



Supporting Planning Statement

Reserved Matters Application for Residential Development
Phase 5 & 6: Land at Pendle Road, Clitheroe

March 2022

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Prepared by: RB/JS/LS

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For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This Supporting Planning Statement ("SPS") has been prepared by Avison Young in support of a reserved matters application for residential development on behalf of Taylor Wimpey Manchester ("the Applicant"). The development relates to land located to the south west of Pendle Road, Clitheroe, which is located within the administrative authority of Ribble Valley Borough Council ("RVBC").
- 1.2 This application is submitted pursuant to outline planning approval 3/2012/0942 ("the original outline"), amended by an application under section 73 of the Town and Country Planning Act 1990 (LPA Ref. 3/2015/0895) ("the Section 73 permission") which secured permission for a mixed use development comprising up to 1,040 dwellings; local retail, service and community facilities; employment (Class B1); a primary school site; public open space including green corridors; and improved (roundabout) junction between Pendle Road and A59; new vehicular, pedestrian and cycle accesses; and roads, sewers, footpaths, cycleways, services and infrastructure. A decision notice for the outline planning permission is attached at **Appendix I**.
- 1.3 Since the outline planning permission was granted in 2012, Taylor Wimpey have delivered Phases 1 with dwellings already being occupied. Construction on phases 2 has also begun with phases 3 and 4 to follow. This application will seek to address access, appearance, landscaping, layout and scale of the proposed residential development, also referred to as Standen Phase 5 & 6. Comprehensive details can be found in Chapter 2 of this Statement and are illustrated on the application drawings separately.
- 1.4 As the application is for approval of reserved matters, issues relating to the principle of development and other technical considerations which have already been assessed and established through the outline permission (and appropriate conditions imposed in this respect) are not revisited as part of this statement.
- 1.5 Instead, this statement assesses the scheme only in relation to the five matters which were reserved as part of planning approval 3/2012/0942, as amended by the Section 73 permission, in accordance with condition 6 of that permission.
- 1.6 The description of development for this reserved matters application is:

"Phase 05 and 06, reserved matters application (access, layout, scale, external appearance and landscaping) for the erection of 300 dwellings pursuant to outline consent 3/2015/0895."
- 1.7 The application is accompanied by various supporting documents to aid the Local Planning Authority's determination of the application. The extent of the supporting information and scope of these documents is in accordance with the requirements of the conditions attached to the Section 73 permission. The submission material has also been prior agreed with Officers at the Council, and the schedule of submission documents is detailed at **Appendix II**.

2. Site Location and Description

- 2.1 This chapter briefly describes the site location; physical characteristics; surroundings and relevant ownership history. Further details of the site and its setting is contained in the Design and Access Statement ("DAS"), prepared by Baldwin Design Consultancy Limited.

Site Context and Location

- 2.2 The proposal relates to an irregular parcel of undeveloped land measuring circa 7.73 hectares in area to the south-west of Pendle Road, Clitheroe as show below in Figure 1. The site is located entirely within the RVBC administrative boundary.



Figure 1. Application site boundary outlined in red.

- 2.3 To the north of the site are residential properties on Hillside Close, Lingfield Avenue and Littlemoor Road. The site boundary to the east is formed by Standen Phase 4 of the previous reserved matters application (app ref: 3/2019/0953). To the south of the site lies Pendleton Brook and open undeveloped land. To the west of the site is Whalley Road (A671) and existing residential properties. The site is shown in its wider context on the Site Location Plan attached at **Appendix III**.

Character of the Surrounding Area

- 2.4 The existing settlement of Clitheroe is located to the north of the application site. The existing buildings within Clitheroe are varied in style, age and materials. The town hosts a number of historic buildings with architecturally attractive features including thatched roofs, stone window and door surrounds and chimney stacks etc. The dominant buildings materials are brick and render.

- 2.5 Neighbouring residential developments off Pendle Road are predominately characterised by two storey dwellings constructed from red/brown brick with render, a varied mixture of house types, typically mews, detached and semi-detached fronting the road. These properties are characterised by front gardens providing adequate space for road car parking where plot boundaries to the back of the existing footpath are delineated with a varied mix of boundary treatments in the form of hedge planting and low level walling/fence.
- 2.6 There are a number of local amenities within close proximity of the development in Clitheroe Town Centre, a 15-minute walk from the application site, including food and drink establishments, shops, a pharmacy and community facilities.
- 2.7 The site benefits from good accessibility, with a number of transport hubs in close proximity. The nearest bus stop is on the northern boundary of the site, under 400m from the proposed access. This gives access to the 634 service which runs between Clitheroe, Sabden and Wiswell. Clitheroe Train Station is 1.2km away and the A59 can be joined just 600m to the east of the site, which is the main route from Blackburn to Skipton. Off the A59 is the M65 providing access to the main towns of Preston to Burnley.

