

Full planning application for the erection of 8 dwellings with associated works

Land at Northcote Road, Langho, Ribble Valley BB6 8BG

Planning Statement

Oaktree Developments and Ms. E F Bolton

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1 Introduction

- 1.1 This Planning and Design & Access Statement has been prepared by Smith & Love Planning Consultants on behalf of Oaktree Developments and Ms. E F Bolton in support of its full planning application for the construction of 8 dwellings with associated works on land at Northcote Road, Langho.
- 1.2 This Statement sets out the background and context of the application, provides a description of the site and surroundings, explains the proposed development scheme and summarises the relevant policies of the statutory development plan and other policy considerations. It then assesses the merit of the planning application against the identified policies within the Ribble Valley Core Strategy, the decision-making framework and national policy in the National Planning Policy Framework, and all other material considerations.
- 1.3 It demonstrates that the proposed development is in accordance with the relevant spatial development, and general technical and development management policies of the adopted Ribble Valley Core Strategy viewed as a whole.
- 1.4 Consequently, having regard to the development plan and all material considerations, there is a clear and compelling case for planning permission to be granted without delay, in accordance with the first part of the presumption in favour of sustainable development at Paragraph 11c of the National Planning Policy Framework.

Supporting information

- 1.5 This Statement should be read together with the following list of plans and supporting documents submitted with the application;
- a) Application drawings:
- PL-01 Location Plan
 - PL-02 Block Plan
 - PL-03 Proposed Site Plan
 - PL-10 The Woburn GA Plots 1 and 7
 - PL-20 The Birkdale GA Plot 5
 - PL-30 The Birkdale GA Plots 2, 4 and 6
 - PL-40 The Wentworth GA Plot 8
 - PL-50 The Wentworth GA Plot 3
 - Topographic Survey
 - Landscape Plan
- b) Application documents:
- Ecological Survey and Assessment
 - Drainage Strategy Drawing

- Drainage Statement
- Tree Survey
- Phase 1 Contamination Desk Study

2 Site and surroundings

- 2.1 The application site measures 0.416Ha and is located at the corner of Northcote Road and Whalley Road (A666). The site is situated to the north-east of Langho village centre and is surrounded by existing residential properties.
- 2.2 To the north-east, east, west and south-west of the site there are existing residential properties in a mix of styles and varying types of properties. A little further to the west is the new Northcote Park development of properties with its access from Longsight Road A59.

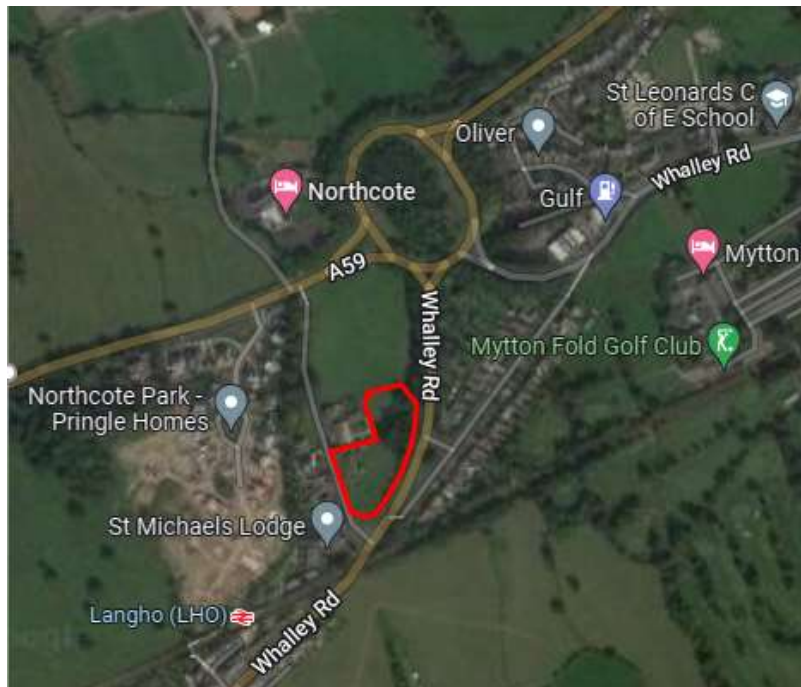


Figure 1: Site Location

@Google 2022

- 2.3 The site is sustainably located and is within walking distance of local shopping, medical, restaurant and school facilities within the village of Langho. There is also a school and petrol station located to the east of the site further along Whalley Road. Additional facilities are located further east in Billington and Whalley.
- 2.4 The closest bus stops to the site are located directly outside of the site on Whalley Road, the stops are served by a service running between Clitheroe and Blackburn and calling at other destinations including Whalley.
- 2.5 Langho railway station is located approximately 250m to the south west of the site. It is served by trains operating between Clitheroe and Rochdale with one service in each direction per hour.

