerows and individual trees (other than in exceptional circumstances where mitigation or enhancement could be achieved, such as replanting and landscape management). In respect of townscape considerations, the scale, form and materials that together comprise the townscape character of an area should be reflected within the scheme proposals.
- 5.17 **Policy DME3: Site and Species Protection and Conservation.** Seeks to ensure that biodiversity is not adversely affected as a result of development proposals and the greatest level of protection is afforded to specific designations such as SSSI's, Local Nature Reserved and County Biological Heritage Sites, as well as wildlife species protected by law. Measures that could enhance biodiversity where appropriate are encouraged, especially where such works will complement priority habitats and species identified in the Lancashire Biodiversity Action Plan.
- 5.18 **Policy DME6: Water Management.** In locations where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere, development will not be permitted. Appropriate measures for the conservation, protection and management of water should be incorporated into development proposals in order that it:
- i. Prevents pollution of surface and/or groundwater
 - ii. Reduces water consumption
 - iii. Reduces the risk of surface water flooding (for example the use of sustainable drainage systems)
- 5.19 In order to assess proposals in line with the above considerations, applications should include details relating to the management of surface water drainage and means of disposal based on sustainable drainage principles, where discharge into the public sewer is considered to be the least sustainable form of drainage.
- 5.20 **Policy DMB4: Open Space Provision.** On residential sites of over 1 hectare, the layout will be expected to provide adequate and usable Public Open Space. On a site by site basis the Council will also consider an

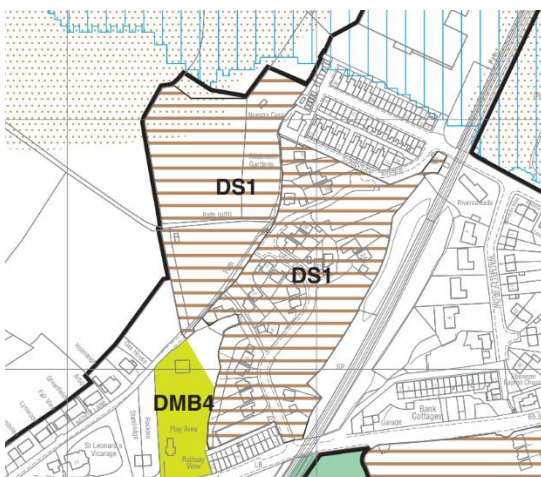
off-site contribution towards provision for sport and recreation and recreational facilities or public open space within the local area.

- 5.21 **Policy DMB5: Footpaths and Bridleways.** The Council will seek to ensure that Public Rights of Way are retained, maintained and improved wherever possible within development proposals. In situations where a Public Right of Way may become less attractive as a result of the proposed development, compensatory enhancements will be sought to ensure there is an overall net improvement to the network.

Housing and Economic Development DPD (2019)

- 5.22 The Development Strategy and Spatial Vision set out under Core Strategy Policy DS1 establishes the settlements within which new development would be considered appropriate and to what scale. The Housing and Economic Development DPD (HEDDPD) then identifies a number of housing allocations across Ribble Valley, in order to ensure that the minimum housing requirement established in Core Strategy Policy H1 is met. Individual settlement boundaries have also been redefined within the HEDDPD and the accompanying Proposals Maps define the extent of the new boundaries and the Housing Allocations.
- 5.23 As demonstrated on Figure 3 below, the application site is located within the defined Settlement Boundary of Billington and is also allocated as a Committed Housing Site. It should be noted that the full extent of the Housing Allocation is not be built upon and the land proposed for flood storage and compensation measures is located outside of the defined settlement/allocation boundary (to the immediate west), but is within the redline application site boundary.

Figure 3: Extract from HEDDPD Proposals Map



Other Relevant Material Considerations

National Planning Policy Framework

4.19 The NPPF sets out the Government's planning policy and how this applies to development. It confirms at Paragraph 6 that the purpose of the planning system is to contribute to sustainable development. It identifies at Paragraph 7 that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

Economic – contributing to build a strong, responsive and competitive economy;

Social – supporting strong, vibrant and healthy communities; and

Environmental – contributing to protecting and enhancing our natural and built historic environment.

5.24 **Paragraph 11** sets out that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. The presumption in favour of sustainable development asks decision-makers to approve development proposals that accord with the development plan without delay.

5.25 **Paragraph 47** states that planning law requires applications to be determined in accordance with an up to date development plan, unless material considerations indicate otherwise.

5.26 **Chapter 8** places an emphasis on place making and promoting healthy and safe communities. **Paragraph 91** requires decisions to aim to achieve healthy, inclusive and safe places which promote social interaction; are safe and accessible; and enable and support healthy lifestyles.

5.27 **Chapter 9** concerns promoting sustainable transport. **Paragraphs 108 to 111** sets out the guidance for considering development proposals in terms of promoting sustainable transport. It is stated that development should only be prevented or refused on highways grounds if there would be unacceptable impacts on highway safety, or the residual cumulative impacts on the road network would be severe. The sections also identify that decisions should seek for applications to demonstrate that appropriate

opportunities have been taken to promote sustainable transport modes, a safe and suitable access can be achieved from the site to sustainable modes of transport for all users and any significant impacts from the development on the transport network be mitigated.

