



# Land at Spout Farm Preston Road Longridge PR3 3BE

Application under Section S73 of the Town and Country Planning Act 1990  
Variation of Conditions in relation to Planning Permission Ref:  
3/2020/0309)

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## SUPPORTING STATEMENT

December 2021



PWA Planning is a trading name of Paul Walton Associates Ltd.  
Registered in England and Wales no. 8605706. Registered Address:  
316 Blackpool Road, Fulwood, Preston PR2 3AE

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2 Lockside Office Park  
Lockside Road  
Preston  
PR2 2YS

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01772 369 669  
info@pwaplanning.co.uk  
www.pwaplanning.co.uk

# REPORT CONTROL

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Primary Author:	Joe Davis	Initialled:	JD
Contributor:		Initialled:	
Reviewer:	Matthew Wyatt	Initialled:	MW

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## **/1 INTRODUCTION**

- 1.1. PWA Planning is retained by Create Homes (the applicant') to progress an application under Section S73 of the Town and Country Planning Act 1990, to vary numerous conditions attached to planning permission ref: 3/2020/0309. The permission relates to land at Spout Farm, Preston Road, Longridge, PR3 3BE ('the site') and approved full consent for the erection of 34 dwellings and associated works. All pre-commencement conditions were previously discharged under ref: 3/2021/0047 and development has commenced.
  
- 1.2. This statement will provide an overview of the conditions which the Applicant seeks amending. Details are then provided regarding updated information which has been supplied as part of the application, together with justification as to why these should be approved. Should the Local Planning Authority (the LPA') require any further information then it is requested that the Agent is contacted in the first instance.

## **/2** PROPOSED VARIATIONS

2.1. This application seeks the variation of conditions 2, 13 and 14 of permission ref. 3/2020/0309, due to layout, appearance and landscaping amendments associated with the approved scheme.

### **Condition 2**

2.2. The approved plans for permission ref. 3/2020/0309 dated 21<sup>st</sup> December 2020 are listed under condition 2 on the Decision Notice. It is proposed to amend this condition to allow for alterations to the Proposed Site Plan, Soft and Hard Landscaping Plans and house types with the following submitted information:

- Location Plan - 2586-100
- Proposed Site Plan Revision U - 19-133-0001-E
- Hard Landscape Plan Revision P06 - UG-487-LAN-HL-DRW-02
- Soft Landscape Plan Revision P06 - UG-487-LAN-SL-DRW-03
- General Arrangement Revision P06 - UG-487-LAN-GA-DRW-01

#### House Types:

- Ashton – 19-133-ASH-AS-001-A
- Brookfield – 19-133-BR-AS-001-A
- Cadley – 19-133-CAD-AS-001-B
- Elston – 19-133-EL-AS-001-A
- Farringdon – 19-133-FA-AS-001-A
- Larches – 19-133-LA-AS-001-A
- Newsham – 19-133-NW-OPP-002-A
- Newsham – 19-133-NW-OPP-001-A
- Ribbleton – 19-133-RIB-OPP-001-A
- Ribbleton – 19-133-RIB-OPP-002-A
- Savick – 19-133-SA-OPP-001-A

- Sherwood – 19-133-SH-AS-001-A
- Whittingham – 19-133-WH-AS-001-A
- Whittingham – 19-133-WH-AS-002-A
- Garrison – 19-133-GA-OPP-A

2.3. The updates to the proposed layout and landscaping drawings are furthermore supported by an updated Arboricultural Impact Assessment, which is not directly referenced in any of the existing conditions. However, this document demonstrates that there is no further tree losses required as a result of the amendments.

2.4. As the red line boundary in the Location Plan (reference 2586-100) is to remain unaltered, the approved Location Plan is not proposed to be replaced, moreover, as the development area is not proposed to change.

### **Condition 13**

2.5. Condition 13 was partially discharged under ref: 3/2021/0047 in February 2021, with the remainder of the condition requiring compliance with the approved documentation. An updated Bat and Bird Box Location Plan (reference SPBBL001) has been submitted alongside the current application to reflect the latest proposed changes to the layout and house types. This document includes no fundamental changes to the approach towards promoting biodiversity across the site. As such, it is requested that the wording of Condition 13 is also changed to one of simply compliance with the new details.

### **Condition 14**

- The approved Soft Landscaping Proposals (reference UG-487-LAN-SL-DRW-03) detailed under Condition 14 have been altered and as such, this application seeks agreement from the Local Authority to vary the landscaping proposals approved, to enable the development to be completed in accordance with the approved details. The condition should therefore make explicit reference to *Soft*

Landscape Plan Revision P06 - UG-487-LAN-SL-DRW-03, as detailed within the list of plans under Condition 2.