3 Proposed development

- 3.1 The application seeks full planning permission for the erection of 8 dwellings with associated works.
- 3.2 The proposed layout represents the most efficient use of the site to ensure that there is no impact on the protected trees, for that reason eight properties are proposed. All of the properties are four bedroomed, two-storey detached properties set across three separate house types.
- 3.3 The site will be accessed from Northcote Road with a single estate road providing vehicular access to all eight dwellings. Plots 1 and 8 have their principal elevations facing out of the site onto Northcote Road, whereas plots 2-7 all have their principal elevations facing into the site and their rear gardens fronting the boundary with Whalley Road.
- 3.4 Rear boundaries to Plots 1 to 7 will be set inside the site to retain the mature trees and natural shrubbery to provide adequate screening of the site.
- 3.5 The access road and turning head comply with the requirements for the provision and turning of emergency vehicles and waste collection vehicles within the site. A minimum of Two off street parking spaces are provided per property.
- 3.6 Oaktree Developments aim to achieve high quality design in their properties. They focus on smaller hamlet style developments and seek to promote better spaces to live that function well and are visually attractive with good architecture, layout and effective landscaping, respecting the site its features and the local vernacular along with being sympathetic to the character of the surrounding area.
- 3.7 The site layout allows for greater separation distances across the access road producing properties set back from the main road with formal front garden space and principal elevations addressing the access road frontage.
- 3.8 Existing property types in the local area have been studied and there are examples of two-storey properties along Whalley Road and Northcote Road that utilise pitched roofs with tall gable roof constructions. Therefore, feature gable roofs have been added to the propose dwellings to improve their aesthetic along with the introduction of render to these gable elements to provide interest and punctuation of the stone elevations.
- 3.9 Properties will be constructed in Edenhall Dahlstone walling with a natural-coloured mortar. The properties will also feature buff coloured artstone cill and head features. Roof tiles will be Redland duo plain tiles in colour 77 (charcoal) with matching colour hips and ridge tiles.
- 3.10 Windows and doors will be framed in PVCu Ral 7016 (Anthracite Grey) with fascia, soffits, barge boards, gutters and downpipes all provided in Black.

- 3.11 The low stone wall and hedge to Northcote Road will be maintained and refurbished. The timber ranch style fence to Whalley Road will be replaced with a 1.8m high close boarded timber fence set inside the existing tree line to retain the grass verge. Wrought Iron railings to a design to be approved will be introduced to the site frontage between plot 1 and plot 8.
- 3.12 Intermediate and rear fences will be close boarded timber and rail fences to 1800mm high. Existing boundary fences will be retained where feasible or will be replaced with new fencing where appropriate.

4 Planning policy

- 4.1 Relevant policy is provided in the statutory development plan for Ribble Valley and in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) which are important material considerations.

Development plan

- 4.2 So far as is relevant to the consideration of this planning application, this comprises the following parts of the Ribble Valley Local Plan covering the period 2008 to 2028;
- Core Strategy DPD (adopted December 2014)
 - Housing and Economic Development DPD (adopted October 2019)
- 4.3 An extract of the Local Plan Policies Map is shown at Figure 2 below with the application site outlined in red for clarity.