- 5.28 **Chapter 12** places great emphasis on achieving well-designed places. **Paragraph 124** identifies that good design is a key aspect of sustainable development, creating better places in which to live and work. **Paragraph 127** requires planning decisions to ensure that developments: function well and add to the overall quality of the area; be visually attractive with good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, establish or maintain a strong sense of place; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible. **Paragraphs 128 to 132** set out guidance that the applicant should evolve the design of the development throughout the process.
- 5.29 **Paragraph 163** sets out that in determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Footnote 50 to this paragraph confirms that all sites in Flood Zone 1, sized over a hectare, should be supported by a site-specific flood-risk assessment.
- 5.30 **Paragraph 170 of Chapter 15** sets out that decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued natural assets; minimising impacts on and providing net gains for biodiversity; preventing new or existing development from unacceptable levels of soil, air, water or noise pollution or land instability; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. **Paragraph 178** sets out that decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

National Planning Practice Guidance

- 5.31 Guidance at the national level is also provided by the Planning Practice Guidance (PPG). PPG provides further guidance on a range of key issues including design (1st October 2019), effective use of land (22nd July 2020), Housing needs of different groups (22nd July 2019) and Travel Plans, Transport Assessments and Statements (6th March 2014).

Planning History

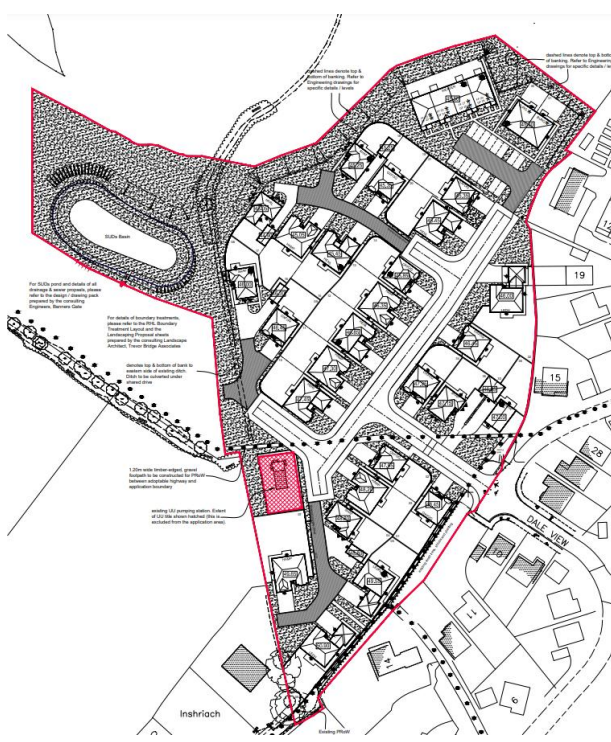
- 5.32 A relevant material consideration in respect of the proposals is the planning history relating to the site. The Site currently benefits from extant planning permission for the development of 41 homes (Ref: **3/2017/0133**) following the approval on 30th November 2017.
- 5.33 Condition 1 of the approval establishes a 3 year time limit for the implementation of the planning permission, which has now passed. However the Business and Planning Act 2020 temporarily modified Section 93 of the Town and Country Planning Act 1990 to enable certain planning permissions which have lapsed, or are due to lapse, between 19th August 2020 and 31st December 2020 to be extended. This measure was introduced in response to the delays caused by the impact of Covid-19 and so this planning permission now remains extant until 1st May 2021 in accordance with Section 17 of the Business and Planning Act 2020.
- 5.34 The approved layout is provided below and the submitted Site Layout proposed by Redrow is provided alongside for ease of comparison.

Figure 4: Comparison between currently approved layout and Redrow's proposed layout.

Approved Layout (3/2017/0133)



