

2 Lockside Office Park  
Lockside Road  
Preston  
PR2 2YS



**RIBBLE VALLEY BOROUGH COUNCIL**  
Department of Development  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

Ref. PWA\_21\_1101

20<sup>th</sup> May 2021

Dear Sir / Madam,

**RESERVED MATTERS APPLICATION FOR THE DEMOLITION OF 74 HIGHER ROAD AND CONSTRUCTION OF UP TO 123 DWELLINGS ON LAND TO THE REAR OF HIGHER ROAD LONGRIDGE PR3 3SY**

**1. SITE CONTEXT**

PWA Planning is retained by Stanley Investments Ltd and Onward Homes Ltd (the applicant) to progress a Reserved Matters application for the demolition of 74 Higher Road and construction of 123 dwellings on land to the rear of Higher Road Longridge PR3 3SY. Outline consent was granted under PINS Ref: APP/T2350/W/17/3186969 / LPA Ref: 3/2016/1082.

**2. SITE CONTEXT**

**Location and Site Description**

The site lies at the eastern end of the settlement of Longridge. It is located to the north-east of the junction of Higher Road with Blackburn Road/Dilworth Lane (B5269) and is situated to the rear of houses and bungalows fronting Higher Road. The surrounding area to the north, west and south is mainly residential in character, with a caravan park to the north east beyond Tan Yard Lane. The land becomes more open to the east and includes the two Spade Mill reservoirs.

The application site measures approximately 6.5 ha. The main part of the site comprises open fields in agricultural use with several hedgerows and hedgerow trees and other boundary features, generally in poor condition. The site also includes an existing house, 74 Higher Road. The site slopes down from the north/north-west to the south/south-east. A large pond is situated to the north of the site off Tan Yard Lane.

Open fields between the southern boundary of the site and Blackburn Road/Dilworth Lane are the subject of planning permission 3/2015/0688 for approximately 195 houses.

### **3. THE RESERVED MATTERS APPLICATION PROPOSALS**

In accordance with the outline planning permission, this comprehensive Reserved Matters application seeks approval for the layout, scale, appearance and landscaping, which includes the provision of areas of open and play spaces. This is in accordance with Condition 1 of the outline planning permission, which states:

*'No part of the development hereby permitted shall be commenced on any phase (as referred to in Condition 3) until full details of the layout, scale and appearance of the buildings and landscaping within that phase (hereinafter called 'the reserved matters') have been submitted to and approved in writing by the local planning authority.*

*In relation to landscaping, the details for each phase shall include: the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform, full specifications of all boundary treatments and a scheme of maintenance, including long term design objectives. The submitted landscape details shall take full account of the mitigation measures as contained within the submitted Ecological Appraisal (Report Ref: 3089 V1).'*

This Statement also seeks the formal discharge of several conditions attached to the outline planning permission. These conditions are addressed in more detail at section 4 of this Statement.

Other conditions that require the further approval of details prior to commencement and first occupation will be subject to separate applications for discharge.

#### **Parameters of the proposed development for which permission is sought**

The following headings set out the parameters of the proposed development for which permission is sought:

##### **Use and Amount**

The application proposed is submitted as Reserved Matters. This means that the principle of the proposed development has already been approved and is therefore not for further consideration.

The description of development as listed on the Outline Decision Notice is for up to 123 residential dwellings and demolition of 74 Higher Road on land to the rear of Higher Road, Longridge, PR3 3SY, including details of access. It is on this basis that this Reserved Matters application promotes 123 new dwellings, landscaping, inclusion of open space, a play area, and the demolition of 74 Higher Road. This therefore fully accounts with the use and amount already approved.

##### **Layout**

The application seeks permission for the layout as illustrated on the Proposed Site Layout Plan (Drawing Reference: 20126\_01\_P1) and the landscaping details illustrated on the Landscape Plans (Drawing References: P21-1399\_001A, 002A and 003A. Details of Public Open Space (POS) and play areas are contained on Drawing Reference: P21-1399\_004B.

The overall density of development as promoted is approximately 33.5 dwellings per hectare which is consistent with the surrounding area.

### **Scale Parameters**

The application seeks permission for 123 new dwellings including a mix of properties (House Types A-L). The Masterplan promotes several different property types; details of which are included within the submitted House Type plans. The exact length and width of each building is also detailed within this suite of submitted plans enclosed with this RM submission.