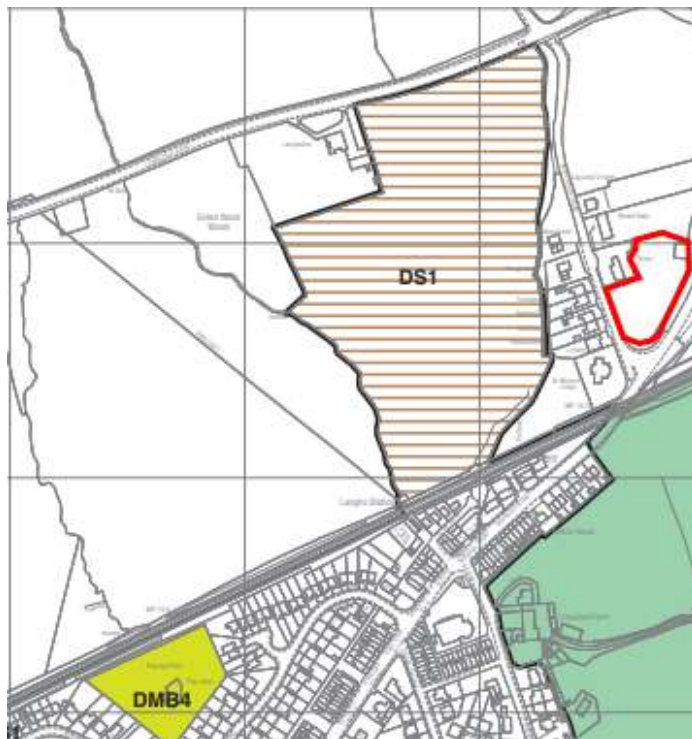


Figure 2: Ribble Valley Local Plan Policies Map extract

- 4.4 The Policies Map confirms that the application site lies outside the settlement boundary for Langho (black line) but is located close to an existing housing commitment (brown horizontal hatch - Ref DS1) at Northcote Park.
- 4.5 Within the Housing and Economic Development- Development Plan Document the application site is allocated for housing under Policy HAL6 and is known as Land South of Laycocks Farm,

Langho.

4.6 The main Local Plan policies in the Core Strategy DPD to be applied to the planning application are summarised below;

- Key Statement DS1 Development Strategy - this defines Langho as a Tier 1 Village where development will be focused outside of the principal settlements and where the Council will support development in principle;
- Policy DMG2 Strategic Considerations - this requires development to accord with the development strategy and support the spatial vision for Ribble Valley. It confirms that proposed development in the Tier 1 Village Langho should 'consolidate', 'expand' or 'round-off' development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

4.7 Other relevant policies are;

- Key Statement DS2 Sustainable Development
- Key Statement EN2 Landscape
- Key Statement EN3 Sustainable Development and Climate Change
- Key Statement EN4 Biodiversity and Geodiversity
- Key Statement H1 Housing Provision
- Key Statement H2 Housing Balance
- Key Statement DMI2 Transport Considerations
- Policy DMG1 General Considerations
- Policy DMG3 Transport and Mobility
- Policy DME1 Trees and Woodlands
- Policy DME3 Site and Species Protection and Conservation
- Policy DME6 Water Management

4.8 Within the Housing and Economic Development- Development Plan Document the application site is allocated for housing under Policy HAL6 and is known as Land South of Laycocks Farm, Langho.

Other relevant policy-related considerations

National Planning Policy Framework 2021

4.9 The NPPF sets out the Government's planning policies for England and how they should be applied. Relevant sections of the NPPF include;

Paragraph 7 The purpose of the planning system is to contribute to the achievement of sustainable development;

Paragraph 11 The presumption in favour of sustainable development lies at the heart of the Framework. For decision-taking this means (c) approving development where

- it accords with an up-to-date development plan, or (d) where there are no relevant policies or the policies which are most important for determining an application are out-of-date, granting permission unless i) the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing development, or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.
- Paragraph 60 A key objective of the Framework is to significantly boost the supply of homes by ensuring a sufficient amount and variety of land can come forward where it is needed;
- Paragraph 82 This confirms the Government is committed to securing economic growth and that the planning system should positively and proactively encourage sustainable economic growth.
- Paragraph 92 Planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.
- Paragraph 104 Transport issues should be considered from the earliest stages of development so the potential impacts of development on transport networks can be addressed and to encourage opportunities to promote walking, cycling and public transport use.
- Paragraph 111 Development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe;
- Paragraph 119 Planning decisions should promote an effective use of land, while safeguarding and improving the environment and ensuring safe and healthy living conditions;
- Paragraph 124 Development should make efficient use of land taking into account the need for different types of housing and other development and the availability of suitable land; market conditions and viability; availability and capacity of infrastructure; the scope to promote sustainable travel; the desirability to maintain the character and setting of an area or promote regeneration; and the importance of creating well-designed, attractive, healthy and safe places;
- Paragraph 126 Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable.
- Paragraph 130 Planning decisions should ensure that developments: a) function well and add to the quality of areas; b) are visually attractive with good architecture, layout and effective landscaping; c) are sympathetic to local character and history, while not preventing innovation or change; d) establish strong sense of place, using streets, spaces, building types and materials to create attractive places

