
Planning Statement
Land East of Chipping Lane, Longridge

On behalf of BDW Trading Limited

October 2021

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Planning Statement

BDW Trading Limited

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APPENDIX 1 - HOUSING AND ECONOMIC DEVELOPMENT DPD PROPOSALS MAP EXTRACT

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Barton Willmore LLP on behalf of BDW Trading Limited (the 'Applicant') in support of a full planning application for the proposed residential development at Bowlands Meadow, to the East of Chipping Lane, Longridge ('the Site').

1.2 The proposed description of development is as follows:

"Development of Phases 2 and 3 for the erection of 198 dwellings, including affordable housing and housing for older people, with associated landscaping, SUDS, LEAP, and areas of open space."

Purpose of the Statement

1.3 The purpose of this Statement is to set out the context of the proposed development and assess its compliance with the adopted development plan and any other material considerations in accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004).

1.4 This full planning application (the 'Application') relates to Phases 2 and 3 of the outline application which was granted consent in 2015 (reference. 3/2014/0764).

1.5 This Application has been submitted in order to make revisions to the previously approved reserved matters application for Phases 2 and 3 at the Site. The previously approved scheme for Phases 2 and 3 sought the erection of 193 dwellings, however, the Applicant now seeks to increase the number of dwellings for Phases 2 and 3 to 198 dwellings.

1.6 As the period for the submission of reserved matters under the outline permission (reference. 3/2014/0764) has now expired, a full planning application is required.

1.7 A full overview of the planning history is set out in Section 2 of this Statement.

Planning Application Package

1.8 This planning application is accompanied by a suite of supporting documentation and plans which should be read in conjunction with this Planning Statement. Table 1 below identifies the submission documents and their authors which are submitted as part of this Application.

Table 1: Planning Application Documents

Document / Drawing	Author
Documents	
Planning Application Form and Certificates	Barton Willmore
Planning Statement	Barton Willmore
Energy Demand Study	Environmental Economics
Ground Investigation Report	Soiltechnics
Design and Access Statement	e*Scope
Noise Assessment	WSP
Transport Assessment	Vectos
Arboricultural Method Statement	Tyler Grange
Air Quality Assessment	WSP
Ecological Assessment	Tyler Grange
Bat and Bird Box Locations	Tyler Grange
Affordable Housing Statement	Resolve106
Drawings	
Location Plan	Barratt Homes
Planning Layout	Barratt Homes
Materials Layout	Barratt Homes
Affordable Housing Layout	Barratt Homes
Refuse Layout	Barratt Homes
Storey Heights Layout	Barratt Homes
Hard Landscaping Layout	Barratt Homes
Drainage Strategy Report	Barratt Homes
Floor Plans and Elevations	Barratt Homes
Boundary Treatments Layout	Barratt Homes
Landscape Plans	Barratt Homes
Street Scene	Barratt Homes
Phase 2/3 Re-Plan Zone	Barratt Homes
Site Surveys	Barratt Homes

Statement Structure

1.9 The remaining Sections of this Statement are structured as follows:

- Section 2 describes the Application Site, the surrounding area and outlines the relevant planning history;

- Section 3 provides a detailed description of the proposed development and the changes made since the previously approved scheme for Phases 2 and 3;
- Section 4 sets a brief planning policy context within which the application should be determined;
- Section 5 assesses the proposed development against the development plan and any other relevant material considerations; and
- Section 6 provides the overall conclusions.

2.0 SITE CONTEXT

Site Location and Description

- 2.1 The Site is located on the northern edge of the town of Longridge within the administrative area of Ribble Valley Borough Council.
- 2.2 The Site relates to Phases 2 and 3 of the wider outline masterplan area for the Bowlands Meadow development and extends to 10.56 hectares (ha) in size, with a net development area of 4.84ha.
- 2.3 The Site relates to the land directly to the east of Phase 1, which has been completed. The Site was most recently in agricultural use and is used for pasture, and comprises a number of field parcels with mature hedgerows to the north and west.