Strategic Housing Land Availability Assessment

- 2.8 The Strategic Site ("Standen") is identified in both Section 9 of the Ribble Valley Core Strategy and the Strategic Housing Land Availability Assessment ("SHLAA") as having a total dwelling capacity of 1,040.
- 2.9 Standen is allocated as a 'Strategic Site' within the Ribble Valley Core Strategy (Adopted 2014) and is to be developed in a comprehensive and sustainable manner as a mixed-use site to meet a significant proportion of the Borough's housing requirement in the plan period.
- 2.10 For the purposes of Ribble Valley's five year land supply, outlined in the March 2021 Housing Land Availability Survey, the site was estimated to contribute about 180 dwellings within the five year period. Taylor Wimpey have contributed a substantial proportion of housing through the Standen strategic development.
- 2.11 The importance of the delivery of development at Standen is evident, being the only strategic site allocated by the Core Strategy and one of few large sites identified in the SHLAA, it is therefore imperative that the reserved matters application for Phases 5 & 6 are approved in order to contribute to the Council's five year housing land supply requirements.

3. The Outline Permission

Planning History

- 3.1 This reserved matters application is related to outline planning permission (LPA Ref: 3/2012/0942), which was approved in April 2014. Subsequently a number of planning applications have come forward since the approval of the outline planning application, specifically approval of reserved matters, a Section 73 application to vary/ remove conditions and a number of discharge of conditions applications, all of which have been summarised below.

Outline Application (LPA ref: 3/2012/0942)

- 3.2 In April 2014, RVBC approved an application for outline planning permission with all matters reserved for a mixed use development at Land at Higher Standen Farm and Part Littlemoor Farm, Clitheroe. This approval was subject to the provision of a Section 106 and a number of conditions.
- 3.3 The outline permission granted consent for:

"1040 residential dwellings comprising: 728 market homes, 312 affordable homes, 156 of the total (1040) would be for elderly people (i.e. over 55 years of age) of which 78 would be affordable, 0.8ha to be reserved for retirement living within the total of 1040 homes, 0.5ha for local retail, service and community facilities (Classes A1 to A4, B1 and D1), 2.25 ha for employment (Class B1) accommodating up to a maximum gross floorspace of 5,575m², 2.1 ha of land for a primary school site, public open space including green corridors and areas for tree planting and landscaping, an improved (roundabout) junction between Pendle Road the A59, new vehicular, pedestrian and cycle accesses onto Pendle Road and Littlemoor, new pedestrian and cycle accesses onto Worston Old Road, New pedestrian and cycle access from the end of Shays Drive, Roads, sewers, footpaths, cycleways, services and infrastructure including: A sustainable urban drainage system,; New services such as gas, electricity, water and telecommunications".

Application to Vary/Remove Conditions (LPA ref: 3/2015/0895) ("the Section 73 Application")

- 3.4 In November 2015, an application was made under Section 73 of the Town and County Planning Act 1990, to vary several conditions. The application sought to vary the following conditions listed within the outline application (LPA ref: 3/2012/0942):
- Condition 1 (Development To Be Carried Out In Accordance With Approved Details);
 - Condition 2 (Plan Reference);
 - Condition 3 (Phasing);
 - Condition 4 (Design Code);

- Condition 8 (Phase 01 Particulars);
- Condition 12 (Reserved Matters Requirements);
- Condition 21 (Buffer Zone);
- Condition 40 (Energy/Sustainability);
- Condition 42 (Energy/Sustainability BREEAM);
- Condition 59 (Pedestrian/Cycle Linkages);
- Condition 62 (Employment Site);
- Condition 63 (+Retail Centre);
- Condition 64 (Roundabout/Highway Improvements); and
- Removal Of Condition 41 (Code For Sustainable Homes).

3.5 The approved Parameters Plan was varied to ensure the viability, and therefore deliverability, of the site. The type, quantum and scale of the uses proposed did not vary from the approved description of development, rather the location of the uses within the proposed development were altered.

3.6 As further explained within the Planning Committee Report¹, the updated Parameters Plan relocated the employment uses, retirement living, primary school, and ancillary retail and community uses. The school, retirement living and employment area were relocated in a cluster towards the central area of the site and directly adjacent to and south of the Ribblesdale Playing Fields.

3.7 As further explained on page 50 of the Planning Committee Report, a revised Section 106 ("S106") Agreement was also submitted alongside the Section 73 application, which sought to vary the triggers for a number of the obligations to reflect the updated phasing plan. It is important to note that the amount of S106 Agreement obligations required for the development was not altered.