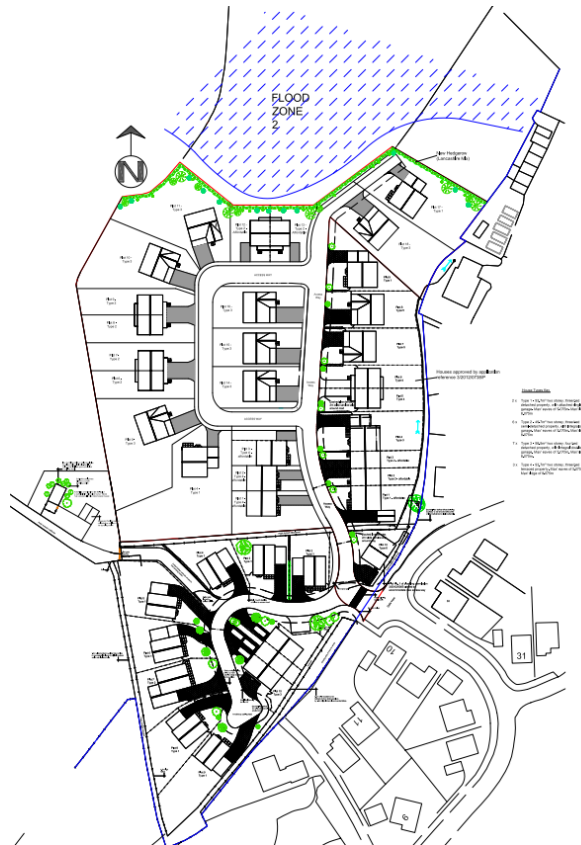
Proposed Redrow Layout



- 5.35 With reference to Figure 4, the same point of vehicular access is proposed from Dale View and the internal road layout and housing positions are broadly similar, which is reflective of the opportunities and constraints presented by the site.
- 5.36 Some differences do occur however and these are particularly in relation to the northern and western areas, to account for the mitigation needed to ensure that the recommendations contained within the most up to date flood risk assessment are taken into account. Five fewer homes are proposed than the extant planning permission (36 as opposed to 41). These flood risk considerations are considered in more detail within the following section (Planning Appraisal) and in the accompanying Flood Risk Assessment prepared by Banners Gate.
- 5.37 The fact that the Site benefits from an extent detailed planning permission for 41 homes is a material consideration that carries significant weight in the decision making process.
- 5.38 Prior to the granting of the current planning permission, the Site was subject to further successful planning applications for residential development across the component parts of the Site, all of which have now lapsed. These applications are summarised as follows:
- i. **Ref: 3/2012/0738. Outline planning application for 10 dwellings approved 1st November 2013.**
This application was to utilise the same point of access from Dale View as is proposed within this planning application. The properties were aligned along the eastern boundary to the north of the access, adjacent to the existing properties along Dale View.
 - ii. **Ref: 3/2012/0065. Outline planning application for 12 dwellings approved 5th November 2013.**
This application ran concurrently with the above application and was also to utilise the same point of access from Dale View as is proposed within this planning application. The properties were aligned along the eastern boundary to the south of the access, adjacent to the existing properties along Dale View.
 - iii. **Ref: 3/2014/0779. Outline planning application for 18 dwellings approved 24th September 2015.**
This application was submitted after the approval of the above two planning application and was to constitute 'Phase 3' of the development.

- 5.39 Combined the three outline planning applications described above established the principle of 40 dwellings across the Site as shown in Figure 5 below.

Figure 5: Plan showing lapsed planning permissions 3/2012/0738, 3/2012/0065 and 3/2014/0779



- 5.40 The planning history relating to the Site demonstrates that there is a recent and relevant planning history of residential development being considered acceptable at the Site, which is a material consideration of relevance to the proposals.
- 5.41 Through the granting of these planning applications it has also been established that the point of access from Dale View (and subsequently on to Whalley Road) has sufficient capacity and is of an appropriate specification to safely accommodate a residential scheme of 41 dwellings from a highways perspective.

6. Planning Appraisal

6.1 This section considers the proposed development against the provisions of the development plan and other material considerations. In summary, it assesses the following:

- Principle of development
- Affordable Housing Statement
- Other Material Considerations, as follows:
 - Design and Layout
 - Residential Amenity
 - Flood risk and drainage
 - Highways and Transportation
 - Ecology and biodiversity
 - Arboriculture
 - Contamination and ground conditions
 - Section 106 Heads of Terms

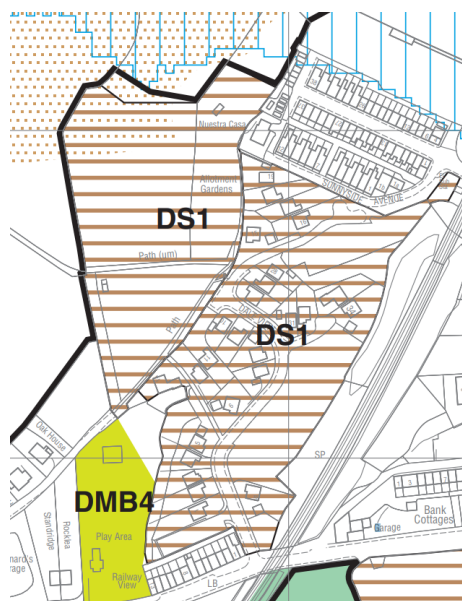
The Principle of Development

6.2 The development plan comprises of the Ribble Valley Core Strategy 2008-2028 (adopted 2014) and the Housing and Economic Development DPD (2019). Ribble Valley Local Plan Policies DS1, DS2, DMG2 and H1, along with NPPF paragraphs 6, 7, 11, 47, 117 & 118 are relevant to the Principle of Development.

6.3 Policy DS1 establishes the settlement hierarchy across Ribble Valley and identifies Billington as a Tier 1 Village as it is considered to be one of the more sustainable settlements in Ribble Valley. Added to this, Billington (and the Site) is located within an accessible walking distance from the centre of Whalley, which is identified as one of the Principal Settlements in Ribble Valley because of the availability of a number of shops, services and increased level of public transport provision, including Whalley train station. This is therefore a highly sustainable location and the overall development strategy for Ribble Valley seeks to

6.4 As a result of the development strategy established through Policy DS1, a number of Housing Allocations were then identified through the Housing and Economic Development DPD (2019) in order to meet the overall minimum housing requirement established for Ribble Valley set out under Policy H1. The Site has been identified as a Housing Allocation, which is referred to as 'Land off Dale View'. An extract from the Proposals Map is provided below indicating the extent of land covered by the Housing Allocation, which is indicated by the horizontal brown lines. The existing properties on Dale View are identified as a separate Housing Allocation.

Figure 6: Extract from Proposals Map showing extent of Housing Allocation



6.5 It is worth noting at this point that the planning application boundary extends slightly beyond the outer limit of the Housing Allocation and settlement boundary (indicated by the solid black line) to the west. No housing, or associated gardens, roads/footpaths or built infrastructure is proposed within this area, it is just slight reprofiling of the land to create additional flood storage area and an attenuation basin as part of the overall surface water drainage strategy for the scheme. More details relating to flood risk and drainage considerations is provided later in this Section.

- 6.6 The principle of housing is further established through the planning history that relates to the Site. Extant planning permission exists (Ref: 3/2017/0133) for a detailed scheme relating to 41 dwellings and associated infrastructure, which was approved 30th November 2017. The Business and Planning Act 2020 resulted in the time period for implementation being extended and so the permission now remains live until 1st May 2021 with the application not expiring until 1st May 2021.
- 6.7 The same vehicular access from Dale View is proposed and the Redrow scheme relates to a fewer number of homes (36 in total) and so from an in principle perspective, this is a material consideration that carries considerable weight in the decision making process.
- 6.8 The approval of 36 dwellings will also help Ribble Valley to maintain a five year housing land supply and Redrow can confirm that following extensive technical assessment work, the Site is deliverable. This supports the government's objective to significantly boost the supply of new homes as set out at paragraph 59 of the NPPF. First housing completions are anticipated in the 2022/23 period, with site completion expected during 2024/2. All 36 homes can therefore be included within Ribble Valley's confirmed five year supply if approved.
- 6.9 It has therefore been demonstrated that the principle of development is acceptable and that the delivery of new homes on a Housing Allocation that benefits from extant planning permission for 41 dwellings complies with the strategic aims of Core Strategy Policy DS1, along with Policies DS2 and DMG2 and the objectives of the NPPF.