Surrounding Area

- 2.4 The Site is located on the northern periphery on Longridge. The surrounding area to the south is predominantly characterised by residential development and a Sainsbury's supermarket, and the surrounding area to the north extends into open countryside.

Designations

- 2.5 The Site lies entirely within Flood Zone 1 and is, therefore, at low risk of flooding. There are no other landscape or ecological designations that affect the Site.

Pre-application Discussions

- 2.6 The Applicant has not engaged in pre-application discussions with the Council in relation to this Application. However, the Applicant has engaged extensively with the Council both as part of the original outline permission and subsequent reserved matters applications. As such, the scheme is well known to the Council.
- 2.7 This application relates to only minor changes to the previous proposals for Phases 2 and 3, as such, pre-application discussions and engagement has not taken place.
- 2.8 Any S106 contributions are sought to be discussed with the Council following the submission of this planning Application.

Relevant Planning History

- 2.9 Outline planning permission (reference: 3/2014/0764) was granted on 29th October 2015 for the following development:

"Development of up to 363 homes including affordable housing and housing for the elderly, relocation of Longridge Cricket Club to provide a new cricket ground, pavilion, car park and associated facilities, new primary school, vehicular and pedestrian access, landscaping and public open space, with all matters reserved except for access."

- 2.10 The above scheme was in outline, with all matters reserved except for access. Condition 3 of the outline approval required reserved matters applications to be made within 3 years of the date of the permission (ie. By 29th October 2018).

- 2.11 There have subsequently been several applications following the grant of outline permission for the variation and discharge of conditions.

- 2.12 A reserved matters application for Phase 1 was submitted in March 2016 and approved in September 2016 (Ref: 3/2016/1093) for:

"Application for the detailed approval of appearance, landscaping, layout and scale for the erection of 118 dwellings (Phase 1) pursuant to outline 3/2014/0764 for the development of up to 363 homes including affordable housing and housing for the elderly, relocation of the Longridge Cricket Club to provide a new cricket ground, pavilion, car parking and associated facilities, new primary school, vehicular and pedestrian access landscaping and public open space, with all matters reserved except for access".

- 2.13 The above was followed by a second reserved matters application for Phase 1 for 124 dwellings (re-plan) which was approved by the Council on 14th September 2018 (reference. 3/2018/0404). As mentioned in Section 1 of this Statement, Phase 1 is now completed.

- 2.14 An application for the approval of reserved matters for Phases 2 and 3, for the erection of 193 dwellings, was approved by the Council on 12th April 2019 (reference. 3/2018/0975). A S.73 application was subsequently submitted in relation to this application which sought to vary condition 1 in order for several plot substitutions and house type changes and was approved on 10th June 2021. We can confirm that development has commenced on Phases 2 and 3.

2.15 The Applicant is now seeking to make additional changes to the proposals for Phases 2 and 3 which will result in an increase in the number of dwellings from 193 to 198, including several housetype substitutions. The period for the submission of reserved matters applications under the outline planning consent has now expired, therefore a full planning application is required to make these changes to the scheme.

3.0 PROPOSED DEVELOPMENT

- 3.1 This Application relates to a 're-plan' for Phases 2 and 3 for the erection of 198 dwellings, including affordable housing provision and housing for older people, a new LEAP, SUDS areas, and areas of public open space.
- 3.2 As set out in Section 2, although this is not an application for the approval of reserved matters, it does relate directly to the outline planning permission for up to 363 dwellings at the Site. A reserved matters application was granted for Phase 1 for 124 dwellings, and this Application seeks approval to progress Phases 2 and 3 which was previously consented for 193 dwellings.
- 3.3 The proposed housing mix is set out in Table 1 below:

Table 1: Housing Mix

Market Housing		
Standard		
Ellerton	3-bed semi-detached house	33
Moresby	3-bed dual aspect semi-detached house	25
Kingsville	3-bed townhouse	21
Lutterworth	3-bed detached house	5
Alderney	4-bed dual aspect detached house	12
Denby	3-bed detached house	8
Windermere	4-bed detached house	19
Thornton	4-bed detached house	1
Elderley		
Bedale	Bedale	7
Belmont	Belmont	8
TOTAL MARKET		139
Affordable Housing		
Standard		
Denford	2-bed affordable mews	19
Brandon	3-bed affordable mews	25
Elderley		
Bedale	2-bed bungalow	7

Belmont	2-bed house	8
<i>TOTAL AFFORDABLE</i>		<i>59</i>
<i>TOTAL OVERALL</i>		<i>198</i>

- 3.4 As illustrated above, the proposed scheme will provide 59no. affordable dwellings which include 15no. affordable elderly persons homes.
- 3.5 An Affordable Housing Statement has been submitted alongside this application which reflects the matters agreed previously with the Council in respect of the affordable housing tenure mix and should be read alongside this Statement.
- 3.6 The proposed development seeks to make slight changes to the most recently approved scheme at the Site for Phases 2 and 3 which was consented under the S.73 application reference 3/2021/0010.
- 3.7 A summary of the proposed changes from the S.73 application are shown in Table 2 below.

Table 2: Change in house types

House type	From	To	+/-
Denford	22	19	-3
Brandon	22	25	+3
Belmont	14	16	+2
Kingsville	14	21	+7
Denby	9	8	-1
Windermere	22	19	-3
<i>TOTAL</i>			<i>+5</i>

- 3.8 The above demonstrates an overall increased in 5no. dwellings, including 1no. additional elderly affordable dwelling. The location of these changes are concentrated towards the north of the Site as shown on the Phase 2/3 Re-Plan Zone which accompanies this application. There are no changes to the other house types or plots across the Site from the previous proposals for Phases 2 and 3.
- 3.9 The proposed layout has been designed to reflect the layout of the previously approved application for Phases 2 and 3 and this layout is based on the principles agreed as part of the outline planning permission.
- 3.10 As illustrated on the Planning Layout plan which accompanies this Application submission, the proposals seek to retain many of the key existing features and include:

- Provision of landscape buffers throughout the development most notably to the south, east and north to offset between built development and the open countryside;
- Retain, reinstate and replace existing hedgerows and trees where possible;
- Inclusion of native planting throughout;
- Sustainable urban drainage;
- Pockets of open space provision throughout the development; and
- Recreational footpath and cycle linkages through the development linking to public open space and play provision.

3.11 Further details can be found in the enclosed plans and Design and Access Statement.

Section 106

3.12 The outline planning permission was agreed subject to a Section 106 Agreement between the Applicant and the Council. This Application aligns with those previous agreements as set out in the S106 and detailed in reserved matters application reference 3/2018/0975, and it is anticipated that this will be accommodated through a Deed of Variation.

3.13 Any S106 contributions are sought to be discussed with the Council following the submission of this planning Application.

3.14 The Applicant will be responsible for the following social, economic, and infrastructure benefits of the overall scheme:

- Provision of affordable homes.
- A comprehensive management scheme and contribution for public open space.
- Financial contribution to the Longridge Loop.
- Employment of local people.

3.15 We note that the following contributions have already been made by the Applicant:

- Affordable housing.
- £15,000 towards the Longridge Loop.
- £390,000 Transport contribution.

4.0 PLANNING POLICY CONTEXT

Legislative Context

- 4.1 For decision-taking, 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.

Development Plan Context

- 4.2 The development plan relevant to the determination of this planning application is the Local Development Framework (LDF) which comprises:
- The Core Strategy (2014);
 - The Housing and Economic Development – Development Plan Document ('HED DPD') (2019); and
 - The Longridge Neighbourhood Plan 2028.
- 4.3 A summary of the relevant policies from the development plan are set out below.