## **/3 PLANNING JUSTIFICATION**

### **Condition 2**

- 3.1. As detailed above, the proposed amendments to Condition 2 relate to proposed alterations to the site layout, house types and landscaping. The alterations are justified in turn below.
- 3.2. Please note that there has been no alteration to the number of bedrooms proposed in the dwellings across the site, or the homes which are proposed as affordable units. As such, the amendments will not impact upon the agreed contributions under the Section 106 Agreement.

### **Proposed Site Plan Revision U (reference 19-133-0001-U)**

#### Plot 1

- 3.3. It is proposed the property at Plot 1 is relocated further to the southeast of the plot, with the associated double garage relocated to the north of the dwelling. The rear extension has been moved further to the south along the rear elevation.
- 3.4. The amendments to Plot 1 gives greater prominence to the property from the site's entrance, enhancing the gateway to the site. The garage has been relocated to a less prominent position, with the revised location to the north side of the property being in line with the street scene of Plot 2.

#### Plot 2

- 3.5. It is proposed that the house type at Plot 2 is amended from the approved 'Ribbleton' to 'Garrison'.
- 3.6. The amendment to Plot 2 introduces a house type with a reduced massing over the approved property, reducing the developments impact upon the street scene. The amendment effectively swaps the house type at Plot 33, therefore having no change to the housing mix.

### Plot 3

- 3.7. It is proposed to introduce a single garage to the west side of the rear of the dwelling. A pitch is also proposed to the porch detail.
- 3.8. The introduction of a garage is considered to enhance the amenity of future occupants, providing valuable indoor parking space and storage for the property.

### Plot 15

- 3.9. It is proposed that the house type at Plot 15 is amended from the approved 'Rawcliffe' to 'Sherwood'.
- 3.10. The amendment to Plot 15 introduces a house type which is considered more visually attractive than the approved property. The 'Sherwood' house type also follows the existing building line to the west, creating a more attractive and uniform street scene.

### Plot 16

- 3.11. The proposals seek to amend the internal layout of Plot 16 and move the rear extension to west rear side of the property.
- 3.12. The amendments are restricted to the rear of the property, having no impact upon the existing street scene. The relocation of the extension to the west side follows the existing build line of the neighbouring properties to the west.

### Plot 17

- 3.13. It is proposed that the house type at Plot 17 is amended from the approved 'Ribbleton' to 'Elston'.
- 3.14. The amendment to the house type should be considered with the changes to Plot 18, with the larger garage proposed here relating well to the revised garage and side elevation of this plot.

### Plot 18

- 3.15. It is proposed that the house type at Plot 18 is amended from the approved 'Warren' to 'Garrison'.
- 3.16. The amendment to the house type should be considered with the changes to Plot 17 above, with the larger garage proposed here relating well to the neighbouring property and the street scene.

### Plot 21

- 3.17. The proposals seek to replace the approved single garage to side of the property with a larger double garage. It is also proposed to move the rear extension along the rear elevation.
- 3.18. Given the double garage is to be set back from the property, it is considered to have minimal impact upon the existing street scene and has no greater impact on the amenity of existing residents than the approved single garage. The double garage also enhances the amenity of future occupants, providing valuable indoor parking space and storage for the property. The rear extension amendments are minimal and have no greater impact on the street scene than the approved extension.

### Plot 22

- 3.19. The proposals seek to amend the internal configuration of the property at Plot 22. The changes are considered to have minimal impact upon the street scene and amenity and are therefore deemed acceptable.

### Plot 25

- 3.20. The proposals seek to amend the internal configuration of the property at Plot 22 including the relocation of the rear extension. The changes are considered to have minimal impact upon the street scene and amenity and are therefore deemed acceptable.

### Plot 27

- 3.21. The proposals seek to amend the garage roof detail and internal reconfiguration resulting in changes to the rear extension at Plot 27. The changes are considered to have minimal impact upon the street scene and amenity and are therefore deemed acceptable.

### Plot 29

- 3.22. It is proposed to amend the location of the property at Plot 29, with the dwelling moved further towards the north and west boundaries of the plot. The garage is to be relocated beyond the rear of the property and reconfigured as a double garage. The rear extension is also to be amended.

- 3.23. The amendment to the location of the property gives the dwelling a more prominent position on the access road junction, with the dwelling following the street scene parallel to the internal access road. The relocation of the garage to the rear of the property moves the garage away from the neighbouring property at Plot 30, enhancing its visual appearance. The double garage also enhances the amenity of future occupants, providing valuable indoor parking space and storage for the property, whilst being appropriately located next to the garage associated with Plot 28.

### Plot 30

- 3.24. It is proposed that the house type at Plot 30 is amended from the approved 'Warren' to 'Garrison'.
- 3.25. The amendment to the house type provides a larger double garage for future occupants. The amendment also provides a continuation of the street scene following the street line of neighbouring properties along the internal access road.

### Plot 32

- 3.26. The proposals seek internal changes through the amendment of the location of the rear extension and a change to the garages roof design. The changes are considered to have

minimal impact upon the street scene and amenity given the location of the extension to the rear and are therefore deemed acceptable.

