

Land to the rear of The Dog Inn, Market Place, Longridge

Full Application for the Erection of 9 no. Dwellings and Associated Works

PLANNING STATEMENT AND DESIGN AND ACCESS STATEMENT

March 2021

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/1 INTRODUCTION

- 1.1 PWA Planning is retained by Mr. Ben Lee ('the applicant') to progress a full planning application for the erection of 9 no. dwellings and associated works ('the proposed development') on land to the rear of The Dog Inn, Market Place, Longridge, PR3 3RR ('the application site'). The planning application is made to Ribble Valley Borough Council ('the Council') as a full planning application and relates to the red edge application site boundary defined on the Location Plan.
- 1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, the statement will seek to demonstrate that there are no technical reasons which could hinder the grant of planning permission.
- 1.3 This statement should be read in conjunction with the submitted application package, which includes the following documents:
- 1APP Form;
 - Heritage Assessment;
 - Flood Risk Assessment and Drainage Strategy;
 - Arboricultural Impact Assessment;
 - Noise Assessment;
 - Drawings Package:
 - Location and Existing Site Plans (Drawing no. 3156-100);
 - Proposed Site Plan (Drawing no. 3156-110);
 - Site Sections / Street Scene Renderings (Drawing no. 3156-120);
 - Plots 1 – 6 Ground Floor Plan (Drawing no. 3156-130);
 - Plots 1 – 6 First Floor Plan (Drawing no. 3156-140);

- Plots 1 – 6 Second Floor Plan (Drawing no. 3156-150);
- Plots 1 – 6 Roof Plan (Drawing no. 3156-160);
- Plots 1 – 6 Elevations (Drawing no. 3156-170);
- Plots 1 – 6 Elevations (Drawing no. 3156-180);
- Plots 7 – 9 Lower Ground Floor Plan (Drawing no. 3156-190);
- Plots 7 – 9 Ground Floor Plan (Drawing no. 3156-200);
- Plots 7 – 9 First Floor Plan (Drawing no. 3156-210);
- Plots 7 – 9 Roof Plan (Drawing no. 3156-220);
- Plots 7 – 9 Elevations (Drawing no. 3156-230).

/2 SITE DESCRIPTION

- 2.1. The application site is located in the centre of the town of Longridge off Market Place. The site lies to the rear of The Dog Inn public house and is accessed via a lane to the north east side of the pub which also serves the customer carpark. The site is currently vacant, being made up of an area of shrub and overflow gravelled carpark. The topography of the site decreases in a south easterly direction, with the access point off Market Place being at a higher level than the south eastern elements of the site.
- 2.2. The wider application site is characterised by a mixture of uses given its location in the central area of Longridge. The north west of the site is characterised by a range of commercial uses along Market Place, including the Dog Inn, takeaway restaurants, and shops. The east, south and west sides of the site are characterised by existing residential development.
- 2.3. A Location Plan showing the site within its immediate setting is submitted with the application, whilst an aerial image of the site within its wider setting is illustrated in Figure 1 overleaf.



Figure 1: Aerial Image of the Site (Source: Google Earth)

- 2.4. A wide variety of local services are available in Longridge within walking distance of the site. The site is well connected by public transport with various bus services available along Market Place less than 100m from the site. Frequent and direct bus links are available off Market Place to Preston City Centre where further services and national transport connections are situated.
- 2.5. The site lies within the Longridge Conservation Area. The nearest designated heritage asset is the Grade II listed Sharley Fold, which lies approximately 100m north of the application site. The site is located within Flood Risk Zone 1 where the risk of flooding is at its lowest. There are no Tree Preservation Orders either on or in close proximity to the site.

/3 PLANNING HISTORY

- 3.1. A search of Ribble valley Borough Council's planning register has been carried out in order to understand the site's planning history, however no applications were found.
- 3.2. The neighbouring Dog Inn, which the site is associated with, was subject to a change of use from restaurant to public house with 5 apartments above under application 2/2017/0091. This application was approved on 30th July 2017.