Core Strategy (2014)

- 4.4 The Core Strategy was adopted by the Council in December 2014 and is the principal document in the LDF which establishes the vision, objectives, and key principles that will guide development up to 2028.
- 4.5 The following policies contained in the Core Strategy are of relevance to the proposed development:
- Policy DS1 – Development Strategy
 - Policy DS2 – Presumption in Favour of Sustainable Development
 - Policy EN2 – Landscape
 - Policy EN4 – Biodiversity and Geodiversity
 - Policy H1 – Housing Provision
 - Policy H2 – Housing Balance
 - Policy 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 DME1 – Protecting trees and woodland
- Policy DME2 – Landscape and Townscape Protection
- Policy DMH1 – Affordable housing criteria
- Policy DMB4 – Open Space Provision
- Policy DMB5 – Footpaths and Bridleways

Housing and Economic Development DPD (2019)

- 4.6 The HE DPD was adopted by the Council in October 2019 and sets out more detailed policy coverage for matters relating to housing and the economy to fully implement the policies of the Core Strategy.
- 4.7 The Site is allocated as a 'Committed Housing Site' on the HE DPD Proposals Map and also lies within the revised settlement boundary of Longridge. The HE DPD outdates the adopted Core Strategy, and an extract of the Proposals Map is enclosed at **Appendix 1**.
- 4.8 Policy DS1 of the HE DPD states that the majority of new housing will be concentrated in the principal settlements of Clitheroe, Longridge, and Whalley.

Longridge Neighbourhood Plan 2018-2028

- 4.9 The Longridge Neighbourhood Plan was adopted in April 2019 and now forms part of the Development Plan for Ribble Valley District (RVD) and will be used in the determination of planning applications within the designated area.
- 4.10 The vision by 2028 is for Longridge to be a "vibrant town in which to live, work, and play, having retained its historic centre and its blend of urban and rural characteristics..."
- 4.11 The following policies are relevant to this Application:
- Policy LNNDP1 – Infrastructure for New Development
 - Policy LNNDP2 – Developer Contributions and Community Infrastructure Levy
 - Policy LNNDP3 – Longridge Design Principles
 - Policy LNNDP6 – Landscape
 - Policy LNNDP7 – Protecting Significant Views

Other Material Considerations

4.12 In addition to the development plan the following are material considerations pertinent to the determination of this Application:

- National Planning Policy Framework (2021) (NPPF);
- National Planning Practice Guidance; and
- Ribble Valley Borough Council Five Year Supply Statement (2021).

The National Planning Policy Framework (NPPF)

The NPPF was revised in July 2021 and its policies are material considerations which should be taken into account when determining applications from the day it was published (paragraph 218).

4.13 The following paragraphs of the NPPF are considered relevant to the determination of this Application:

- Sustainable development objectives (paragraph 8);
- Presumption in favour of sustainable development (paragraph 11);
- Decision-taking (paragraph 47);
- Promoting sustainable transport (paragraphs 104, 105, 110, 111, and 112);
- Achieving well-designed places (paragraphs 126, 129, 130, 131, 134 and 135);
- Delivering a sufficient supply of homes (paragraphs 60, 65 and 73); and
- Conserving and enhancing the natural environment (paragraphs 174 and 180).

National Planning Practice Guidance ("NPPG")

4.14 The National Planning Practice Guidance (NPPG) builds on the principles in the NPPF and provides further detailed technical guidance on aspects such as design, housing for older people, and the natural environment topic areas.

Ribble Valley Borough Council Five Year Supply Statement (2021)

4.15 The Ribble Valley Five Year Supply Statement (FYSS) was published in May 2021 and covers the annual period up to 31st March 2021.

4.16 Phases 2 and 3 of the scheme are identified in Table 4 of the FYSS as contributing 152 dwellings towards the Council's five year housing land supply. According to the FYSS the overall supply in the Borough equates to 14.2 years.