Affordable Housing Statement

- 6.10 In accordance with Policy H3, provision is to be made for both affordable housing and for older people. In order to ensure that the provision met the most up to date assessment of local housing need, Redrow held pre-application discussions with the Council's Housing Strategy team and the following affordable housing mix has been agreed as being acceptable:
- 2no. two bedroom bungalows (Affordable Housing for older people)
 - 8no. one bedroom apartments (Affordable Housing).

- 6.11 It was established during the pre-application discussions that there is a particular requirement for more affordable rent provision and so all 8 apartments are to be made available on an affordable rent basis, which is an increased level of provision than would normally be required. The two bungalows are to be made available for shared ownership on an age restricted basis (over 55s), which again responds to a known local housing need.
- 6.12 The delivery of affordable housing proposed in respect of the scheme therefore complies with the requirements of Core Strategy Policies H3 and DMH1 and the level and mix of affordable housing has been agreed as being appropriate by the Council's Housing Strategy team who seek to ensure that new housing schemes address known shortfalls in specific types of affordable housing and older people housing provision.

Other Material Considerations

- 6.13 We now go on to consider other material considerations relevant to the determination of the application, the assessments of which are supplemented by other supporting documents, which will be referred to throughout.

Design and Layout

- 6.14 Policy DMG1 sets out a number of considerations relating to the design of new development, amongst other considerations. In respect of design, this policy sets out importance for new development to respond to the local context by being in keeping with the scale, massing, style, features and building materials found in a locality. The density, layout and relationship between buildings (both existing and proposed) should be considered carefully, as should impact on wider landscape character and the effects of development on amenity. Consideration also needs to be given to the protection and enhancement of Public Rights of Way and access.
- 6.15 The supporting Design and Access Statement ("DAS") prepared by Hive Land & Planning, provides a detailed analysis of the Proposal and the approach taken from a design perspective. This document should be read alongside this Planning Statement.

6.16 In respect of general design principles, with reference to the accompanying plans prepared by Redrow and the subsequent analysis provided in the DAS, the following are the key components of the scheme from a design perspective:

- The footprint, height and massing of the dwellings are appropriate in the context of the Site itself and the surrounding urban context, reflecting the character of the neighbouring residential properties on Dale View, which were also built by Redrow. The apartments are also considered appropriate in the context of the surroundings, being located in the northern end of the site, adjacent to the terraced rows of properties that comprise at Sunnyside Avenue. They are to be 'maisonette' style apartments, two storey in height and each apartment will have its own dedicated access. The overall appearance of the block will therefore be in keeping with the two storey properties proposed elsewhere in the scheme proposals and the prevailing character of the surrounding area.
- The homes will sit within a high quality environment and an attractive street scene is to be created, with new planting and landscaping, including grassed areas and high quality boundary treatments incorporated in line with the hard and soft landscaping strategy for the Site;
- Key footpath linkages are to be improved and maintained through the Site, (namely the two PRoV's that run through the Site), ensuring the connections to the village of Billington to the north and east and the open countryside to the west are maintained, ensuring successful integration of the scheme into the existing community.
- Views of the open countryside are to be retained from several locations within the development, by orientating dwellings so they do not 'turn their back' of the open fields, helping to provide a transition between the countryside and the village of Billington.

6.17 The DAS sets out that the proposed scheme has been carefully designed and that the proposals are appropriate in their context. The DAS confirms that the development of the Site for residential dwellings will result in a well planned development; which will echo the vernacular of the surrounding area (Dale View in particular) and will therefore be easily integrated into its immediate context.

- 6.18 The DAS continues that the proposals have been designed to take advantage of the opportunities presented by the Site, whilst dealing with the Site constraints, in particular flood risk. It goes on to confirm that the scheme will function well in terms of the layout, street scenes, location of gardens, parking, accessibility and will be a highly positive addition to the character and quality of the Billington area.
- 6.19 The DAS provides all details in respect of design and layout considerations and demonstrates how the proposals accord with Policy DMG1 and NPPF paragraphs 124, 127, 128 – 132.

Residential Amenity

- 6.20 The Site is bordered by housing along the entire eastern boundary and to the immediate south along Neddy Lane. As such, careful consideration has been taken to ensure that the amenity of occupants of both the existing and proposed properties is not compromised along this sensitive boundary.
- 6.21 The scheme has been designed to provide existing and future occupants with a satisfactory level of amenity, in terms of space, daylight and privacy. To achieve this, the layout and orientation of individual properties has been deliberate to avoid overlooking or loss of light and maintain the necessary separation distances from the properties situated along Dale View and within the Site itself.
- 6.22 The approach that has been taken in this respect is to the benefit of all residents and some improvements have been made when compared to the layout proposed for the extant planning permission for 41 homes.
- 6.23 It is therefore considered that the proposal fully accords with Core Strategy Policy DMG1 in respect of protecting residential amenity through good design.

Flood risk and drainage

- 6.24 Flood risk and the drainage strategy for the Site is considered to be the primary technical consideration relating to the scheme proposals given the history of flooding that has occurred in the local area. A considerable amount of work has therefore been undertaken to help ensure that the proposals do not result in any greater risk of flooding, either on the Site itself or elsewhere.