/4 PRE-APPLICATION ADVICE

- 4.1 Written pre-application advice was received for the application site on 20th November 2020 following a meeting to discuss the proposed development. Whilst it is not necessary to repeat all the pre-application advice issued, the Planning Officer was supportive of the development of the site.
- 4.2 In terms of the principle of development, residential development was deemed acceptable, with the site being located within the settlement of Longridge, being well related to its services and facilities. The advice also detailed the requirements for affordable housing and open space contributions.
- 4.3 In terms of the design proposals, it was noted given the topography of the site reduces significantly to the rear of the Dog Inn. The three-story proposals presented at the pre-application stage were considered to be a bulky and imposing addition from the pedestrian walkway which passes adjacent to the site's western boundary and from Darwen Close to the south-east. In response, the scheme has been amended from approximately 13 apartments to 9 no. 2.5 story residential properties which are considered to be less imposing and bulky than the previous proposals, whilst also being more in keeping with the existing character of the area.
- 4.4 Given the site lies within the Longridge Conservation Area a Heritage Statement and D&A Statement were requested, which have been provided as part of this planning submission.
- 4.5 It was also requested careful attention should be given to residential amenity given the site's location in a built-up area of Longridge and proximity of the site to properties on Darwen Close, which lies at a lower level than the site. Careful consideration has therefore been given to developing a scheme which respects the amenity of properties on Darwen Close. A Noise Assessment has also been submitted based on the site's proximity to the Dog Inn public house to demonstrate the amenity of future residents would not be impacted by the pub.

- 4.6 In relation to highway, a detailed plan was requested to show acceptable site lines and pedestrian footways, which have been provided as part of this submission. Consideration has also been provided to the requirements of refuse/delivery vehicles and electric charging points in line with the advice.
- 4.7 Lastly, the advice issued the submission requirements for the application. These documents and plans have been included as part of the submission as requested.

Highways Pre-Application Advice

- 4.8 Pre-application advice was also received from LCC Highways in relation to the application. Comments were raised regarding the width of the existing access to the pub car park for two cars passing one another. It was also stated a separated footway would be required for pedestrians. The applicant has ensured the proposals presented meet these requirements, with the highway of an appropriate width to allow for two vehicles to pass and a separate pedestrian footway. The supporting plans also show how the site can be adequately serviced by refuse vehicles and have appropriate levels of car parking provision in accordance with the LPA's adopted standards.

/5 DESIGN AND ACCESS STATEMENT (DAS)

- 5.1 This section presents the Design and Access Statement (DAS) for the proposed development, it explains the considerations taken into account during the design of the development and acts as an explanation as to how the design proposals have been achieved and the decisions taken during its evolution.

The Design Process

Assessment / Design Constraints

- 5.2 During the design process, particular consideration has been given to the surrounding context. The applicant has sought to create exceptional standards of design in the properties which are in keeping with the character of the Conservation Area, the Dog Inn and wider context. The two terraces proposed represent an appropriate scale of development for the site which correspond with the site's topography.

Nature Conservation and Ecology

- 5.3 The application site is considered to have limited ecological value. The protection of trees on the site boundary will promote wildlife diversity and encourage a wider variety of wildlife to use the site than already occurs.

Existing Trees

- 5.4 An Arboricultural Constraints Appraisal has been undertaken for the site which details the quality of trees on site. In total, 8 individual trees, groups of trees and hedges were identified which are a mix of B1/2 and C1 categorisation.

Evaluation

- 5.5 The access point, site dimensions and topography combine to create an arrangement of the type shown on the site plan. The proposed housing density of the development is appropriate to create well sized family homes, with appropriate levels of amenity

space and parking. The layout reflects the character of the surrounding area and its location within a Conservation Area.

Design Proposals

Use

- 5.6 The proposal is for residential development.

Amount

- 5.7 The development consists of up to 9 three-bedroom family dwellings.

Layout

- 5.8 The Site Plan incorporates 9 dwellings within two terraces arranged off an internal access road. The layout demonstrates how 9 dwellings can be accommodated on site with generous amounts of amenity space and appropriate parking provision, whilst also respecting the site's wider setting.

Materiality

- 5.9 The applicant has sought to create high standards of design throughout the development. The elevations are proposed to be made up of a mix of off-white coloured render and rough coursed stone, in keeping with the stone elevations of the neighbouring Dog Inn. The roof tiles proposed are of a rosemary colour, which is also in keeping with the Dog Inn. Other details, such as natural stone surrounds to the doors and windows, ensure the design is appropriate to the site's local context.