### **Access**

Approval for the detailed means of access was obtained under the outline planning permission. No change to this access is sought and therefore no further consideration is required to this access by the Local Planning Authority.

### **Compliance of the Reserved Matters Application with the Outline Planning Permission**

This Reserved Matters Application is submitted in accordance with the outline permission Ref: 3/2016/1082. The site layout has been designed with the approved masterplan from the outline permission Ref: 16\_1082\_Masterplan\_Amend\_27Feb17. This demonstrates that the location of the proposed residential development, POS, Play area, drainage and vehicle and pedestrian accesses comply with those that have been shown indicatively but permitted previously through the outline application.

The Reserved Matters proposals submitted are in substantial accordance with the outline permission and as required by Condition 1 attached to the outline approval.

The detailed layout of the site has also been designed to ensure substantial accordance with the principles included with the outline permission, particularly in relation to the arrangement of the residential units and POS. In particular, the following documents have also been adhered to: RF15-293-IN03-02: Green Infrastructure and Character document (February 2017), Masterplan SK10 (February 2017), Indicative Site Sections (February 2017) and Movement Framework (February 2017) as detailed in Condition 4 of the outline permission.

The Reserved Matters proposals have been designed to ensure substantial accordance with these principles and proposed character areas. Further details of which are explained in the Design Justification Statement submitted with this Reserved Matters application. The Statement also explains the importance of including such areas to provide a sense of place and defined areas of public realm.

In terms of landscaping, the proposed development aims to knit into the existing landscape features to allow their incorporation within the proposed public open space and green corridor linkages. This will also allow the successful future maintenance of the existing and proposed landscape features. The detailed landscaping proposals including the management and maintenance of such are illustrated on the Landscape Plans 1, 2 and 3 (P21-1399\_001A, P21-1399\_002A and P21-1399\_003A).

The Design Justification Statement submitted with this Reserved Matters application details further information in relation to the guiding rationale for the appearance of the development. This includes an analysis of the surrounding street character, built form and materials to ensure that the new development connects with the local area, by utilising a commonality of building materials, the use of colour and boundary

details. It demonstrates consistency with the design principles and parameters as set out within the documents referred to at Condition 4 of the outline consent.

The Reserved Matters proposals also incorporate architectural details such as materials and the scale of buildings that will knit the scheme into the surrounding built environment. There is a mix of housing styles proposed which provides interest within the sit but also integrates well with the vernacular. The appearance of the proposed dwellings, the materials used, and the boundary treatment details are included within the submitted plans (20126\_01\_P1 Proposed Site Layout, 20126\_02 Illustrative Site Layout, 20126\_03 Boundary Treatment layout, 20126\_04 Boundary Treatment Details, 20126\_05 Illustrative Street Scenes, 20126\_06 Illustrative Site Sections and 20126\_DJS\_01 Design Justification Statement).

The layout of the proposals as shown on the submitted Site Plans (Drawing References: 20126\_01\_P1 Proposed Site Layout and 20126\_02 Illustrative Site Layout) conforms with the Illustrative Masterplan (16\_1082\_Masterplan\_Amend\_27Feb17). This demonstrates that the location of the proposed residential development, POS, children's play area, drainage and landscape proposals all comply with the outline permission.

In terms of access, the internal road layout has been designed to allow clear navigation within the development and allow the safe manoeuvrability of waste vehicles. Pedestrians also have clearly defined routes throughout the scheme.

#### **4. DETAILS REQUIRED UNDER PLANNING CONDITIONS**

In addition to the details set out under Conditions 1 and 4 of the outline consent, the Decision Letter has numerous conditions that require addition information to be submitted for approval as part of any application for Reserved Matters. These are set out in the table below, together with references as to where this information can be found.