Policy Requirements

- 6.25 Core Strategy Policy DME6 'Water Management' confirms that development will not be permitted in locations where the proposed development would be at unacceptable risk from flooding and the use of sustainable drainage systems to attenuate or restrict the flow of surface water is also encouraged in line with national planning guidance and best practice.
- 6.26 Paragraph's 155 to 165 of the NPPF sets out the national policy basis for development where flood risk is a material consideration in the planning process. It advises that development should be directed away from areas at the most risk of flooding and that where development is proposed in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Planning Practice Guidance then provides further technical guidance on how to deal with proposals where flood risk is an influencing factor.

Technical background

- 6.27 To inform the development proposals, Banners Gate have been appointed as Redrow's flood risk consultant and the site layout and associated floor levels proposed have been directly influenced by the technical due diligence and advice that has been provided by them. A Flood Risk Assessment (FRA) is submitted with the application that provides a detailed account of the flood risk considerations pertinent to the development proposals and should be referred to.
- 6.28 The application site is identified as a Housing Allocation in the Local Plan and so as set out earlier in this Section, this is an appropriate location for new housing that accords with the development strategy for Ribble Valley. At the time of the original boundary of the allocation being established, the entire Site fell within Flood Zone 1, with reference to the Environment Agency Flood Map, which is defined as an area with a Low Probability of flooding in which the development of new housing is entirely appropriate. The Environment Agency subsequently updated its Flood Maps in June 2017 and as a result, an area in the north of the Site now falls within Flood Zone 2, which is defined as having a Medium Probability of flooding. Flood Zone 3 lies beyond the northern boundary of the Site and is defined as an area that has a High Probability of flooding. Figures 3.1.1 and 3.1.2 of the accompanying FRA illustrate the changes to the Environment Agency Flood Map described above.

6.29 As a result, the full extent of the Housing Allocation is not proposed to be built on and as part of the flood risk and drainage strategy for the Site, some engineering works are proposed in the northern and western parts of the Site to ensure that the new properties are not exposed to risk from flooding (i.e. removing them from Flood Zone 2) and, crucially, that no greater risk of flooding occurs elsewhere as a result of the development.

Proposed approach

6.30 The FRA has considered all of the data arising from recent flooding events in the area, including the 2015 Boxing Day floods, which resulted in the highest River Calder flow on record and this event was classified as approaching a 1 in 1,000 year return period event. The flood risk work has therefore been able to take into account actual data from an extreme flood event that occurred recently in the local area, meaning that a robust approach can be taken when establishing the flood risk and drainage strategy for the homes that are proposed.

6.31 The Environment Agency are the relevant flood authority for the scheme proposals and so to comply with their requirements, it is recommended that finished floor levels for the proposed dwellings are raised to a minimum of 300mm above the predicted 1 in 1,000 year flood level. This will then ensure that none of the proposed homes are at an unacceptable risk from flooding by moving them from Flood Zone 2 into Flood Zone 1. This majority of the Site falls within Flood Zone 1 (around 75%) and so these measures are not necessary across the whole of the Site; this only applies to the northernmost part of the Site, where the risk of flooding is greatest.

6.32 The next important consideration was then to ensure that no greater risk of flooding occurs elsewhere as a result of the proposed development. The slight increase in site levels described above results in the loss of flood plain and so the first step was to ensure that this loss is compensated for elsewhere. Further engineering works are therefore proposed to reduce existing land levels (of the equivalent volume to the increase proposed) on land that currently lies within Flood Zone 1, moving that land into Flood Zone 2 and allowing water to flood this area should an extreme flood event occur. The displacement is therefore localised and would not result in an increased risk of flooding elsewhere.

6.33 The final consideration is then how surface water from the Site is to be dealt with as a result of the increased hardstanding and buildings that are proposed as part of the development. At present, any surface

water that lands on, or drains through, the Site makes its way to the River Calder. The starting point is therefore to understand at what rate surface water is discharged from the Site and this is referred to as the Greenfield Runoff Rate, which in this case is 8.3 litres per second and this also makes allowance for climate change. The drainage strategy for the site must not therefore exceed the rate of surface water discharge above the existing Greenfield Runoff Rate. Any increase would have the potential to increase the risk of flooding elsewhere.

- 6.34 The FRA has provided details of the drainage strategy that is proposed to achieve this. The use of Sustainable Urban Drainage techniques has been fully explored and as a result, a Detention Basin is proposed to the west of the proposed housing (within the application site boundary), as the primary attenuation/storage feature. This will allow water to be held on the Site itself when increases in rainfall occur that necessitate additional storage capacity and ensure that the agreed surface water discharge rate for the Site is not exceeded. Any surface water landing on impermeable surfaces across the Site is also to be collected and directed towards the drainage system that is proposed (please refer to the accompanying Drainage Strategy Plan) and the rate of discharge from the Site into the surface water drain running through the site is to be limited to ensure that the existing Greenfield Runoff Rate is not exceeded.

Other drainage considerations

- 6.35 Foul water from the Site is to drain directly into the combined public sewer that crosses the Site and it has been agreed with United Utilities that this can be at an unrestricted rate.

Summary

- 6.36 It is acknowledged that the local area, in particular properties along Longworth Road and Sunnyside Avenue, has had a long history associated with flooding from the River Calder. It has therefore been imperative to ensure that the proposed development does not exacerbate this situation.
- 6.37 The accompanying Flood Risk Assessment has demonstrated that engineering operations are proposed to slightly alter land levels and to implement of a comprehensive drainage strategy for the Site that limits the rate of surface water discharge from the Site to the existing Greenfield Runoff Rate. These factors combined ensure that the proposed homes are not exposed to unacceptable risk from flooding and that there is no increase in flood risk experienced elsewhere.