Figure 2: Impression of proposed development

Scale and Massing

- 5.10 Three-bedroom terraced family homes are proposed, with each property 2.5 stories in height. The properties proposed are not excessive in scale and are representative of other schemes in the locality. The dwellings do not overlook the Conservation Area or neighbouring properties, with the dormer windows facing out of the site in a south easterly direction.

Landscaping

- 5.11 The existing site is currently void of development and landscape character. The proposals seek enhance the landscape of the site, through the retention of the boundary trees and the provision of landscaping features. Each property will also be provided with generous amounts of amenity garden space.



Figure 3: Impression of the front of the west terrace

Refuse Collection

- 5.12 All properties have adequate space to the front of the properties for storage of waste and re-cycling bins.

Access

- 5.13 There are no issues relating to levels and gradients. The development will comply with Part M (Disabled Access) of the building regulations in terms of level approach, level thresholds and widths of openings.

/6 PROPOSED DEVELOPMENT

- 6.1 It is proposed to develop land to the rear of the Dog Inn, to provide 9 no. three bedroom residential dwellings with associated landscaping, access works and parking. Careful consideration has been given to providing a scheme which integrates well with the site's challenging topography. Full details of design are provided within the supporting suite of planning drawings.
- 6.2 The proposed dwellings are to be split across two terraces which front the south eastern boundary of the site. The western terrace includes a total of 6 no. dwellings, each with amenity garden space to the rear abutting the Dog Inn car park. A stair access is also provided from the rear of the garden areas to the site's main access road. In terms of layout, 3 no. of the properties have a snug, kitchen, W.C. and living/dining area to the ground floor level. To the first floor the 3 no. properties have two bedrooms, a bathroom and study, with the first-floor dormer housing the master bedroom and ensuite bathroom. The other 3 no. properties in the terrace have a similar layout, with kitchen, utility, W.C. and lounge to the ground floor level. To the first floor are two bedrooms and a bathroom, with the first-floor dormer housing the master bedroom and ensuite bathroom. Bin stores to for all 6 no. properties will be provided within the front porch.
- 6.3 The second terrace, housing 3 no. dwellings, is located to the north east side of the site with garden space again to the rear. Given the topography of the site, the dwellings have been carefully designed to ensure they correspond with the topography. Access to the site is proposed from the ground level to the north west elevation given the topography, with this level housing the kitchen, sitting/dining area, snug and W.C. To the lower ground floor level are two bedrooms, a bathroom and a laundry/basement storage room. The first-floor dormer level houses the master bedroom with ensuite-bathroom. The refuse collection point for the properties is located to the north west of the properties, adjoining the parking area.

- 6.4 In terms of materiality, the design of the proposed dwellings has been carefully considered to reflect the local context. The elevations are proposed to be made up of a mix of off-white coloured render and rough coursed stone, in keeping with the stone elevations of the neighbouring Dog Inn. The roof tiles proposed are of a rosemary colour, which is also in keeping with the Dog Inn. Other details, such as natural stone surrounds to the doors and windows, ensure the design is appropriate to the site's local context.
- 6.5 Access to the site is proposed via the existing access point off Market Place to the north west. It is proposed to widen the access point to provide suitable access for vehicles and pedestrians with appropriate visibility splays.
- 6.6 A total of 18 no. car parking spaces are proposed on site, with two spaces for each of the proposed dwellings. 12 no. spaces will be provided to the southwest corner of the site to serve the six dwellings in the west terrace, with a further a further 6 no. spaces located to the rear of the three dwellings to the east of the site.

/7 TECHNICAL CONSIDERATIONS

- 7.1 This planning application is supported by the relevant technical details which demonstrate that the proposed development is capable of being implemented without significant adverse impacts arising from site constraints. These are summarised below.

Noise

- 7.2 The application is supported by a Noise Assessment to assess the noise implications on future occupants from the Dog Inn. The assessment found through on-site monitoring that the existing background sound levels will not result in any adverse impacts on the proposed properties. As such, no additional mitigation measures are deemed to be required. Given the limitations of the survey due to the Covid-19 pandemic it is however recommended double glazing is installed for each property facing north-west and these be fitted with acoustic trickle ventilators to enable them to remain closed if required. The inclusion of these measures will ensure acceptable sound levels for future residents.