#### Plot 33

- 3.27. It is proposed that the house type at Plot 30 is amended from the approved '1703' to 'Ribbleton'.
- 3.28. The amendment introduces a house type which remains in keeping with the scale and character of the street scene whilst also respecting the amenity of neighbouring properties.

#### Plot 34

- 3.29. The proposals seek to amend the location of the property at Plot 34, with the property located marginally further to the east side of the plot closer to the boundary. This is to ensure an adequate size plot for the dwelling to the west (Plot 33), with the size of the plot also slightly reduced.
- 3.30. The amendment creates a marginally smaller plot, the property retains a large curtilage and appropriate separation distance from the neighbouring property to the west. The property retains an appropriate location within the street scene and does not overlook neighbouring properties or their garden areas.

#### Introduction of Substation

- 3.31. It is proposed a substation be added to the scheme, with this now required for the development site to serve the developments power needs. The substation is proposed to the west of Plot 7, with access also provided. The substation results in the loss of 1no. car parking space associated with Plot, but the provision of 2no. spaces is considered appropriate for the dwelling of this size.

### **General Arrangement Revision P06 (Reference UG-487-LAN-GA-DRW-01)**

- 3.32. The amendments to the General Arrangement Plan Revision P06 (Reference UG-487-LAN-GA-DRW-01) reflect the amendments to the Proposed Site Plan (reference 19-133-0001-U) as discussed above. This replaces the General Arrangement Revision P01 (Reference UG-487-LAN-GA-DRW-01).

### **Hard Landscaping Plan Revision P06 (Reference UG-487-LAN-GA-DRW-02)**

- 3.33. The amendments to the Hard Landscaping Plan Revision P06 (Reference UG-487-LAN-GA-DRW-02) reflect the amendments to the Proposed Site Layout. The amendments proposed included changes to the location of private driveways and patios to reflect the amendments to the house types and location of the dwellings. These changes are considered to have minimal impact on the visual appearance of the site, with the revised hardstanding arrangements ensuring each dwelling has appropriate access and patio areas.
- 3.34. The proposed amendments also include elements of reinforced grass paving system to the west part of the site to improve the visual appearance of the site and provide access to the proposed substation to the west of Plot 7 and the foul sewage pumping station to the site entrance. The reinforced grass paving system provides accessible space for service vehicles whilst retaining an attractive grassed appearance to these parts of the site.

### **Soft Landscaping Plan Revision P06 (Reference UG-487-LAN-GA-DRW-03)**

- 3.35. The amendments to the Soft Landscaping Plan Revision P06 (Reference UG-487-LAN-GA-DRW-03) reflect the amendments to the Proposed Site Layout. The proposed changes include amendments to the hedging to allow for the incorporation of a substation to serve the development.

- 3.36. The revised Arboricultural Impact Assessment (dated December 2021) submitted with this application confirms the proposed development will have no greater impact on the existing tree cover over the approved scheme on site. The development necessitates the removal of 30 trees, 18 whole groups, parts of 3 further groups and 1 hedgerow within the site boundary. This tree loss will however be mitigated through the replacement tree planting across the site presented within the revised Soft Landscaping Plan.

### **Condition 13**

- 3.37. As discussed above, Condition 13 was partially discharged under ref: 3/2021/0047 in February 2021, with the remainder of the condition requiring compliance with the approved documentation. An updated Bat and Bird Box Location Plan (reference SPBBL001) has been submitted alongside the current application to reflect the latest proposed changes to the layout and house types. This document includes no fundamental changes to the approach towards promoting biodiversity across the site and is therefore consistent with development plan aspirations.

### **Condition 14**

- 3.38. Condition 14 relates to landscaping, being worded as follows:

*The landscaping proposals hereby approved (Drawing:UG\_487\_LAN\_SL\_DRW\_03) shall be implemented in the first planting season following occupation of the first dwelling hereby approved shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority.*

*This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.*

*All trees/hedgerow shown as being retained within the approved details shall be retained as such in perpetuity.*

- 3.39. It is proposed to vary condition 14 of permission ref. 3/2020/0309 dated 12<sup>th</sup> May 2020 to replace the approved landscaping scheme with a revised Soft Landscaping Plan Revision P06 UG-487-LAN-GA-DRW-03.

## **/4 CONCLUSION**

- 4.1. The LPA is respectfully asked to approve the variation of Conditions 2, 13 and 14 (specified on approval ref. 3/2020/0309), as proposed by this application.
  
- 4.2. From the description provided in Section 3 and the submitted revised plans, the changes will have a negligible impact on all receptors and that there will be no negative impacts as a result of approving these amendments. As such, it is requested that this application be approved without delay.



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2 Lockside Office Park  
Lockside Road  
Preston  
PR2 2YS

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01772 369 669  
[info@pwaplanning.co.uk](mailto:info@pwaplanning.co.uk)  
[www.pwaplanning.co.uk](http://www.pwaplanning.co.uk)