



Steven Abbott Associates LLP
Chartered Town Planners

PLANNING, DESIGN AND ACCESS STATEMENT

Chatburn Developments Ltd

Outline planning application for up to 2no two storey residential dwellings (Access and layout details submitted for approval only)

Land to the south of Glencroft, Pendle Avenue, Chatburn, Clitheroe,
BB7 4AX

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REPORT DETAILS

Contact: **Christie J McDonald** MTCP MRTPI
Associate

Tel: 01257 251177

E-mail: christiem@abbott-associates.co.uk

Office address: **Steven Abbott Associates LLP**

Balmoral House
Ackhurst Business Park
Foxhole Road
Chorley
PR7 1NY

Ref: 3392

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Steven Abbott Associates LLP

Offices in Lancashire, Cumbria and Cornwall

www.abbott-associates.co.uk



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1. INTRODUCTION

- 1.1. Steven Abbott Associates LLP are instructed by Chatburn Developments Ltd to provide professional planning advice in relation to an outline planning application on a site in Chatburn in the Borough of Ribble Valley.
- 1.2. The application site is just to the south of a site which received full planning permission on 28th August 2020 for the demolition and rebuild of the existing dwelling and the erection of an additional dwelling (LPA Ref: 3/2020/0112).
- 1.3. The site is rear garden land associated with Glencroft which is to be demolished to facilitate planning permission reference 3/2020/0112.
- 1.4. The application subject to this Planning, Design and Access Statement is an outline application with all matters reserved apart from access and layout.
- 1.5. Given the application site's location included in the submission documents is a Flood Risk Assessment produced by Earth Environmental and Geotechnical which is to be read alongside this statement.

2. RELEVANT PLANNING HISTORY

Application Number: 3/2020/0112

Description of Development: Demolition and rebuild of existing dwelling and erection of new additional dwelling.

Application Site: Glencroft, Pendle Avenue, Chatburn, BB7 4AX

Decision: Planning permission granted 28th August 2020

3. PLANNING POLICY CONTEXT

- 3.1. By sections 70(2) and 79(4) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, the planning application must be determined in accordance with the development plan unless material conditions indicate otherwise.
- 3.2. The Ribble Valley Core Strategy was adopted by the LPA on 16th November 2014 and forms the central document of the development plan, establishing the vision, underlying objectives and key principles that will guide the development within the Borough until 2028.
- 3.3. The Core Strategy Key Statements most relevant to this planning application are as follows:
- Key Statement DS2: Presumption in Favour of Sustainable Development
 - Key Statement DM12: Transport Considerations.
- 3.4. The Core Strategy Policies most relevant to this planning application are as follows:
- Policy DMG1: General Considerations
 - Policy DMG2: Strategic Considerations
 - Policy DMH3: Dwellings in the Open Countryside and AONB
 - Policy DME6: Water Management
- 3.5. Following the adoption of the Core Strategy in December 2014 the Council has produced a Housing and Economic Development Plan Document which was adopted on 15th October 2019. This plan sets out a more detailed policy coverage for matters relating to housing and economy to fully implement the policies of the Core Strategy. This document is accompanied by a Proposals

Map which shows the extent of allocations and designations arising from the adopted Core Strategy and the DPD. The adopted DPD and the Proposals Map form part of the statutory plan for the Borough.

- 3.6. On a national level, the National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. Paragraph 7 indicates that the purpose of the planning system is to contribute to sustainable development and paragraph 8 goes on to explain that there are three dimensions to this concept: economic, social and environmental.
- 3.7. As paragraphs 11 to 14 explain, at the heart of the NPPF is a presumption in favour of sustainable development. The NPPF gives very strong policy support to applications for sustainable development and paragraph 38 emphasises that “local planning authorities should approach decisions for proposed development in a positive and creative way and decision-takers at every level should seek to approve applications for sustainable development where possible”. The presumption is set out in paragraph 11.
- 3.8. Chapter 5 of the NPPF makes provision for delivering a wide choice of high quality homes with paragraph 59 making it clear that a core aim is “significantly boosting the supply of housing”. Paragraph 68 indicates that Local Authorities should support and give great weight to the development of windfall sites.

4. DESCRIPTION OF DEVELOPMENT

- 4.1. It is proposed that up to two residential dwellings are erected on the application site, garden land associated with the property 'Glencroft', of a similar size and design as the 2no two storey properties which were granted planning permission by the LPA on 28th August 2020 (LPA Ref: 3/2020/0112).
- 4.2. Counsel's legal advice has been received in regard to access to the site and no issues have been raised.

5. APPLICANT'S CASE

- 5.1. It is our case that the proposed residential development will be of a very high quality in the same style as the scheme just to the north of the site which was granted planning permission by the LPA on 28th August 2020 (LPA Ref: 3/2020/0112).
- 5.2. In addition to the above planning permission, the following is also highly relevant to this application:
- Planning permission 3/2018/0582 (granted on appeal 23rd January 2020 with an award of costs to the Appellant – APP/T2350/W/19/3223816): Residential development of up to nine dwellings.
 - Planning permission 3/2020/0112: Demolition and rebuild of existing dwelling and erection of new additional dwelling.
- 5.3. The appeal decision and costs decision are both attached for ease of reference.
- 5.4. These recent decisions are relevant in terms of the appropriate approach to Local Plan policies relating to new housing development and to the fundamental Government objective (paragraph 59 of the NPPF) of significantly boosting the supply of new homes.
- 5.5. In spatial terms, the application site is located on the south-eastern side of Chatburn, directly adjoining the defined settlement boundary. The Ribble Valley Core Strategy identifies Chatburn as a Tier 1 settlement:
- i. Tier 1 villages are more sustainable settlements where new development will be focussed;