- 6.38 The proposals therefore meet the requirements of Policy DME6 and the guidance set out at paragraph's 155 to 165 of the NPPF and Planning Practice Guidance.

Highways and Transportation

- 6.39 Policy DMG1 requires new proposals to consider the potential traffic and car parking implications of new development, ensuring that a safe access is provided that reflects the nature of development proposed, whilst Policy DMG3 requires proposals to be assessed in relation to the Development Strategy and the availability of public transport and associated infrastructure.
- 6.40 Paragraph 111 of the NPPF requires applications for major development to be supported by a Transport Statement so that the likely highway and transportation impacts arising from a proposal can be assessed.
- 6.41 The Transport Statement ("TS") for the Scheme has been prepared by Croft and has been used to inform the proposals for the Site. With reference to the assessment and findings contained within the TS, the following conclusions can be reached from a highways and transportation perspective.
- 6.42 The proposed development will be accessed by a safe, formalised, and efficient vehicular access arrangement off Dale View. The same vehicular and pedestrian access was proposed to be utilised for the extant planning permission that exists at the site for a greater number of dwellings (41). Lancashire County Council as local highway authority have therefore already accepted that this is an appropriate access for the scale of development proposed.
- 6.43 The existing pedestrian infrastructure located in the vicinity of the site (along Dale View and then Whalley Road in particular) will enable safe pedestrian movement between the development site and the local services available in Billington and Whalley. The retention of the existing Public Rights of Way (3-6-FP 40 and 3-6-FP 42) is also recognised as an important aspect of the scheme proposals within the TS.
- 6.44 The site benefits from being located in close proximity to the bus stops located on Whalley Road which provides access to a range of regular and frequent services that are ideally placed to cater for the needs of residents and visitors alike. The site is also accessible by rail being located a short walk or bus journey from Whalley and Langho rail stations. The sustainable credentials of the Site in terms of accessibility have also been considered within Section 2 of this Planning Statement. It is therefore recognised that the Site is

in a sustainable and accessible location and the proposals accord with the principles of national, regional and local planning policy, in which all modes of accessibility have been considered during the design process, with priority given to the promotion of walking, cycling and the use of public transport.

- 6.45 The proposed development can be adequately serviced in a safe and efficient manner, in particular in respect of refuse collection. Plan 4 of the TS shows a swept path analysis that demonstrates that a standard Lancashire refuse vehicle can access the site and carry out all necessary manoeuvres, taking into account the locations that residents will leave their bins for collection.
- 6.46 The traffic impact arising from the new homes is likely to be imperceptible on the surrounding highway network and so in accordance with paragraph 109 of the NPPF, the development proposed would not give rise to 'severe' impacts on the road network. This view is further reinforced by the fact that this is a committed housing site, both through its identification as a Housing Allocation in the HEDDPD and the extant planning permission on the Site for 41 dwellings. The traffic generation potential from this Site will therefore have already been considered in relation to other proposals for new development in the local area and so the reduction in the number of homes proposed (and the associated reduction in traffic generation) means that a cumulative impact will also not occur.
- 6.47 Based on the analysis undertaken within the accompanying TS, the proposals would have a negligible impact on local on street parking, on highway safety and the operation of the local highway network. The proposals are therefore considered to be in accordance with the requirements of Policies DM1 and DMG3 and NPPF Paragraphs 103, 109 and 127.

Ecology and Biodiversity

- 6.48 The Council's planning policy requirements in relation to ecology and biodiversity are set out in Policy DME3, which seeks to ensure that biodiversity is not adversely affected by development proposals. Paragraph 175 of the NPPF states a range of principles that local authorities must follow when considering planning applications. The principles include refusing planning applications where appropriate measures cannot be put in place to prevent unacceptable impacts upon the biodiversity as a result of new development.

- 6.49 An Ecological Appraisal has been prepared by ecological consultants Envirotech NW Ltd and is submitted as part of this planning application. Ecological surveys, site appraisals and impact assessments were carried out and there was no evidence to suggest that any protected species were either present on the Site, or that the Site is regularly used (or suitable) for foraging, for example.
- 6.50 Any habitat on Site was considered to not have anything more than low ecological significance and this included the vegetation that is to be cleared to accommodate the proposed development. The proposals will also have no adverse effect on statutory or non-statutory designated sites for nature conservation.
- 6.51 The potential for nesting birds has been recognised and so as would normally be the case, the greatest potential impact arising is during the construction phase of development, and so should any species be found, ecological advice is to be sought to ensure that appropriate mitigation measures are identified and then implemented.
- 6.52 In respect of other forms of mitigation, the new landscaping proposed is recognised as being important to provide biodiversity opportunities on the Site that do not currently exist.
- 6.53 The proposals represent a suitable and appropriate scheme which accords with Policy DME3 and Paragraph 175 of the NPPF.

Arboriculture

- 6.54 Policy DME2 requires proposals to avoid significant harm to important landscape features such as hedgerows and individual trees. Allowances are also made in relation to circumstances where mitigation is proposed through the introduction of new planting as part of an overall landscape strategy.
- 6.55 To assess the impact of the proposals in this regard, a Tree Impact Appraisal and Protection Scheme has been prepared by Bowland Tree Consultancy Ltd and is submitted as part of this planning application. The report comprises an appraisal of trees as they relate to the potential impacts of the development, advice in relation to appropriate mitigation measures for retained trees and details of compensation measures for removed trees where appropriate.
- 6.56 In respect of the existing trees, a total of seven individual trees, three groups of trees and three hedges were surveyed. None of these trees are subject to a Tree Preservation Order (TPO), nor is the Site

located within a Conservation Area (which effectively affords trees the same protection as a TPO). None of the trees surveyed were considered to be 'high quality' (or Category A); two trees and one group were considered to be 'medium quality' (Category B), two trees were recommended for removal irrespective of the development proposals for sound management purposes (Category U) and the remainder were of 'low quality' (Category C).