<b>Condition No.</b>	<b>Condition Description</b>	<b>Information Submitted Pursuant to the Discharge of the Condition</b>
<b>3</b>	The submission of reserved matters relating to layout shall be accompanied by a phasing scheme, including the parcels which shall be the subject of separate reserved matters applications (where applicable), for the approval in writing by the local planning authority. For the avoidance of doubt the submitted information shall include anticipated commencement dates and annual delivery rates of housing for each phase or parcel of development.	Delivery Timescales Strategy (Drawing Reference S2002-01-03-001)
<b>7</b>	Applications for the approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) including the levels of the proposed roads. For the avoidance of doubt, the submitted information shall include existing and proposed sections through the site including details of the height, scale and	Outline Finished Levels Plan Ref: HIG-AJP-ZZ-00-DR-C-1400-P03  Boundary Treatment Layout Plan Ref: 20126_03  Boundary Treatment Details Plan Ref: 20126_04

	location of proposed housing in relation to adjacent existing development/built form (where applicable). The development shall be carried out in strict accordance with the approved details.	<p>Illustrative Street scenes Plan Ref: 20126_05</p> <p>Illustrative Site Sections Plan Ref: 20126_06</p> <p>House Types Plans (A-L)</p>
<b>8</b>	<p>Applications for the approval of reserved matters shall be accompanied by full details of the proposed surface water attenuation ponds and all other water bodies on the site. Before any details are submitted to the local planning authority, an assessment of site conditions shall be carried out having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the local planning authority. The submitted details shall as a minimum:</p> <p>a) provide information about the design storm period and intensity, the methods to be employed to delay and control the surface water discharged from the site and the measures to be taken to prevent pollution of the receiving groundwater and/or surface waters;</p> <p>b) include a timetable for its implementation; and,</p> <p>c) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.</p> <p>For the avoidance of doubt, the submitted information shall also include existing and proposed sections through each pond including relevant existing and proposed land levels and details of all associated landscaping and boundary treatments, together with means of access for maintenance and easements where applicable. The development shall be carried out in accordance with the approved details prior to the first occupation of any dwelling, and subsequently maintained in strict accordance with the approved details.</p>	<p>220-248 Proposed Surface Water Network detail.</p> <p>220-248 Existing Greenfield Runoff Details</p> <p>Drainage Layout Plan Ref: HIG-AJP-ZZ-00-DR-C-1000-P02</p> <p>Surface Water Catchment Plan Ref: HIG-AJP-ZZ-00-DR-C-1040-P01</p> <p>SuDS Basin Details 1 of 2 Plan Ref: HIG-AJP-ZZ-00-DR-C-1070-P01</p> <p>SuDS Basin Details 2 of 2 Plan Ref: HIG-AJP-ZZ-00-DR-C-1071-P01</p> <p>Maintenance Strategy Report Ref: HIG-AJP-XX-RP-C-3000-P01</p> <p>Boundary Treatment Layout Plan Ref: 20126_03</p> <p>Boundary Treatment Details Plan Ref: 20126_04</p> <p>Delivery Timescales Strategy (Drawing Reference S2002-01-03-001)</p>
<b>9</b>	Applications for the approval of reserved matters shall be accompanied by full details relating to works for the disposal of foul water and sewage. The development shall be carried out in accordance with the approved	Foul Drainage shown on Drainage Layout Ref: HIG-AJP-ZZ-00-DR-C-1000-P02

	details prior to the first occupation of any dwelling, and subsequently maintained in strict accordance with the approved details.	
<b>10</b>	Applications for the approval of reserved matters shall be accompanied by elevational and locational details including the height and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development. For the avoidance of doubt, the submitted details shall include the precise nature and location for the provision of measures to maintain and enhance wildlife movement within and around the site by virtue of the inclusion of suitable sized gaps/corridors at ground level. The development shall be carried out in strict accordance with the approved details.	Boundary Treatment Layout Plan Ref: 20126_03  Boundary Treatment Details Plan Ref: 20126_04  Ecological Mitigation Plan Ref: P21-1399_005  Landscape Plans 1, 2 and 3 Refs: P21-1399_001A, P21-1399_002A and P21-1399_003A.
<b>11</b>	Applications for the approval of reserved matters, where relevant, shall be accompanied by full details of all proposed play areas and associated play equipment. For the avoidance of doubt, the submitted details shall include the specification and nature of all proposed surfacing, informal/formal play equipment and details of existing and proposed land levels and all associated landscaping and boundary treatments where applicable, including timescales for delivery. The development shall be carried out in strict accordance with the approved details.	Full play area design and specification with existing and proposed level detail.  POS and Play Area Plan Ref: P21-1399_004B  Plot Landscape Detail 1 of 3 Ref: P21-1399_001A  Plot Landscape Detail 2 of 3 Ref: P21-1399_002A  Plot Landscape Detail 3 of 3 Ref: P21-1399_003A

## **5. SUMMARY AND CONCLUSIONS**

The section draws together the information addressed in the previous sections of this Statement.