Reserved Matters: Standen Phase 1 (LPA ref: 3/2016/0324)

3.8 The first reserved matters application for the erection of 229 dwellings, also known as Standen Phase 1 was approved in March 2017. The reserved matters was granted consent for:

"Phase 01 Reserved Matters application (access, layout, scale, external appearance and landscaping) for the erection of 229 dwellings pursuant to outline consent 3/2015/0895".

3.9 This approval was also subject to a S106 Agreement and a number of planning conditions which seek the submission and approval of building materials, landscaping proposals, sustainable drainage strategy and vegetation buffer zones.

¹ RVBC Planning and Development Committee December 2015

Reserved Matters: Standen Phase 2, 3 & 4 (LPA ref: 3/2019/0953) and Spine Road (LPA ref: 3/2019/0951)

- 3.10 Following on from the approval of Standen Phase 1 in 2017, a reserved matters application was submitted seeking the approval of Phases 2, 3 & 4 in addition to a new spine road which provides access across all phases of development. These reserved matters applications were approved in March 2020 for the access, appearance, landscaping and scale with respect to both the 426 dwellings and the proposed Spine Road.

Summary

- 3.11 This chapter of the SPS has outlined the sites' history and previous planning applications. The following chapters will demonstrate that this reserved matters application is brought forward within the context of the outline consent and conditions.

4. The Reserved Matters

4.1 This chapter provides a description of the proposals for which reserved matters permission is sought. This reserved matters application for Standen Phase 5 & 6 replicates the design layout, scale and quantum incorporated within the Phases 1, 2, 3 and 4 design to ensure consistency and satisfactory interfaces / relationships with the existing dwellings.

4.2 The principle of residential development in this location was approved as part of outline planning permission 3/2012/0942 and is therefore not for consideration at this stage. As detailed in the Planning Practice Guidance, reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (i.e., they can be 'reserved' for later determination). These are defined in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as:

- **'Access'** – the accessibility to and within the site, for vehicles cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- **'Appearance'** – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- **'Landscaping'** - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.
- **'Layout'** - the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- **'Scale'** – the height, width and length of each building proposed within the development in relation to its surroundings.

4.3 This application seeks approval to the reserved matters in relation to this residential development of 300 dwellings in accordance with condition 6 imposed on the planning permission (ref: 3/2015/0895). The details of each reserved matter are described below for the two parcels. To avoid repetition, the proposed scheme details are summarised in a collective fashion in accordance with each of the reserved matters.

Access

4.4 The access for the two phases of development can be gained via the main spine road previously approved through application (LPA ref 3/2019/0951). The existing road route provides good permeability and connections. A permeable pedestrian route has been incorporated to allow the adjacent housing scheme a choice of route along the desire line to access the proposed site.

Layout and Scale

- 4.5 The design has responded to existing constraints and opportunities on site whilst also aiming to provide an efficient housing scheme utilising good design. The degree of sensitivity of residential development surrounding the site is varied due to three considerations: the distance between the properties and the site boundaries, the topography of the surroundings, and the extent of tree coverage along site boundaries. The design therefore aims to deliver the proposed development in a safe and attractive way.
- 4.6 The scale of the proposed residential units are sought to integrate well into the existing townscape. The massing and size of the units replicates the precedent set in the local area, and the previously approved Phases 1 - 4 by maintaining a consistent range of 2, 3, 4 and 5 bedroom houses all of between one and three storeys.

Design and External Appearance

- 4.7 The scheme has been designed as a natural extension to the previously approved Phases 1, 2, 3 and 4. The elevations of the house types utilise similar design and materials to represent a high quality residential development that will complement the local area. The use of high quality materials incorporated in the design will give longevity to the development helping to maintain an attractive appearance. Full details of the proposed materials are included within the submitted DAS prepared by Baldwin Design Consultancy Ltd.

Landscaping

- 4.8 The hard and soft landscaping design will create a high quality public realm that is sympathetic to the surrounding area whilst maintaining the unique identity and character of the proposed development.
- 4.9 As part of the landscaping scheme and layout of the site every effort has been taken to incorporate the existing trees and hedgerows which will give the development a sense of maturity, whilst restoring the site's landscape inheritance and to ensure natural habitat is preserved. Additional hard and soft landscaping features have also been chosen to reflect the scale of the surrounding area.
- 4.10 As part of the landscape proposals for the area of public open space, some trim trail play equipment, together with benches and bins will be provided. This will ensure that the open space is actively used by members of the public and will provide a visible focal point within the development.

Summary

- 4.11 In summary, this reserved matters application is brought forward in accordance with the quantum and location of development as previously improved under the outline planning permission as amended by the S73 permission. The rationale and full assessment of the scheme design is provided within the Design and Access Statement submitted in support of the application by Baldwin Design Consultancy Ltd. However, in summary a high-quality scheme has been derived which continues the high-quality development being brought forward on previous Phases 1, 2, 3 and 4.