Heritage

- 7.3 A Heritage Statement has been undertaken for the site to assess the potential impacts of the proposed development upon the heritage significance of the Longridge Conservation Area. The statement found the site currently asserts a localised negative impact upon the Longridge Conservation Area and a negative impact on the Dog Inn's setting. The site's former historical interest as a bowling green is now limited and has been eroded by the degraded condition of the site. The proposed housing development therefore offers the opportunity to enhance the Conservation Area.
- 7.4 The proposed development by virtue of its short terraces, traditional materials and contemporary styling was found to be carefully designed to respond to its spatial context and harmonise with the character of the Conservation Area and modern housing around the site's boundaries. The proposals represent an attractive housing

development which enhance both the Conservation Area and the setting of the Dog Inn and are therefore deemed acceptable from a heritage perspective.

Flood Risk and Drainage

- 7.5** A surface water and foul water drainage strategy accompany the application to assess the potential impacts on existing sewers and a strategy for the provision of new drainage. The report found that the nature of the local geology means the infiltration of surface water runoff back into the ground is likely to be feasible on site. It is intended that surface water runoff from the developed site will be discharged back into the ground via a soakaway. If this is proved not to be possible by further testing at the detailed design stage then an attenuated discharge is to be made into the public sewer crossing the site. Foul water from the proposed development will be collected by a piped system and discharged into the public sewer that crosses the site.

Arboriculture

- 7.6 An Arboricultural Impact Assessment has been undertaken for the site which provides a detailed assessment of tree related issues on site. In total three individual trees, three groups of trees and two hedges were surveyed. Two trees were categorised as moderate quality, whilst one tree, three groups and two hedges were categorised as low quality.
- 7.7 The report found construction of the proposals can be achieved whilst retaining all the surveyed trees. It is however necessary to cut back a low-quality tree group and low-quality hedge on neighbouring land. The proposals however have sufficient space to accommodate new tree and hedge planting, the provision of which can be achieved through a suitably worded condition and landscape plan. The trees on site will be protected in accordance with current guidance.

/8 PLANNING POLICY CONTEXT

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

"Where in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise."

Development Plan

8.2 In this instance, the Development Plan for the Application Site comprises of the Ribble Valley Borough Council Core Strategy 2008 – 2028 (2014) and Housing and Economic Development Plan Document (HED DPD). Additionally, key policy documents that comprise 'material considerations' include to the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

8.3 An extract from the Proposals Map is provided at Figure 2, the site is located within the settlement boundary of Longridge (Policy DS1) and within the Longridge Conservation Area (Policy DME4).