The Applicants seek to create a high-quality residential development. The application promotes a comprehensive development in pursuant to the existing outline permission for 123 new homes, open space, and children's play area.

The scheme presents benefits to the local area including the delivery of market and affordable homes, the provision of new vehicle and pedestrian access through the development to the surrounding area.

The development also includes affordable housing provision, in addition to a number of S106 contributions.

The scheme has been carefully designed to a high standard and provides all key elements to ensure the creation of a sustainable development. This is promoted through a variety of residential accommodation including different tenures, a children's play area and extensive areas of open space.

The Reserved Matters application is brought forward in line with the description of development set out in the outline planning permission and full information is required to seek formal discharge of the identified relevant conditions.

Overall, the application is supported by an extensive suite of information following thorough investigation of numerous design and technical matters to enable the Local Planning Authority's swift determination of the application and discharge of Conditions, thus enabling commencement of development on the site at the earliest opportunity.

The submission of this reserved matters application demonstrates the clear intent by the applicant to deliver greater housing choice in Longridge in the immediate term. The decision to discharge pre-commencement conditions in parallel with the submission of the reserved matters is driven by the desire to commence development promptly.

On this basis, the Applicants respectfully request that the Authority validates and approves the application without delay.

Should you require any further information, please do not hesitate to get in touch.

Yours Sincerely,



Enc:

20126_00	Site Location Plan
20126_01_P1	Proposed Site Layout
20126_02	Illustrative Site Layout
20126_03	Boundary Treatment layout
20126_04	Boundary Treatment Details
20126_05	Illustrative Street Scenes
20126_06	Illustrative Site Sections
20126_07	Affordable Housing Location Plan
20126_08	Waste Management Plan
20126_DJS_01	Design Justification Statement
220-248	Proposed Surface Water Network detail
220-248	Existing Greenfield Runoff Details
HIG-AJP-ZZ-00-DR-C-1400-P04	Outline Finished Levels Plan
HIG-AJP-XX-RP-C-3000-P01	Maintenance Strategy Report

HIG-AJP-ZZ-00-DR-C-1000-P02  
HIG-AJP-ZZ-00-DR-C-1040-P01  
HIG-AJP-ZZ-00-DR-C-1070-P01  
HIG-AJP-ZZ-00-DR-C-1071-P01  
P21-1399\_001A  
P21-1399\_002A  
P21-1399\_003A  
P21-1399\_004B  
P21-1399\_005  
S2002-01-03-001

Drainage layout  
Surface Water Catchment Plan  
Suds Basin Details 1 of 2  
Suds Basin Details 2 of 2  
Plot Landscape detail 1 of 3  
Plot Landscape detail 2 of 3  
Plot Landscape detail 3 of 3  
POS and Play Area Plan  
Ecological Mitigation Plan  
Delivery Timescales Strategy

#### House Types:

20126\_HT\_01\_Type A  
20126\_HT\_02\_Type B  
20126\_HT\_03\_Type C  
20126\_HT\_04\_Type D  
20126\_HT\_05\_Type E / F  
20126\_HT\_06\_Type G  
20126\_HT\_07\_Type H1  
20126\_HT\_08\_Type H2  
20126\_HT\_09\_Type J  
20126\_HT\_10\_Type J  
20126\_HT\_11\_Type K  
20126\_HT\_12\_Type L

Type A – Floor Plans and Elevations (Affordable)  
Type B – Floor Plans and Elevations (Open Sale)  
Type C – Floor Plans and Elevations (Affordable)  
Type D – Floor Plans and Elevations (Affordable)  
Type E / F – Floor Plans and Elevations (Affordable)  
Type G – Floor Plans and Elevations (Affordable)  
Type H1 – Floor Plans and Elevations (Affordable)  
Type H2 – Floor Plans and Elevations (Affordable)  
Type J – Floor Plans and Elevations (Open Sale)  
Type J – Floor Plans and Elevations (Affordable)  
Type K – Floor Plans and Elevations (Open Sale)  
Type L – Floor Plans and Elevations (Open Sale – Split Level)