to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and f) create safe, inclusive and accessible places and which promote health and well-being.

Paragraph 134 Development that is not well designed should be refused and where it fails to reflect local design policies and government guidance. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise design standards more generally so long as they fit in with the form and layout of their surroundings.

4.10 In determining planning applications, the NPPF expects local planning authorities to;

Paragraph 38 Approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

Paragraph 55 Consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition, and;

Paragraph 57 Planning obligations must only be sought where they meet tests of being; a) being necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development.

5 Planning assessment

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 requires regard to be had to the provisions of the development plan, so far as material to the planning application, and to any other material considerations.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole, and states that 'if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise'. Section 39 of this Act also requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development. These requirements are embodied in the 2021 NPPF which is a principal material consideration and should be given substantial weight.
- 5.3 On this basis, the main issues to be considered in determining this planning application are;
- The principle of development;
 - Environmental and technical considerations;
 - biodiversity
 - trees
 - drainage
 - geo-technical information

The principle of development

- 5.4 In the context of this application, Policy HAL6 of the Housing and Economic Development-Development Plan Document confirms that the application site is allocated for housing development of up to 10 dwellings.
- 5.5 The application site is located within a sustainable location and within walking distance of the facilities in Langho. In addition, the nearest bus stops to the site are located opposite the site on Whalley Road and therefore residents will be able to obtain easy access to public transport facilities and the other locations served including Clitheroe town centre, Blackburn and Whalley.
- 5.6 The proposed development in this case represents an expansion to the urban area as it represents limited growth that is within scale and keeping with the existing urban area. As such, the Council should be able to support the principle of residential development on the site in accordance with Policies DS1 and DMG2 of the Core Strategy.

Environmental and technical considerations

- 5.7 In considering the suitability and sustainability of the application site for the proposed housing development, the following environmental and technical matters have been assessed.

- a) Biodiversity
- b) Trees
- c) Drainage
- d) Geo-technical Information

5.8 Surveys and impact assessments have been commissioned in connection with these matters and are submitted with the planning application. A summary of the conclusions and recommendations of the reports is outlined below.

a) Biodiversity

5.9 ERAP has undertaken an Ecological Survey and Assessment of the application site. It presents the results of a desktop study and data search, extended Phase 1 Habitat Survey carried out in February 2022.

5.10 The report confirms that only common and widespread plant species were found. No habitats at the site are Priority Habitat and the site supports no habitats which are species-rich or semi-natural. In terms of each habitat's importance in a geographical context, the trees, shrubs and ornamental hedgerow are of 'site' value as they support habitats of value to nesting birds and foraging birds and bats, and will contribute as wildlife links across the site and wider area.

5.11 The plantation woodland and trees adjacent to the site are of 'local' value for their suitability for nesting birds, foraging bats and birds and possibly roosting bats. The trees within and adjacent to the site will be retained and protected by the development and the ornamental hedgerow will be removed to create access.

5.12 Tree 17 supports features of 'moderate' suitability for use by roosting bats; Tree 17 will be retained by the development and provided the measures outlined for the protection of trees within the report are adhered to it is considered that no impacts to roosting bats will occur as a consequence of the proposed development.

5.13 The report makes the following recommendations:

- installation of two bat access panels;
- installation of two-house sparrow terrace nest boxes;
- installation of one swift box;
- commencement of works in the nesting season must be informed by a pre-works nesting bird survey;
- adherence to a set of Reasonable Avoidance Measures (RAMs) Method Statement for foraging and commuting hedgehogs;
- introduction of wildlife gaps in fencing;
- compensatory hedgerow planting of at least equal length to the length of hedgerow removed (42 metres) is planted; and
- installation of one insect box is sited on an existing feature such as a mature tree or fence post

5.14 The ecological assessment demonstrates that a residential development at the site is feasible and acceptable in accordance with ecological considerations and the National Planning Policy Framework.