- ii. Development in Tier 1 settlements should consolidate, expand or round off development so that it is closely related to the main built up areas, ensuring that it is appropriate to the scale of and is keeping with the existing settlement (Policy DMG2 of the Core Strategy);
 - iii. The publicly stated position of the Council is that “consolidation” and “expansion” as contained in Policy DMG2 and defined in the Core Strategy Glossary is not confined to being within the settlement boundaries of Principal Settlements and Tier 1 settlements.
- 5.6. Policy DMH3 (Dwellings in the Open Countryside and AONB), indicates that residential development which meets an identified local need will be acceptable.
- 5.7. These are the two main Local Plan/Core Strategy policies relevant to new housing development and given the Council’s recognition that development involving consolidation or expansion of Chatburn can be acceptable beyond the defined settlement boundaries, there is a tension between those policies. In such circumstances the Council is required to consider the strategy and objectives of the Local Plan when considered as a whole.
- 5.8. Physically and functionally the application site is very closely related to the main built up areas. The local topography and existing built and landscape features in the vicinity reinforce this close relationship, such that the proposal should be recognised as appropriate “consolidation/expansion” as anticipated by the Core Strategy. On that basis the proposed development would accord with Core Strategy Policy DMG2(1).
- 5.9. Under Key Statement DS1 of the Core Strategy an anticipated housing requirement/distribution is identified for individual settlements, with a minimum requirement for Chatburn of 27 dwellings indicated.

- 5.10. At paragraph 22 of the appeal decision letter (PINS Ref: APP/T2350/W/19/3223816) the Inspector was satisfied that “the minimum housing requirements for Chatburn has not been met.” The Inspector also commented that the minimum requirement should be considered in the context of the Government’s objective of significantly boosting the supply of homes and this remains a highly relevant matter of significant weight. It is clear that the 27 dwelling requirement should not be seen as some sort of ‘ceiling’ – it is a minimum requirement.
- 5.11. The proposed development subject to this statement is of a modest scale appropriate to the context provided by the existing built up area of Chatburn. In a modest but material way it would further contribute to the housing requirements of Chatburn and would assist in boosting housing supply generally.
- 5.12. The proposed development is entirely consistent with both policies DMH3 and DMG2 of the Core Strategy and is consistent with the Local Plan considered as a whole. In terms of the spatial strategy and distribution for new housing set out in the Core Strategy the proposed modest development should be recognised as being acceptable in principle by the Council.

Other Policy Considerations

Core Strategy Key Statement DS2: Presumption in Favour of Sustainable Development

- 5.13. This Key Statement states as follows:
- “Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impact of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole; or
- Specific policies in the Framework indicate that development should be restricted.”

5.14. It is our case that the proposal represents sustainable development, just like the approved development on the adjoining site which was accepted to be sustainable development by the Council, and there are no local or national policies which indicate that the planning application should be refused.

5.15. Therefore, it is respectfully suggested that the planning application should be approved in line with DS2.

Core Strategy Key Statement DM12: Transport Considerations

5.16. The proposed development is accessible on foot and has convenient cycle and public transport links which means the future occupiers of the two dwellings proposed will not have a reliance on a private motor vehicle.

5.17. Given the above, the planning application is fully compliant with DM12.

Core Strategy Policy DMG1: General Considerations

5.18. The planning application is fully compliant with Policy DMG1 for the following reasons:

Design

1. The proposed dwellings will be of a high standard of building design.
2. The dwellings will be sympathetic to existing land uses in terms of their size, intensity and nature as well as scale, massing, style features and building materials.
3. The proposed scheme considers the density, layout and relationship between buildings and will not impact detrimentally on existing amenities.
4. Sustainable construction techniques will be used where possible.

Access

1. The proposed development will not result in any highway safety or parking issues.
2. The proposed access to the site is suitable to accommodate the scale and type of traffic likely to be generated.

Amenity

1. The proposed development will not affect the amenities of the surrounding area.
2. The proposed scheme will provide adequate day lighting and privacy distances.
3. The proposed development will not have any detrimental impact on public safety.
4. The proposals will not have any implications for air quality.

Environment

1. The proposed development will not have a detrimental impact on the environment.

Infrastructure

1. The proposed scheme will not result in the loss of important open space or playing fields.
2. There will be no strain on the existing infrastructure by the proposed development.

Other

1. By approving the planning application, the LPA will not be prejudicing any future development which would provide significant environmental and amenity improvements.
- 5.19. Given the above policy considerations, it is clear that the planning application presents the Council with an opportunity to approve a high quality residential scheme on land adjoining a site which has already been granted planning permission for two high quality houses thus creating four high quality family homes on the overall site which will be a great boost to the housing stock in both Chatburn and the Borough.

National Planning Policy Framework (NPPF)

- 5.20. By addressing each of the above policies it has meant that all the relevant sections of the NPPF have also been covered.
- 5.21. In summary, there is nothing contained within the NPPF which contradicts the above local policies and the proposals represent sustainable development which the LPA should be supportive of in line with national planning policy.

6. CONCLUSIONS

6.1. In summary, the Council have before them an outline planning application for a high quality, albeit modest, residential scheme which complies with all the following Core Strategy Key Statements:

- Key Statement DS2: Presumption in Favour of Sustainable Development
- Key Statement DM12: Transport Considerations.

6.2. It also complies with the following Core Strategy Policies:

- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DMH3: Dwellings in the Open Countryside and AONB
- Policy DME6: Water Management

6.3. In addition to the above, the proposals are fully compliant with the NPPF.

6.4. It is for these reasons, and those set out throughout this statement, that it is respectfully suggested that this application should be approved and planning permission granted.