5. Statement of Community Involvement

- 5.1 This Chapter provides an overview of the consultation undertaken with RVBC as the Local Planning Authority and the local community.

Planning Policy Guidance

- 5.2 This section provides an overview of national and local planning policy which promotes community involvement in the preparation of planning applications. In particular, the following guidance is considered:

- RVBC's Statement of Community Involvement (October 2021)
- National Planning Policy Framework (July 2021); and
- The Localism Act (November 2011).

Statement of Community Involvement (SCI) (October 2021)

- 5.3 RBVC's SCI was formally adopted in October 2021 and forms part of the Local Development Plan and sets out how RBVC intends to involve all sectors of the community in the planning process. In accordance with the NPPF, RVBC encourages pre-application engagement to improve the efficiency and effectiveness of the planning application system for all parties.
- 5.4 The applicant has used this guidance as a basis upon which to formulate an appropriate consultation strategy that complies with the policy guidance.

National Planning Policy Framework (NPPF) (July 2021)

- 5.5 A revised NPPF was published on the 20th of July 2021 and sets out the Government's planning policies for England and how these should be applied. Part 4 of the NPPF paragraphs 39-42 emphasise the importance of preapplication consultation with the Local Planning Authority.
- 5.6 Paragraph 40 makes it clear that although preapplication discussions are not compulsory the applicants should be encouraged to engage with the local community and where relevant statutory and non-statutory consultees prior to submitting applications.

The Localism Act (November 2011)

- 5.7 In November 2011 the Localism Act received Royal Assent. This is the Government's method of devolving greater powers to Councils and neighbourhoods in order to give local communities more control over planning decisions.
- 5.8 Chapter 4, Paragraph 22 of the Localism Act introduces a requirement for developers to consult local communities on a wider range of developments before submitting planning applications. Developers must consider any responses received before proposals are finalised and show how they have been taken into account when submitting applications. The intention is that this will facilitate meaningful consultation and feedback whilst the proposals are in draft.

Consultation with RVBC

- 5.9 A draft copy of the masterplan and parameters plan for Standen Phase 5 & 6 was reviewed by planning officers. A pre-application meeting was held with RVBC planning officers, the Applicant, Avison Young and Baldwin Design on the 3rd of February 2022, which was then followed by a formal response from the council issued on the 4th of February.
- 5.10 A summary of the key comments raised by RVBC in their formal written pre-application response include:
- quantum of affordable and housing for older persons;
 - layout and site arrangement comply with the parameters plan of the outline consent 3/2015/0895 including building heights and buffer zone;
 - parking arrangements;
 - play equipment provision;
 - proximity to listed buildings; and
 - submission requirements.
- 5.11 Following on from the pre-application response, the Applicant and project design team held a number of internal discussions, in order to consider and prepare a response to comments raised. These are summarised in the table below.

Table 1. The Applicant's response to key comments raised during the pre-application consultation with RVBC planning officers.

Comment Received from RVBC	Applicant's Response
Affordable Housing and Housing for Older Persons	The development will provide a percentage of its housing provision to over 55s. For more detail, please refer to the accommodation schedule outlined within the DAS.
Layout and Site Arrangement	<p>The indicative Masterplan sensitively relates to the neighbouring properties, and it has been sympathetically designed to respect amenity and proximity.</p> <p>Sensitive treatments towards adjacent green spaces and adjacent listed buildings have been incorporated. On-site historic assets will be partially retained and incorporated into the public open space provision.</p> <p>A buffer zone has been introduced across the northern boundary to further reduce the visual impact of the proposed development.</p>

Parking	Each house is allocated its own secure and private garden together with parking. Apartments are provided with allocated off-street parking and cycle storage facilities.
Play equipment provision	Informal and formal play equipment is proposed with the aims to develop motor skills and inspire imaginative play. A smaller informal play space is located within Phase 6 and proposes to retain the footprint of the 'Old Bothy', up to a height of approximately 1m.
Submission Requirements	A schedule tracker listing all submission requirements has been prepared to ensure all required documents have been submitted as part of this reserved matters application.

Consultation with the Local Community

- 5.12 Consulting with local residents prior to the submission of a planning application is a key part of the Applicant's development process and has been fundamental in developing the plans to build new homes at Land at Pendle Road, Clitheroe, across each phase of the project, which has worked very successfully.

Consultation Approach

- 5.13 An informative leaflet was distributed on Wednesday the 2nd of March to surrounding residents and business owners within close distance of the site's boundary. A distribution zone was created and agreed with by Planning Officers at RVBC to ensure nearby occupants would be notified of the plans, as outlined in yellow in Figure 2.