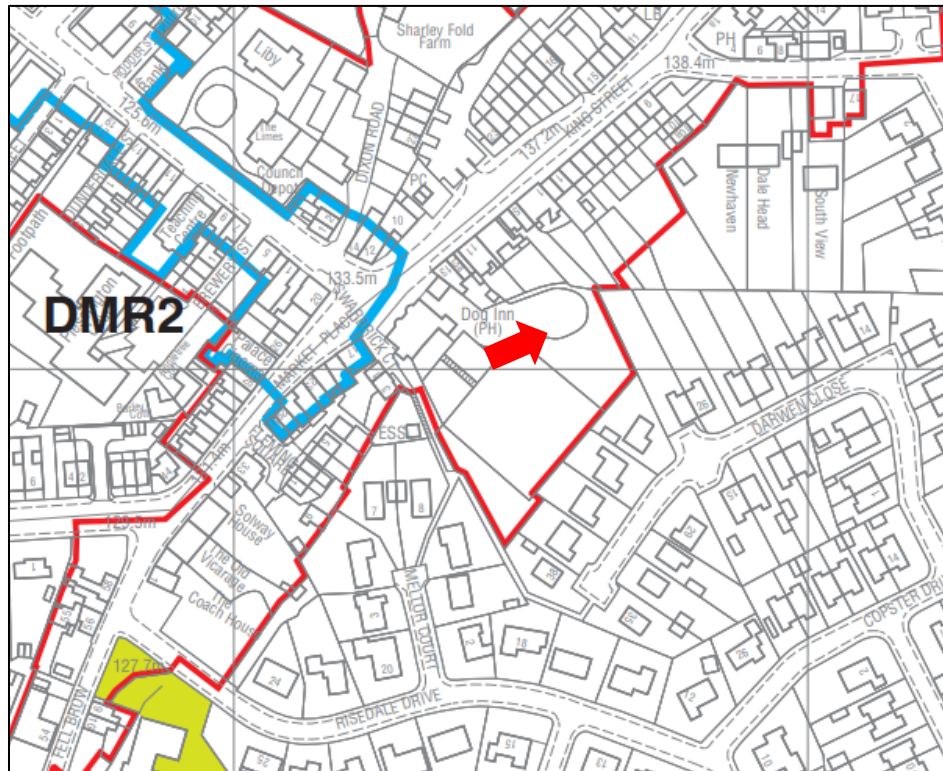


Figure 2: Extract from the Housing and Economic Development DPD Proposals Map

Ribble Valley Borough Council - Core Strategy 2008 – 2028

8.4 The following policies of the Core Strategy are considered relevant to the proposals at hand:

- Key Statement DS1: Development Strategy;
- Key Statement DS2: Sustainable Development;
- Key Statement EN3: Sustainable Development and Climate Change;
- Key Statement EN4: Biodiversity and Geodiversity;
- Key Statement EN5: Heritage Assets;
- Key Statement H1: Housing Provision;
- Key Statement H2: Housing Balance;
- Key Statement H3: Affordable Housing;
- Policy DMI1: Planning Obligations;

- Policy DMI2: Transport Considerations;
- Policy DMG1: General Considerations;
- Policy DMG2: Strategic Considerations;
- Policy DMG3: Transport and Mobility;
- Policy DME4: Protecting Heritage Assets;
- Policy DMH1: Affordable Housing Criteria;
- Policy DMB4: Open Space Provision.

- 8.5 **Key Statement DS1** seeks to outline briefly the locations in which growth will be focused. Whilst the statement refers to strategic sites already allocated for development, it does also infer that all other development will be focused around principal settlements one of which is Longridge. The policy states that development in all settlements will be considered acceptable if they demonstrate regeneration benefits, with housing growth also to be managed to reflect the existing population and availability of housing.
- 8.6 **Key Statement DS2:** Sustainable Development looks to mirror Paragraph 11 of the NPPF which details the sustainable development principle that seeks to guide both authorities and developers. Further to that it places emphasis on the Council to develop proactive relationships with applicants to ensure that where possible applications are approved unless material considerations indicate otherwise.
- 8.7 **Key Statement EN3:** Sustainable Development and Climate Change, outlines how developments must meet sustainable design and construction standards. This includes the use of sustainable construction methods and optimisation of energy efficiency.
- 8.8 **Key Statement EN4:** Biodiversity and Geodiversity, outlines how the Council will conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats. Negative impacts on biodiversity through development proposals should be avoided.

- 8.9 **Key Statement EN5:** Heritage Assets, seeks to conserve and enhance heritage assets and their setting. This will be achieved through means including consideration of developments impacts on heritage assets and their setting and requiring developments to make a contribution to local distinctiveness.
- 8.10 **Key Statement H1:** focuses on housing provision, it states that the requirement for new homes will be delivered in line with the Council's Strategic Housing Land Availability Assessment. Further to this it states the Council will adopt a 'plan-monitor-manage' approach to guarantee the assessment is continually monitored to ensure a rolling five-year land supply is achieved and maintained.
- 8.11 The subsequent statement **Key Statement H2:** Housing Balance, follows on from the above to outline that planning permission will be granted when the proposal is in line with local demand as evidenced in the Strategic Housing Market Assessment (SHMA).
- 8.12 **Key Statement H3:** Affordable Housing, states within the settlement boundary of Longridge, affordable housing will only be required for developments of over 10 dwellings or sites over 0.5 hectares in size. The proposed development of 9 no. dwellings falls below the affordable housing threshold.
- 8.13 **Policy DMI1:** Planning Obligations, details contributions which can either be made in kind or financially. These include affordable housing, highways improvements, open space and education.
- 8.14 **Policy DMI2:** Transport Considerations, states developments should be well located to minimise the need for travel and offer opportunities for sustainable means of travel.
- 8.15 **Policy DMG1:** General Considerations assists in ensuring that development proposals are in line with numerous broad considerations by providing a series of overarching considerations regarding the quality of developments. The policy categorises the criteria under 6 headings which are as follows: Design, Access, Amenity, Environment, Infrastructure and Other.