5.0 PLANNING ASSESSMENT

5.1 This Section assesses the proposed development against the relevant development plan policies and any other material considerations which are relevant to the Application. We reiterate that the proposed development is a re-plan of the former application for Phases 2 and 3 for an additional 5 units.

5.2 Having regard to the development plan and other material considerations as outlined in Section 4, we have identified the following key issues that are relevant to the assessment of the proposed development:

- Principle of development;
- Design;
- Highways;
- Trees and Ecology;
- Noise; and
- Drainage.

5.3 An assessment against each of these considerations is set out below.

Principle of Development

5.4 The outline planning permission and subsequent reserved matters and S.73 applications for Phase 1 and then Phases 2 and 3 have demonstrated that the principle of development is supported at the Site. Phase 1 of the development is nearing completion and works pursuant to Phases 2 and 3 have commenced.

5.5 The outline permission confirmed that the maximum number of dwellings is limited to 363 (Condition 2); and that any applications for reserved matters must be submitted within three years from the date of the permission i.e. by 29th October 2018.

5.6 However, with the window to submit details of reserved matters having now expired, policies relevant to the principle of development need to be considered. Notwithstanding this, given the Site's planning history, the principle of development has already been recently established and this should be given substantial weight when assessing these proposals.

5.7 According to the adopted HE DPD Proposals Map, which postdates the Local Plan Map, the Site lies within the settlement boundary of Longridge as shown at **Appendix 1** of this

Statement. The Site is also identified as a Committed Housing Site and 'shared' Policy DS1 of the Core Strategy and HE DPD confirms that the majority of new housing will be concentrated in the three principal settlements which includes Longridge.

- 5.8 The proposed development, therefore, supports the Council's spatial vision for development as set out in Policy DMG2 of the Core Strategy which clearly favours the concentration of housing in the principal settlements.
- 5.9 We also note that the development of Phases 2 and 3 at the Site is included within the most recent FYSS (2021) which demonstrates that the Council recognises the Site as a commitment for housing development and an important part of its housing land supply.
- 5.10 The development will, therefore, provide a valuable contribution towards the Council's housing requirement as set out in Policy H1 of the Core Strategy. As set out in Section 3 of this Statement, the proposed scheme will provide a mixture of 2, 3, and 4 bed dwellings which is consistent with the outline consent and previously approved Phase 2 and 3 proposals. A suitable mix of housing is supported by Policy H2 of the Core Strategy.
- 5.11 Policies H3 and DMH1 of the Core Strategy sets out the Council's affordable housing requirements. The overall affordable housing threshold is 30%, and 15% of housing provision is to be for older people. Within this 15% figure, 50% would need to be affordable and be included in the overall affordable housing threshold of 30%.
- 5.12 The development seeks to provide 59no. affordable dwellings which equates to an overall provision of 30% affordable housing. The proposals will also provide 30no. dwellings for older people, of which 50% will be affordable. As such, the proposed level of affordable housing and housing for older people aligns with the development plan policies set out above.
- 5.13 The proposed development should be supported in accordance with Policy DS2 of the Core strategy which states the Council will reflect the presumption in favour of sustainable development contained in the NPPF, whereby development that is in accordance with the development should be approved without delay. The Proposals comprise sustainable development within the settlement boundary of Longridge and, therefore, should be supported.

Design

- 5.14 The proposed development will have a density of 41 dwellings per hectare (dph) and the building heights will not exceed 2.5 storeys.

5.15 The proposed development respects the local vernacular and utilises various design features to create interest in the appearance of the development as a whole. As such, the proposals are compliant with Core Strategy Policy DMG1.

5.16 A detailed description of the proposed layout of the development is provided within the Design and Access Statement which accompanies this Application. The principles which have been utilised are derived from the Design and Access Statement and Design Codes approved at outline stage, which have been applied to the design of the development.