Figure 2. Outline of distribution zone (edged in yellow), in relation to the site (edged in red).

- 5.14 The purpose of the leaflet is to inform residents and business owners about the application details. A leaflet was sent out to surrounding homes and businesses in the area which set out the applicant's intentions to progress with Phase 5 and 6 of the outline consent. The leaflet included a Draft Illustrative Masterplan of the site. The same leaflet was sent to both councillors representing Littlemoor ward, Councillor Mark French and Councillor Gaynor Hibbert on Monday the 7th of March.
- 5.15 A copy of the leaflet delivered can be found at **Appendix V**. Since the distribution of the leaflet, a total of 7 responses were received.

Responses

- 5.16 A total of 7 responses from local residents were received and relate to:
- proposed access from Littlemoor Road;
 - public open space provision;
 - building heights;
 - technical constraints such as flooding, ecology, heritage and net carbon zero; and
 - expected dates of the construction works to start.
- 5.17 Email responses which are attached at **Appendix VI** were sent back to public consultees on Monday the 14th of March clarifying the scope of works and directing the consultees to RVBC's planning application search to view all technical reports and plans once the application is submitted. No responses were received from the local councillors.

Summary

- 5.18 In summary, Taylor Wimpey has undertaken substantial public consultation on its proposal for Standen Phase 5 & 6 to both the Local Council and members of the public. All comments received have been taken into consideration. This has allowed the applicant to take into account the views of RVBC and the local community when developing final plans. The consultation has been undertaken in accordance with RVBC's Statement of Community Involvement, as well as being in line with principles of the Localism Act and the National Planning Policy Framework.

6. Assessment of the Proposals Against the Outline Permission

- 6.1 The outline planning permission is very prescriptive and requires several conditions to be satisfied on submission of the reserved matters detail, A schedule of compliance with the Section 73 permission is set out in Table 2 below.
- 6.2 The National Planning Policy Framework confirms that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development². Importantly, the Framework requires development to function well and add to the overall quality of the area; establish a strong sense of place, optimise the potential for the site to accommodate development; respond to local character and history; create safe and accessible environments; and be visually attractive as a result of good architecture and appropriate landscaping³.
- 6.3 The site layout has been designed to reflect these national policy design requirements as well as accord with the relevant policies within the adopted Development Plan, as listed out in Table 2.

Table 2. Outline Conditions Schedule

Condition Number	Condition Description	Compliance
4	<p>Unless otherwise agreed in writing by the Local Planning Authority, application for approval of the residential reserved matters of Phase 1 of the development hereby permitted shall be accompanied by a Design and Access Statement and Design Coding Document.</p> <p>For the avoidance of doubt the submitted details shall demonstrate how the objectives of the approved Design and Access Statement will be met, demonstrate how the design development Phase 01 of the development has taken account of Clause (a) to (q) of this condition and how Phase 01 will integrate with any subsequent adjacent phases of development.</p> <p>Thereafter, prior to the submission of the reserved matters applications for each subsequent phase, a detailed Design Code for that phase shall have been submitted to and approved in writing by the Local Planning Authority. The detailed Design Code(s) shall demonstrate how the objectives of the approved Design and Access Statement will be met, including the Character Areas, Landscape Framework and Building in Context principles set out in Appendix 1 thereto, and shall take account of the drawings referred to in Condition 2. The development hereby permitted shall be carried out in accordance with the approved Design Code. The Design Code shall include the following:</p>	<p>The application is supported by a Design and Access Statement, and Design Code prepared by Baldwins Design.</p> <p>The plans and documents demonstrate how the design of Phase 5 and 6 correlate and integrate with the previous Standen Phases.</p> <p>A Design Code has also been prepared to help deliver a development at Clitheroe that will create legible and attractive place with a sense of identity, whilst providing a well laid out settlement with attractive homes and safe streets and open spaces.</p>