6.57 In order to accommodate the new housing, some tree removal is necessary and so alongside the two Category U trees recommended for removal because of their poor condition (T2 and T3 on the submitted Tree Constraints Plan), some Category C trees are also to be removed, namely part of one group (G2) and part of a hedgerow (H2). None of the better quality Category B trees on the Site are proposed for removal. Retained trees are to be protected during the construction period through the formation of Construction Exclusion Zones demarked by specialist fencing, in line with best practice guidance.

6.58 In order to mitigate for the loss of some low quality trees and hedgerow, new planting is proposed as part of the landscape strategy prepared by Trevor Bridge Associates, which includes extensive tree planting (well in excess of what is to be removed), new hedgerow planting (of an equivalent length than is to be removed), along with ornamental shrubs, climbers, turf and wildflower seed mix/turf. This is considered to more than compensate for the minor loss proposed and the new planting will be of a better quality than the Category C and Category U trees to be removed.

6.59 The proposed tree planting along the residential streets will ensure the development as a whole is attractive and well connected with the natural environment, providing a strong transition between the open areas to the west and the residential area to the east.

6.60 The proposals therefore comply with the objectives of Policy DME2.

Contamination and Ground Conditions

6.61 The risk of contamination or land instability as it relates to the proposed development has been considered and this is supported by Paragraph 178 of the NPPF which requires planning decisions to be informed by adequate site investigations carried out by a competent person.

- 6.62 In the absence of any discernible changes in ground conditions since the report was prepared, the Phase I & Phase II Site Investigation Report (SI) prepared in 2013 by TerraConsult is submitted with the planning application.
- 6.63 In terms of the potential for contamination, the ground investigation data confirms that the concentration of potential contaminants is negligible and so development of the land for residential purposes is acceptable. In addition, it is confirmed that no mitigation measures are considered necessary in respect of controlled waters or ground gas.
- 6.64 Policy DMG1 requires any risks arising from former coal mining to be taken into account and the SI confirms that any potential geotechnical hazards in this respect are negligible and as such no special precautions need to be taken. Other recommendations are made in respect of the construction design for the housing in respect of the geotechnical findings, none of which are unusual or onerous.
- 6.65 The proposals therefore meet the requirements of Policy DMG1 and NPPF Paragraphs 170 and 178.

Section 106 Heads of Terms

- 6.66 Pre-application discussions with the Council confirmed that a financial contribution towards off-site recreation will be required in accordance with Policy DMB4.
- 6.67 Discussions with regards to any other financial planning contributions deemed necessary to support the provision of local infrastructure in line with planning policy requirements and make the proposal acceptable in planning terms are to be agreed with the Local Planning Authority during the determination period.

Summary

- 6.68 It has been demonstrated that the proposals accord with all relevant development plan policies and other material considerations. As such the principle of development is acceptable and there are no other technical constraints, which would preclude development of the Site in the nature intended.
- 6.69 The application proposals should therefore be approved in accordance with the presumption in favour of sustainable development set out at paragraph 11 of the NPPF.

7. Planning Balance and Conclusion

- 7.1 This Planning Statement has been prepared on behalf of Redrow Homes Limited to support a full planning application submitted to Ribble Valley Borough Council for the development of 36 residential dwellings, and associated site infrastructure, to be situated on land adjacent to Neddy Lane and Dale View, Billington. The description of the proposed development is as follows:

“Erection of 36 residential dwellings, along with landscaping and associated site infrastructure and engineering operations.”

- 7.2 It has been demonstrated that the proposals conform with all relevant development plan policies and other material considerations, including the requirements of the NPPF. The Site is identified as a Housing Allocation in the Local Plan and benefits from extant planning permission for 41 dwellings (3/2017/0133). The principle of housing development is therefore established.
- 7.3 There are no technical or physical issues that would prevent the proposals being delivered in the manner intended and so there is certainty that this is a deliverable project that will make a positive contribution towards future housing land supply in Ribble Valley.
- 7.4 Any potential harm arising from the development of the Scheme is limited and where harm has been identified it can be mitigated against in line with best practice, as has been described in the technical documents supporting this application and the Planning Appraisal Section of this Planning Statement.
- 7.5 In terms of the overall planning balance, there are a number of significant economic, social and environmental benefits associated with the delivery of the proposed development which weigh considerably in favour of the proposed development:

Economic

- i. The erection of 36 new homes will attract greater investment into local infrastructure and services as a result of the increased spending of new residents.
- ii. Increased Council Tax revenues.

- iii. The construction and management of the scheme will create numerous temporary and permanent, full and part time jobs for local workers.

Social

- i. The provision of affordable housing at a mix that specifically responds to known local housing needs (affordable rent and over 55s).
- ii. The proposals represent a high quality, attractive environment which will contribute to creating a vibrant and safe community.
- iii. The proposals will create a number of new jobs as highlighted above, which in turn give rise to social and well-being benefits.

Environment

- i. The Site currently has few biodiversity opportunities due to the limited nature of the habitat present and so the proposals have the potential to provide new opportunities for biodiversity that do not currently exist through the considerable tree planting and landscaping that is proposed across the Site.