5.17 The development seeks to reflect the principles identified as part of the outline application which are as follows:

- Primary access from Chipping Lane, with secondary pedestrian and cycle access points through to Redwood Drive;
- Strong frontages and natural surveillance throughout, most notably in relation to footpath links and routes which reflect the aspirations of the parameters masterplan;
- Recreational footpath and cycle linkages throughout the development linking to public open space and play provision;
- Utilisation of existing topography and alignment to define the building lines;
- Respect of the residential boundary to the south and its proximity to existing residential properties through front facing properties, separated by footpaths and cycle paths and a landscaping buffer;
- A development buffer to east of the Site to offset between built development and the open countryside;
- Provision of a landscaping area running north to south with footpath, cycleway, green infrastructure and landscaping and a Trim Trail;
- Retention of land to the north and implementation of SUDS and open space provision;
- Shared surfaces creating interest in key nodes of the Site including public realm;
- Retention and enhancement of existing hedgerows and trees where possible;
- Replacement trees and hedgerows and inclusion of native planting throughout;
- Provision of green infrastructure throughout the development;
- Areas of public open space within centre of development and throughout the development including a LEAP; and
- Secondary gateways to Redwood Drive.

5.18 Full and detailed consideration has been given in preparing the detailed layout to the potential impact of the proposed development on the amenity of both existing and future

occupants. This includes the application of appropriate separation distances between elevations containing windows to habitable rooms and the provision of appropriately sized gardens. Any potential for unacceptable overlooking or overshadowing has been minimised with good standards of amenity provided for future occupants.

- 5.19 Full details of the proposed design, layout and landscaping is found in the DAS which accompanies this application.
- 5.20 The design of the proposed development will be of a high quality that has regard to, and is consistent with, the parameters set by the outline approval. The scheme is considered to be compliant with Policies DMG1, DME1, DME2, EN2, and DMB5 of the Core Strategy, Policy LNDP3 of the Longridge NP, and the design principles set out in paragraph 130 of the NPPF.

Landscaping and Open Space

- 5.21 The parameters masterplan approved at outline stage was underpinned by a strong landscape-led approach, which responded to the green infrastructure located both within and surrounding the Site and the provision of open space. This approach has been reflected in this Application and builds upon these principles.
- 5.22 The proposal includes a comprehensive landscaping scheme which includes the provision of boundary planting at the southern and eastern boundaries of the Site. The development will also provide informal footpaths along the areas of public open to the south and east. This landscape buffer will also screen the Site from existing housing to the south.
- 5.23 Additionally, as part of the proposed layout, the scheme will provide a significant amount of new open space provision throughout the development, including trim trails, pockets of open space provision and a LEAP, enhanced with a mixture of additional planting throughout the Site, all of which are conveniently accessible and useable for future occupants of the development.
- 5.24 The extent and type of public open space and public realm to be provided has been designed to ensure that it is of high quality and is in accessible locations throughout the development and will provide appropriate natural surveillance. The proposed layout will create a safe environment for all and retain and enhance the natural environment, demonstrating compliance with Core Strategy Policies DMG1, DME1, DME2, DMB4 and DMB5, and Policy LNDP6 of the Longridge NP.

Highways

- 5.25 The development will encourage walking and cycling and provide footpaths and cycleway throughout.
- 5.26 The single point of access from Chipping Lane, delivered under Phase 1, is adequate to serve Phases 1 to 3 of the development. Emergency access and pedestrian/cycle access is provided via Redwood Drive and suitable car parking and cycle provision has been provided throughout.
- 5.27 A Transport Note has been prepared by Vectos in support of this Application which concludes that there are no highway or transportation reasons why this application should not be granted planning permission.
- 5.28 The proposed development is compliant with Core Strategy Policies DMG1, DMG3 and DMI2.