² DCGL (July 2021) 'National Planning Policy Framework', para 11

³ IBID, para 58

	<ul style="list-style-type: none"> A. principles for determining quality, colour and texture of external materials and facing finishes for roofing and walls of buildings and structures including opportunities for using locally sourced and recycled construction materials; B. accessibility to buildings and public spaces for the disabled and physically impaired; C. sustainable design and construction measures that demonstrate how the development will maximise passive solar gain, natural ventilation and include the provision of water efficiency measures, the potential for home composting and food production and details of how the non-residential buildings hereby permitted shall achieve a BREEAM (or any subsequent equivalent or replacement sustainability assessment method as may be agreed in writing by the Local Planning Authority) "very good" rating or above. D. measures which show how energy efficiency is being addressed to reflect policy and climate change, and show the on-site measures to be taken to produce at least 10% of the total energy requirements of the development hereby permitted by means of renewable energy sources or measures as to how a reduction of at least 10% of the total energy requirements for the development will be achieved through alternative methods; E. built-form strategies to include architectural principles, lifetime homes standards, character areas, density and massing, street grain and permeability, street enclosure and active frontages, type and form of buildings including relationship to plot and landmarks and vistas; F. principles for hard and soft landscaping including the inclusion of important trees and hedgerows; G. structures (including street lighting, floodlighting and boundary treatments for commercial premises, street furniture and play equipment); H. design of the public realm, including layout and design of squares, areas of public open space, areas for play and boundary treatments; I. open space needs including sustainable urban drainage; J. conservation of flora and fauna interests; K. provision to be made for art; L. a strategy for a hierarchy of streets and spaces; M. alignment, width, and surface materials (quality, colour and texture) proposed for all footways, cycleways, bridleways, roads and vehicular accesses to and within the site (where relevant) and individual properties; N. on-street and off-street residential and commercial vehicular parking and/or loading areas; O. cycle parking and storage; P. means to discourage casual parking and to encourage parking only in designated spaces; 	<p>In line with the conditions requirements, it is considered that sufficient design and access information has been submitted.</p>
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	Q. Integration of strategic utility requirements, landscaping and highway design.	
6	Approval of the details of the access, layout, scale, design and external appearance of any part of the residential development within each phase of the development hereby permitted and the landscaping associated with it ('the residential reserved matters') shall be obtained in writing from the Local Planning Authority before that part of the residential development is commenced within that phase. The development shall not be carried out otherwise than in accordance with the approved details.	In accordance with this condition, the application seeks approval of the details of layout, scale, appearance and landscaping of the site, a full suite of plans and drawings and supporting technical information is set out in Appendix II and are submitted to discharge this condition.
7	<p>Approval of the details of the access, layout, scale, design and external appearance of any part of the non-residential development within each phase of the development hereby permitted and the landscaping associated with it ('the non-residential reserved matters') shall be obtained in writing from the Local Planning Authority before that part of the non-residential development is commenced within that phase. The development shall not be carried out otherwise than in accordance with the approved details.</p> <p>REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft – Post Submission Version (including proposed main changes).</p>	The application is submitted in accordance with the timescales set out in this condition.
8	Application for approval of the residential reserved matters of Phase 1 of the development hereby permitted on the Pendle Road frontage shall be made to the Local Planning Authority before the expiration of two years from the date of the original outline planning consent, reference 3/2012/0942 granted on 17 th April 2014.	The application is submitted in accordance with the timescales set out in this condition.
9	Phase 1 of the development hereby permitted shall be begun either before the expiration of 3 years from the date of the original outline planning consent, reference 3/2012/0942 granted on 17 th April 2014, or before the expiration of 1 year from the date of approval of the last of the residential reserved matters or the non-residential reserved matters (as the case may be) to be approved in respect of that phase, whichever is the later.	The application is submitted in accordance with the timescales set out in this condition.

10	Application for approval of the residential reserved matters and non-residential reserved matters in respect of each subsequent phase of the development hereby permitted shall be made to the Local Planning Authority before the expiration of eight years from the date of the original outline planning consent, reference 3/2012/0942 granted on 17th April 2014.	The application is submitted in accordance with the timescales set out in this condition.
11	Subsequent phases of the development hereby permitted shall be begun either before the expiration of nine years from the date of the original outline planning consent, reference 3/2012/0942 granted on 17th April 2014, or before the expiration of 1 year from the date of approval of the last of the residential reserved matters or the non-residential reserved matters (as the case may be) to be approved in respect of that phase, whichever is the later.	The application is submitted in accordance with the timescales set out in this condition.
12	<p>Plans and particulars submitted pursuant to Conditions 6 and 7 above shall include the following details:</p> <ul style="list-style-type: none"> A. the existing and proposed ground levels on the development site and on neighbouring land, and the slab levels of neighbouring buildings and proposed buildings; B. any proposed access road(s) detailing the levels of the proposed roads; C. layout, specification (including drainage) to an adoptable standard and construction programme for (1) any internal roads not covered by (b) above, (2) footway and cycle way links to the existing built up area, footpaths and cycleways beyond the site, (3) vehicle parking, turning and loading/unloading areas within the site (including visibility splays), (4) secure and sheltered cycle facilities including cycle parking areas and storage facilities (5) access facilities for the disabled, (6) individual accesses, (7) car parking and (8) school drop off and pick up; D. the positions, design, materials and type of boundary treatment (including all fences, walls and other means of enclosure) to be provided; E. details for all hard landscaped areas, footpaths and similar areas, including details of finished ground levels and all surfacing materials; F. contours for all landscaping areas, together with planting plans and schedules of plants, noting species, sizes and numbers/densities, details of all trees, bushes and hedges which are to be retained and a written specification for the landscape works (including a programme for implementation, cultivation and other operations associated with plant and grass establishment); 	The application is supported by a suite of drawings in accordance with this condition.