- 8.16 **Policy DMG2** outlines further strategic considerations. The policy assists in the interpretation of the Development Strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. Within principle settlements, including Longridge, development should consolidate, expand or round-off development so that it closely relates to the built up areas and be of an appropriate scale.
- 8.17 **Policy DMG3:** Transport and Mobility, details how weight will be attached to the availability and adequacy of public transport and associated infrastructure moving to and from the development. Developments will also be required to provide adequate car parking in line with currently approved standards.
- 8.18 **Policy DME4:** Protecting Heritage Assets, states proposals are required to conserve and enhance the character of Conservation Area which contribute to their significance. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.
- 8.19 **Policy DMH1:** Affordable Housing Criteria, states the criteria affordable housing provision will be required to meet.
- 8.20 **Policy DMB4:** Open Space Provision, states on smaller sites open space provision will be negotiated on a site by site basis or via offsite provision.

Material Considerations

National Planning Policy Framework (2019)

- 8.21 The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

8.22 The NPPF sets out Government planning policies for England and how these are expected to be applied. The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (Paragraph 11) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted. The NPPF also strongly supports economic and housing development.

8.23 Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives:

- a. an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b. a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c. an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

8.24 Section 5 of the NPPF seeks to deliver a wide choice of high-quality homes. In particular, Paragraph 73 relay government policy in relation to identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of

housing against their housing requirements along with the need for housing applications to be considered in the context of the presumption in favour of sustainable development. Paragraph 11 also states that *"those policies which are most important for determining the application are out-of-date"* if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

- 8.25 Section 9 of the Framework, Promoting Sustainable Transport, at Paragraph 109 states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. It is clear that this is not the case with the proposal before the Council.

/9 PLANNING POLICY ASSESSMENT

Principle of Development

- 9.1 The application site lies within the settlement of Longridge, which is defined as a 'principle settlement' within Key Statement DS1. Given the site's vacant status and location within a sustainable location within the settlement boundary of Longridge it is deemed to be an appropriate location for residential development. The proposals would consolidate built development in this area of Longridge, with residential development already present surrounding the site in accordance with the requirements of Policy DMG2.
- 9.2 Key Statement H1 relates to housing provision, detailing how the council aims to deliver 5,600 dwellings over the plan period, with an estimated completion target of 280 dwelling per year. The proposals presented here for 9 no. dwellings will provide a small but valuable contribution to this target in a sustainable location. The provision of three-bedroom homes will also provide a provision valuable family homes in Longridge, supporting the aims of Key Statement H2 in providing a suitable mix of housing across the borough. In relation to Key Statement H3, given the proposals are for less than 10 no. dwellings within the settlement of Longridge, affordable housing is not required.
- 9.3 With reference to the NPPF, it is important to note that Paragraph 7 is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. At Paragraph 8 it is stated that: *"Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)"*.
- 9.4 Firstly, in terms of economic benefit, given the small nature of the proposal it is considered that before and during construction, the development would contribute to the local economy directly through the employment of local companies to facilitate the build. This includes the planners and architects/designers used as a part of this

application, local contractors involved in the physical build and the local supply chain through the provision of materials. Once occupied, new residents of the proposals would use and support the growth of local services in close proximity of the site in Longridge. It is considered that the proposed development would therefore assist in achieving the economic aims of sustainable development.

9.5 The social aspect of sustainability is met, in that the proposal will result in the creation of a high-quality environment and comprises a compatible use in keeping with neighbouring residential properties in the immediate surrounds of the site. The site also lies in a sustainable location, within the settlement boundary of Longridge in close proximity to a range of services and public transport connections. The applicant is also committed to incorporating high levels of energy efficiency into the proposed dwellings.

9.6 Turning to the environmental aspect of sustainability, the site is not subject to any statutory ecological designations or heritage assets. It is not within an area of flooding as defined by the Environment Agency flood map. The applicant is also committed to incorporating high levels of energy efficiency into the proposed dwellings.

Design

9.7 Policy DMG1 details design principles developments should accord, including high standards of design which are sympathetic to site with an appropriate layout. The proposed development is deemed to accord with the Policy DMG1, with careful consideration given to creating a scheme which is in keeping with the scale, massing, style and features of the surrounding context. This includes the incorporation of local stone and roof slates in keeping with the local context, particularly the neighbouring Dog Inn. The scale and siting of the dwellings has also been carefully considered to ensure the proposals do not adversely affect the amenity of neighbouring dwellings, particularly to the west and south.