Trees and Ecology

- 5.29 The Site comprises grassland with negligible ecological value, and the proposals will seek to enhance biodiversity at the Site through the planting of trees, hedges, and ornamental shrubs.
- 5.30 The ecology reports submitted as part of the Phases 2 and 3 reserved matters application demonstrated that there are no ecology constraints which affect the development.
- 5.31 An Arboricultural Method Statement has been produced by Tyler Grange in support of this Application and the Applicant seeks to be compliant with the tree protection measures set out within that statement.
- 5.32 Bird and bat boxes will also be provided throughout the Site, and alongside other green infrastructure and ecological enhancement measures which are proposed, the proposed development is, therefore, in accordance with Core Strategy Policies EN4, DME1, DME2 and DMB5.

Noise

- 5.33 A Noise Assessment which accompanies this Application concludes that the internal and external noise criteria which was agreed with the Council as part of the outline consent can be achieved at the Site.

- 5.34 Therefore, the amenity of existing and future occupiers will be protected in accordance with Policy DMG1 of the Core Strategy.

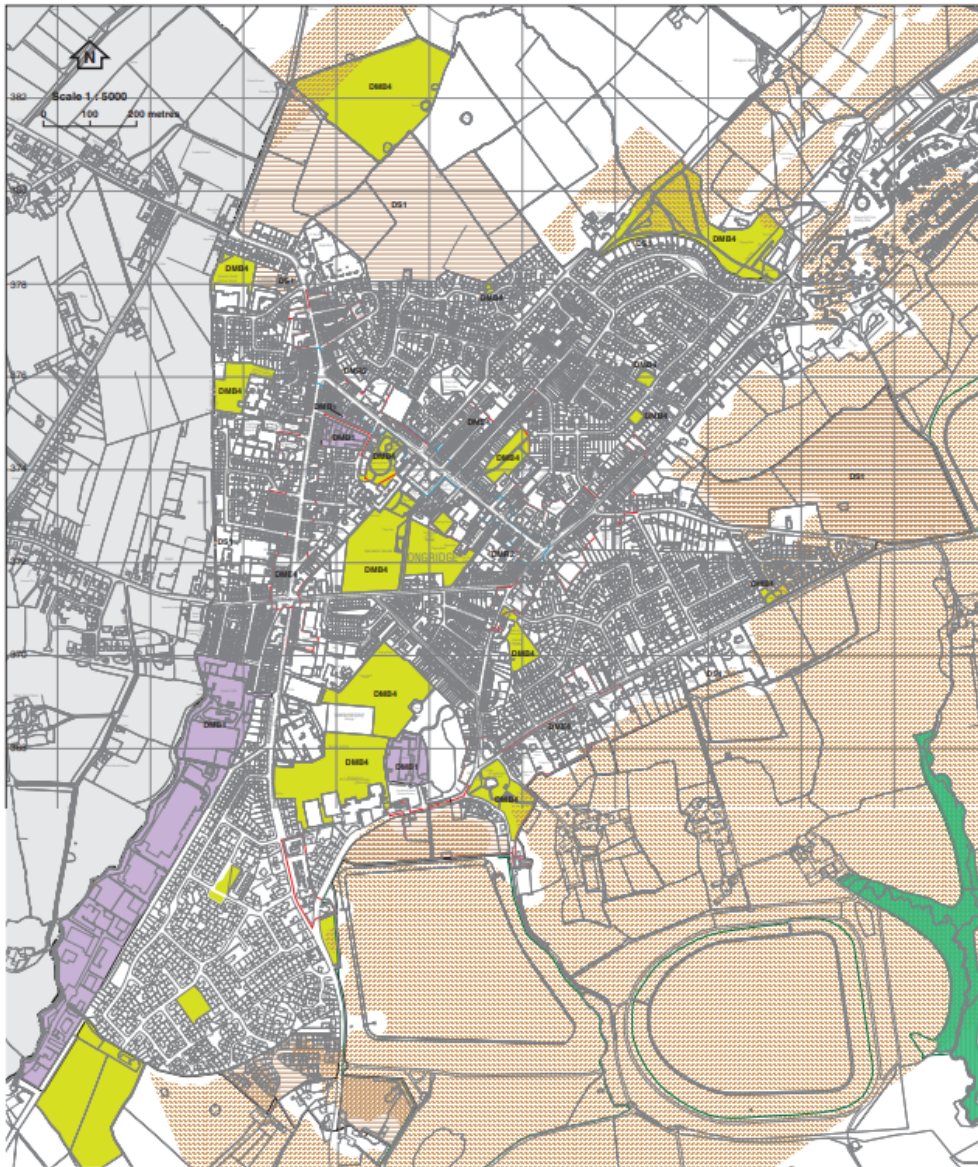
Flood Risk and Drainage

- 5.35 The proposed development will create 3no. SUDS ponds towards the north of the Site to mitigate any increase in flood risk and enhance drainage at the Site.
- 5.36 The Drainage Strategy Report which supports this application concludes that the proposed development aligns with the principles established in the outline permission and so complies with Policy DMG1 of the Core Strategy.

6.0 CONCLUSIONS

- 6.1 This Planning Statement has been prepared by Barton Willmore on behalf of BDW Trading Limited in support of a full planning application for the erection of 198 dwellings, together with SUDS, LEAP, and associated landscaping for Phases 2 and 3. This Application relates to the outline planning permission reference. 3/2014/0764.
- 6.2 The Site sits within the settlement boundary of Longridge and the principle of development is supported at the Site given the Site's planning history and the Council identifying the Site as a Committed Housing site.
- 6.3 The proposed development aligns with the broad design parameters established at the outline stage, as well as the approved reserved matters application and subsequent S.73 application for Phases 2 and 3. The development only seeks to slightly amend the number of proposed dwellings and house types.