12	<ul style="list-style-type: none"> G. details of compliance with the principles set out in the Design Code as approved pursuant to Condition 4; H. provision for buses so that they can circulate through each completed part or phase of the development and ultimately between Pendle Road and Littlemoor when all phases have been completed; I. a Waste Minimisation Statement; J. full details of water butts to serve each dwelling; and K. public open space / play facilities L. a heritage impact assessment (where applicable). 	
65	<p>At the same time as the submission of the first Reserved Matters application for a phase or part of a phase of the development hereby permitted a Foul and Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval in writing. Such strategy to include the following details as a minimum:</p> <ul style="list-style-type: none"> I. the proposed foul connection points to existing public sewerage infrastructure for the entire site. This shall clearly show the points of connection for the foul flows into the existing public sewerage network from all phases of development defined under condition 3; II. the details of any additional off-site drainage infrastructure required as a result of the entire development; and III. any drainage infrastructure connections (foul and surface water) between the different phases of the development defined by condition 3. Where drainage infrastructure connects development from different phases, it will be necessary to show how much development will be served by the connecting drainage infrastructure. IV. The existing greenfield surface water run-off rate for the entire site and details demonstrating how the combined phases of development discharging to Pendleton Brook and its tributary within the site will not exceed the existing greenfield rate as identified. <p>At the same time as the submission of each subsequent Reserved Matters application for a phase or part of a phase, an updated Foul and Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval. Such Strategy to include as a minimum the details listed above.</p>	<p>The application is supported by an updated Drainage Strategy.</p>

	<p>Unless otherwise agreed in writing with the Local Planning Authority there shall be no foul and surface water connections between phases of development defined (and as may be amended from time to time) by condition 3 other than in accordance with the connections identified and approved under item (iii) above. The detailed drainage schemes for each phase of development required by conditions 66, 67 and 68 shall be submitted for approval in writing in accordance with the foul and surface water drainage details approved under this condition.</p> <p>No development shall be commenced on any phase or part of any phase of the development hereby permitted unless and until the Foul and Surface Water Drainage Strategy submitted with the relevant reserved matters application has been approved in writing by the Local Planning Authority.</p>	
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7. Assessment of Proposals Against Planning Policy

- 7.1 This Chapter outlines the Development Plan and all other relevant material considerations, which the decision taker should have regard to. A schedule of planning policy relevant to the application, assessed against the following policies is at **Appendix IV**.
- 7.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

- 7.3 The Development Plan for the site currently comprises:
- The Ribble Valley Core Strategy (Adopted 2014)
 - Districtwide Local Plan 'Saved Policies' (Adopted 1998)
 - Housing and Economic Development Plan Document (Adopted 2019).

Ribble Valley Core Strategy (Adopted 2014)

- 7.4 The following policies are relevant to the determination of these proposals:
- Key Statement DS1 – Development Strategy
 - Key Statement DS2 – Presumption in Favour of Sustainable Development
 - Key Statement EN2 – Landscape
 - 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
 - Key Statement EC1 – Business Development
 - Key Statement EC2 – Development of Retail, Shops and Community Facilities and Services
 - Key Statement DMI1 – Planning Obligations
 - Key Statement DMI2 – Transport Considerations

Districtwide Local Plan 'Saved Policies' (Adopted 1998)

- 7.5 The following policies are relevant to the determination of these proposals:
- Policy DMG1 – General Consideration
 - Policy DMG2 – Strategic Considerations
 - Policy DMG3 – Transport and Mobility
 - Policy DME1 – Protecting Trees and Woodland
 - Policy DME2 – Landscape and Townscape Protection
 - Policy DME3 – Site and Species Protection and Conservation
 - Policy DME4 – Protection Heritage Assets
 - Policy DME6 – Water Management

- Policy DMH1 – Affordable Housing Criteria
- Policy DMB1 – Supporting Business Growth and the Local Economy
- Policy DMB4 – Open Space Provision
- Policy DMB5 – Footpaths and Bridleways

Housing and Economic Development Plan Document (“HED DPD”) (Adopted 2019)

- 7.6 The HED DPD and Proposals Map form part of the statutory Development Plan for RVBC and was adopted in October 2019. In addition to the strategic site at Standen, a number of sites within Clitheroe have been allocated for residential development to meet housing requirements across the plan period. As set out in the Core Strategy, the HED DPD reiterates that Standen strategic site will accommodate majority of residential development within the area, as well as the principal settlements of Clitheroe, Longridge and Whalley.