7.6 Overall, the proposal is fully compliant with all relevant development plan policies, the planning balance weighs firmly in favour of the proposals and so in accordance with the presumption in favour of sustainable development set out at Paragraph 11 of the NPPF, the proposals should be approved without delay.

Appendix A Consultation Leaflet

PROPOSED DEVELOPMENT

Neddy Lane, Billington

Redrow Homes are to submit a planning application for the construction of 36 new homes on land off Neddy Lane in Billington. This land is identified as a housing allocation in the adopted Ribble Valley Local Plan and planning permission still exists for 41 homes to be constructed on the site, however this scheme is no longer to be pursued.



We invite you to take part in an online consultation relating to the new housing and your feedback is sought on the proposals.



OVERVIEW OF THE PROPOSALS

The housing development is to comprise of 36 homes, of which 10 are to be affordable homes made available for local people. The overall housing mix is to comprise of the following:

- 2 two-bedroom bungalows (affordable)
- A two storey apartment block comprising 4 one-bedroom apartments and 4 two-bedroom apartments (all affordable)
- 26 three and four-bedroom houses

The vehicular access for the site will be taken from Dale View with homes orientated to prevent overlooking of existing nearby properties.

High quality landscaping is to be integrated into the scheme, both through new planting and the retention of many trees and hedgerows. This landscaping and planting will be visually attractive and of high ecological value, enhancing biodiversity opportunities. The retention of hedgerows particularly around the perimeter of the site will help to integrate the housing into the wider landscape to the west.



ABOUT REDROW

Redrow are a premium homebuilding company who pride themselves on developing the highest quality new homes, professional customer services, and creating attractive and well-designed developments that will be part of thriving communities in the future. Equally important to this is the relationship that Redrow build with local communities, to address any concerns during the planning process and the construction phase. Redrow are active on and have delivered a number of sites in Ribble Valley and so have a good understanding of the area and what is important to local people.

The house types below are proposed within the scheme and an indication of the typical landscape treatment delivered by Redrow is also shown.



GIVE US YOUR VIEWS

We would like to hear your thoughts and receive feedback on the proposals.

Please provide your comments via the website and we will be able to take this feedback into account in order to finalise the proposals.

The consultation website can be found at: www.hiveland.co.uk/billington where you will be able to leave your comments and download the plans.



Please provide your comments by 1st February 2021. we appreciate any time you can spare to respond.



Appendix B Consultation Area (outlined in red)



Appendix C Consultation Website

www.hiveland/Billington



PUBLIC CONSULTATION

Neddy Lane, Billington

Redrow Homes

Redrow Homes would like to thank you for taking the time to visit the consultation website in respect of new proposals for 36 homes at Neddy Lane, Billington.

The intention is to submit a detailed planning application relating to land which is identified as a housing allocation in the adopted Ribble Valley Local Plan and planning permission still exists for 41 homes to be constructed on the site, however this scheme is no longer to be pursued.

We invite you to take part in this online consultation, for which comments should be submitted by 1st February 2021. **(Please note this consultation has now closed)** Please find below links to the following documents which can be downloaded for you to consider:

Proposed Site Layout [\(DOWNLOAD\)](#)

Some of the proposed house types from Redrow's Heritage Collection - [\(DOWNLOAD >> \[Harlech\] \[Henley\] \[Oxford Lifestyle\] \[Shaftesbury\] \[Warwick\]\)](#)

Typical landscape treatment - [\(DOWNLOAD >> \[IMAGE 1\] \[IMAGE 2\]\)](#)

About Redrow

Redrow are a premium homebuilding company who pride themselves on developing the highest quality new homes, professional customer services, and creating attractive and well-designed developments that will be part of thriving communities in the future. Equally important to this is the relationship that Redrow build with local communities, to address any concerns during the planning process and the construction phase. Redrow are active on and have delivered a number of sites in Ribble Valley and so have a good understanding of the area and what is important to local people.

The house types below are proposed within the scheme and an indication of the typical landscape treatment delivered by Redrow is also shown.

Overview of the Proposals

The housing development is to comprise of 36 homes, of which 10 are to be affordable homes made available for local people with specific housing needs. The overall housing mix is to comprise of the following:

- 2 two-bedroom bungalows (affordable)
- A two-storey apartment block comprising 4 one-bedroom apartments and 4 two-bedroom apartments (all affordable)
- 26 three and four bedroom houses (available for market sale)

The vehicular access for the site will be taken from Dale View with homes orientated to prevent overlooking of existing nearby properties. The proposed landscaping includes planting and the retention of many trees and hedgerows which have been integrated into the scheme.

High quality landscaping is to be integrated into the scheme, both through new planting and the retention of many trees and hedgerows. This landscaping and planting will be visually attractive and of high ecological value, enhancing biodiversity opportunities. The retention of hedgerows particularly around the perimeter of the site will help to integrate the housing into the wider landscape to the west.

Despite the Local Plan housing allocation covering a wider area to the north west of the site, the housing is sited so as to avoid the land most at risk from flooding (Flood Zone 2, with reference to the Environment Agency's Flood Map) and the drainage strategy for the site will ensure that the development will not increase the risk of flooding either on the site or elsewhere.

Give us your views

We would like to hear your thoughts and receive feedback on the proposals, particularly in relation to the proposed design of the homes and the site layout.

Please provide your comments in the comments box below and Redrow will be able to take your feedback into account in order to finalise the proposals and move towards submission of the planning application.

Thank you for your time.

YOUR COMMENTS

This consultation has now been closed

[<<Back to Consultations](#)



Planning Statement

Neddy Lane, Billington

Hive Land & Planning
Swan Buildings, Swan Street, Manchester, M4 5JW

www.hiveland.co.uk