- 6.4 Substantial weight should be given to the fact that the principle of development has already been established through the outline approval and subsequent applications for Phases 2 and 3. Phase 1 is nearing completion and this Application represents the following phases to deliver this major development.
- 6.5 The scheme will provide a high-quality residential development with interlinking areas of public open space, connected by a network of footpaths and cycleways. The proposals will include an extensive landscaping scheme, including green buffers, areas of open space, a LEAP, as well as private residential gardens. The overall development proposed results in a well-integrated landscape-led proposal, which is both attractive and appropriate to its setting, as well as being sympathetic to the surrounding area.
- 5.1 The development will provide a range of 2, 3 and 4 bed housing as part of this phase of development, as well as an important contribution towards affordable housing and housing for older people, in line with the provisions of local planning policy.
- 5.2 The proposed development is reflective of the principles of development agreed as part of the outline permission, will seek to secure the agreed s.106 contributions, and aligns with both national and local planning policies. We therefore request that approval is given without delay.

**APPENDIX 1 –
HOUSING AND ECONOMIC DEVELOPMENT DPD PROPOSALS MAP
EXTRACT**



SHEET 4

Key

- Borough Boundary
- Inset Map Boundary
- Draft Settlement Boundary DS1
- Clitheroe Principal Shopping Frontage DMR1
- ▨ Committed Housing Site DS1
- Main Centre Boundary DMR1/DMR2
- ▨ Proposed Clitheroe Market Re-Development Site DMR1
- ▨ Standen Strategic Development Site DS1
- ▨ Committed Employment Sites DMB1
- ▨ Existing Employment Area DMB1
- ▨ Ancient Woodland DME1
- ▨ Area of Outstanding Natural Beauty (AONB) EN2
- ▨ County Biological Heritage Site DME3
- ▨ Existing Open Space DMB4
- ▨ Local Geodiversity Heritage Site EN4
- ▨ Local Nature Reserve DME3
- ▨ Site of Special Scientific Interest DME3
- ▨ Conservation Area DME4
- ▨ Historic Park and Garden DME4
- ▨ Scheduled Ancient Monument DME4
- ▨ Flood Risk Area (Flood Zone 2) DME6
- ▨ Minerals Safeguarding Area EN3
- EN2 Open Countryside EN2
- ▨ Protected Railway Station Site DMI2