Other Material Considerations

- 7.7 There are a series of other planning policy guidance documents at a local and national level that are relevant to the determination of this application which include:
- National Planning Policy Framework 2021 (“NPPF”)
 - National Planning Practice Guidance (“PPG”)

National Planning Policy Framework 2021

- 7.8 The most recent revision of the NPPF was published in July 2021 and is a key update on the Government’s reforms to make the planning system less complex and more accessible. It vastly simplifies the number of planning policy pages previously found in Planning Policy Statements and Planning Policy Guidance. The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. The NPPF is a significant material consideration for the determination of this application. The following chapters are of relevance to the determination of this application:

Presumption in favour of sustainable development

- 7.9 Central to the NPPF is Paragraph 11 which is the presumption in favour of sustainable development and the planning system having economic, social and environmental objectives. This paragraph confirms that, for decision-taking, the presumption in favour of sustainable development means approving development proposals that accord with the Development Plan without delay.

Delivering a sufficient supply of homes

- 7.10 Chapter 5 of the NPPF supports the Government’s objective of significantly boosting the supply of homes, which requires a sufficient amount and variety of land to come forward where it is needed. Paragraph 74 of the NPPF requires that Local Planning Authorities have a supply of specific deliverable sites sufficient to provide a minimum of five years, worth of housing against their local housing need.

Promoting sustainable transport

- 7.11 Chapter 9 of the NPPF sets out that transport issues should be considered from the earliest stages of plan-making and development proposals.
- 7.12 Paragraph 105 states that the planning system should actively manage patterns of growth. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
- 7.13 A Transport Assessment has been prepared by Eddisons and submitted in support of the proposals.

Making effective use of land

- 7.14 Chapter 11 of the NPPF puts great weight on planning policies and decisions promoting an effective use of land in meeting the need for homes and other uses.
- 7.15 Paragraph 124 states that planning policies should support development that makes efficient use of land taking into account identified need for different types of housing, local market conditions and viability, the availability and capacity of infrastructure and services, the desirability of maintaining an area's prevailing character and the importance of securing well-designed, attractive and healthy places.

Achieving well-designed places

- 7.16 Chapter 12 of the NPPF attaches great importance to the creation of high quality, beautiful and sustainable buildings and places.
- 7.17 Paragraph 130 sets out the provisions for which planning policies and decisions should be assessed against including function, quality, character, landscape, sense of place, appropriate amount and mix and safety and accessibility. A Design and Access Statement has been prepared by Baldwin Design in support of the proposals.

Conserving and enhancing the natural environment

- 7.18 Chapter 15 of the Framework states that planning policies and decisions should contribute to and enhance the natural and local environment. An Ecological Assessment has been prepared by Urban Green in support of the proposals.

National Planning Practice Guidance

- 7.19 On 6th March 2014 the Department for Communities and Local Government launched the online PPG as a web-based resource to further simplify and bring together planning practice guidance for England in an accessible and usable way.
- 7.20 The PPG is updated at regular intervals and is intended to assist practitioners and provide further guidance on the interpretation of national planning policy within the NPPF. It is therefore a significant material consideration in the determination of the application.

Summary

- 7.21 The Chapter has detailed the key policies of the adopted Development Plan, in addition to the relevant national guidance and other material considerations which have been fully considered as part of the preparation of the reserved matters proposals for this residential development.

8. Conclusion

- 8.1 Taylor Wimpey Manchester “the applicant” seeks to create a high-quality residential development on land at Pendle Road, Clitheroe. This Statement has been submitted in support of a reserved matters application for 300 dwellings and associated infrastructure, pursuant to the site’s existing Section 73 permission (LPA ref. 3/2015/0895).
- 8.2 This reserved matters scheme seeks approval for access, scale, layout, external appearance and landscaping at the site and has been carefully designed to a high standard, providing all the key elements to ensure the creation of a sustainable community. The scheme has regard to the outline approval, conditions and the relevant policies of the Development Plan and aims to continue the success of the previously approved and in-part delivered phases.
- 8.3 This reserved matters application is brought forward as Standen Phase 5 & 6 of the description of development as set out in the outline planning permission (LPA Ref. 3/2015/0895). The proposals will assist in the delivery of the housing anticipated within the SHLAA and Core Strategy. The adoption of a Design Code and the use of character areas ensures a high-quality public realm and a diverse range of 1 to 4 bedroom properties, adding interest to the development and providing a mix of housing.
- 8.4 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
- 8.5 On this basis the applicant respectfully requests the Council to approve this application without delay.

Appendix I

Outline Planning Permission

Appendix II

Submission Schedule

Appendix III

Site Location Plan

Appendix IV

Planning Policy Schedule

Appendix V

Community Consultation Leaflet

Appendix VI

Email responses to public consultees

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