Heritage

- 9.8 Given the site's location within the Longridge Conservation Area, Policy DME4 is relevant, stating proposals which affect the setting or views of the conservation area will be required to conserve and where appropriate enhance its character. Submitted as part of the application is a Heritage Statement which found the site's current state asserts a localised negative impact upon the Longridge Conservation Area and the Dog Inn. The proposed development utilises local materials and appropriate massing to ensure the development makes a positive contribution to the character of the conservation area, as confirmed within the supporting Heritage Statement. Given the site's location to the rear of Market Place at a lower level than the street itself, the development will not be easily visible from the street, therefore protecting the setting and views of the existing built form of the conservation area.

Transport and Highways

- 9.9 Policy DMG1 sets out access related matters, such as traffic and parking implications. Access to the development site is proposed via the existing access point off Market Place. It is proposed the existing access point is to be widened to provide an improved vehicular and pedestrian point to the site. As shown in the submitted plans, this point off Market Place provides a safe access point with clear visibility splays in accordance with DMG1. The Site Plan shows how 18 no. car parking spaces can be accommodated on site, providing adequate car parking provision for the 9 no. dwellings proposed in accordance with the Council's parking standards outlined within Policy DMG3.
- 9.10 Key Statement DMI2 relates to transport considerations, with developments being located to minimising the need to travel and offer more sustainable means of travel. The application site is located in a highly sustainable location, being within a short walk of a range of local services and regular bus services along Market Place which provides connections to Preston. This therefore minimises the need for private car use in line with the aims of Key Statement DMI2.

Arboriculture

- 9.11 As noted, the planning application is accompanied an Arboricultural Impact Assessment which details the quality of trees on site. The trees identified on the site were identified as either moderate and low quality and all these trees are to be retained as part of the proposed development. The development is therefore deemed acceptable from an arboricultural perspective.

Noise

- 9.12 As part of the planning application a Noise Assessment has been submitted which confirms the existing background sound levels will not result in any adverse impacts on the future occupants of the proposed development. Each property will however be fitted with double glazing and acoustic trickle ventilators to mitigate any noise impacts from the surrounding area.

Ecology

- 9.13 The application site is considered to have limited ecological value. The protection of trees on the site boundary will promote wildlife diversity and encourage a wider variety of wildlife to use the site than already occurs. Given the proposals nominal impact on ecology and biodiversity, it is deemed to be in accordance with Policy EN4.

Flood Risk and Drainage

- 9.14 The site lies within Flood Zone 1 where the risk from flooding is at its lowest. The Drainage Strategy confirms the infiltration of surface water runoff back into the ground is likely to be feasible on this site. Foul water from the proposed development will be collected by a piped system and discharged into the public sewer that crosses the development site.

The Planning Balance / Summary

- 9.15 This section of the Planning Statement has succinctly detailed how the proposed development can be adjudged as acceptable in the context of the Development Plan and the Framework.

- 9.16 Given the sites location within the settlement of Longridge, the principle of residential development on site is deemed acceptable. The proposals will make a small but valuable contribution to meeting the borough's housing need, providing valuable family homes in a sustainable location, whilst also bringing an economic and social benefit.
- 9.17 The design of the proposed development is deemed appropriate for the site's location, incorporating local materials and appropriate massing for the Conservation Area and wider context. The supporting Heritage Statement also confirms the site is acceptable from a heritage perspective, bringing a notable enhancement to the Conservation Area and wider area over the current arrangements on site.
- 9.18 Taking the above into account, it is considered that the principle of the proposed development can be viewed as acceptable, there are no material or technical considerations which indicate otherwise.

/10 CONCLUSION

- 10.1 PWA Planning is retained by Mr. Ben Lee to progress a full planning application for the erection of 9 no. dwellings and associated works at land to the rear of The Dog Inn, Market Place, Longridge, PR3 3RR.
- 10.2 The proposed development lies within the settlement of Longridge and is deemed to represent a highly sustainable location for residential development. The proposals for 9 no. dwellings will make a valuable contribution to meeting the Borough's housing need. Careful consideration has been given to developing a scheme which is appropriate for its context, respecting both the amenity of neighbouring properties and the sites location within the Longridge Conservation Area.
- 10.3 There are no technical constraints which would preclude the development of this site for residential use.
- 10.4 Given the above, the proposed development is considered acceptable and should be approved without delay.



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