5.15 On the basis of the above, the application is in compliance with Key Statement EN4 and Policy DME3 of the Core Strategy DPD.

b) Trees

5.16 A tree survey has been submitted along with the application. The survey identifies 19 individual trees, two groups of trees and one hedgerow. The survey confirms that four trees are classified as Category A2 trees, seven trees are classified as Category B2, three are classified as Category C1 and three trees are classified U. Identified Group One is category C2 whilst Group Two is classified as category B2 whilst the one hedgerow is classified in category C2.

5.17 The survey suggests removal of Tree T5 (Ash) and three ash trees within Group 2. The removal of basal growth is also suggested for T10.

5.18 The majority of the trees on the site are to be retained to ensure the development has a minimal impact on the site and its surroundings. On that basis the application is in accordance with Policy DME1 of the Core Strategy DPD.

c) Drainage

5.19 A Drainage Strategy Drawing and Drainage Statement are submitted with the application. The Statement confirms that there is an existing 300mm diameter combined sewer running through the site and the applicant has retained the right to connect into the combined sewer in the garden area of the bungalow as it lies within the same ownership.

5.20 It is proposed to discharge foul water flows from the site into the existing combined sewer within the development area and maintained by a private management company.

5.21 It is proposed to discharge surface water flows from the site into the existing combined sewer within the development area. Surface water from the development will be drained by gravity via a proposed surface water network within the development.

5.22 Surface water sewers from the site will remain private and be maintained by a private management company.

5.23 In line with United Utilities response, we are limited to restricted discharge rate of 5 litres/second for all events up to and including 1%AEP + 40% climate change, with no predicted flooding of the site.

5.24 All the surface water will be attenuated within the development area and will be accommodated within pipes and cellular storage for the above event with a restricted discharge by means of a

Hydrobrake or other approved flow control.

- 5.25 On the basis of the above the proposal is in accordance with Policy DME6 of the Core Strategy DPD.

d) Land Contamination

- 5.26 A Phase I Geo-Environmental Desk Study Report was undertaken by REFA in March 2022 and is submitted with the application. The desk study confirms that onsite current and historical activities are not considered likely to present a significant source of land contamination.
- 5.27 The report contains a Conceptual Ground Model that indicates that a nominal intrusive ground investigation is required to assess the ground conditions for contamination. This is due to the presence of the car park within the southern third of the site and the potential for contamination within this area and the potential for leaching across the site.
- 5.28 On the basis of the currently available information regarding the geo-environmental setting of the site and to confirm the assumptions made, an intrusive ground investigation should be carried out. This should be utilised to confirm the geological succession and engineering properties of the sub surface materials. The scope of works for the ground investigation should comprise of the following: -
- Programme of ground investigations to identify the strata sequence and assess engineering properties;
 - Sampling of the existing strata for chemical and civil engineering laboratory test purposes;
 - Programme of chemical analyses upon representative samples of the strata to determine their suitability for reuse within a residential environment;
 - Undertake a programme of ground gas monitoring adjacent to the eastern and western sides of the site where adjoining landfill operations may have taken place in the past;
 - Reinstatement;
 - Preparation of factual and interpretative report.
- 5.29 Taking the above into account, the proposed development is compliant with Policy DME3 of the Core Strategy DPD.

6 Summary and conclusion

- 6.1 This Planning Statement has been prepared to accompany an application for full planning permission for the erection of 8 dwellings with associated works on land at Northcote Road, Langho.
- 6.2 The application site is allocated for residential development under Policy HAL6 of the Housing and Economic Development - Development Plan Document.
- 6.3 The proposed development of 8 no. dwellings adjoining the settlement boundary of a Tier 1 Village will therefore make a contribution to the council's five-year housing land supply.
- 6.4 In addition, no environmental or technical matters have been identified that would prevent development. The site occupies a highly accessible location and the development comprises sustainable development that can be supported by the Council.
- 6.5 On this basis, the proposal is in full accordance with the aims of the development plan and as a result should be supported.

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