



Alston Grange Phase 3 Land West of Preston Road, Longridge, PR3 3BE

PLANNING STATEMENT

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/1 INTRODUCTION

- 1.1. PWA Planning is retained by Tilia Homes ('the applicant') to progress the submission of a full application for the erection of 91no. residential units at Land West of Preston Road, Longridge ('the application site'), to serve as a third phase to the residential development known as Alston Grange. This Planning Statement seeks to assess and conclude on the acceptability of the proposed development in terms of relevant local and national planning policy and any relevant material considerations.
- 1.2. The planning application is made to Ribble Valley Borough Council (the Local Planning Authority, herein referred to as the LPA) as a full application for residential development covering use class C3, including associated roads and landscaping. Whilst the application is submitted as a full planning application for the erection of 91no. dwellings, only 12 of the dwellings proposed are additional over and above that approved under the previous reserved matters application (ref: 3/2018/0105). The scheme presented as part of this application, alongside the plots that have already been built out as part of earlier phases, would still remain under the 275 dwellings approved at outline (ref: 3/2016/0974), with the total number of dwellings being 268 if this application were to be approved.
- 1.3. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, the Statement will seek to demonstrate that there are no technical reasons which could hinder the grant of planning permission.
- 1.4. This Planning Statement, alongside a review of the site history and relevant policies, provides a description of the proposed development together with an appraisal of the

planning merits of the scheme as a whole. This Statement should be read in conjunction with the submitted application package, which includes the following documents:

- 1APP Form and Certificates;
- Drawn Information;
 - Location Plan (ref. LOC01);
 - Planning Layout – Replan (ref. PL01);
 - Garage Planning Drawings (ref. GAR-01);
 - Materials Plan (ref. MP01);
 - Boundary Details (ref. NLC-DET-09-123; NLC-DET-09-121; NLC-DET-09-111; NLC-DET-09-130);
 - Drainage Proposals (ref. 6196-01-07-D);
 - Phase 3- Preliminary Floor Levels (ref. 6196-01-13);
 - Landscape Masterplan (ref. R/2012/19);
 - Landscape Details Shrub Beds S151-S166 (ref. R/2012/20);
 - Landscape Details Shrub Beds S167-S189 (ref. R/2012/21);
 - Landscape Details Shrub Beds S190-S211 (ref. R/2012/22);
 - Landscape Details Shrub Beds S212-S270 (ref. R/2012/23);
 - House Type Planning Drawings (ref. SAND-01; SAND-02; SAND-03; RENS-01; RENS-02; LEMS-01; LEMS-02; CHEL-01; CHEL-02; SCOT-01; HART-01; CEDA-01; DENT-01; BUNG-01; BUNG-02; BUNG-03);
 - Street Scenes (ref. SS01).
- Arboricultural Impact Assessment & Tree Retention, Removals and Protection (ref. 2956);
- Construction Environmental Management Plan & Build Route Plan (ref. BR01);
- Crime Impact Statement;
- Drainage Statement (ref. 6196/R2);
- Sustainability Statement (ref. AG-76457-LZCR-Rev A);
- Transport Statement (ref. TS3952.01);
- Travel Plan (ref. TP3952.01); and
- Utilities Assessment.

1.5. The aforementioned documentation reflects the validation requirements of Ribble Valley Borough Council (RVBC), however if the LPA consider any further information is necessary to support the application we would ask that they make PWA Planning ('the agent') aware at the earliest opportunity.

1.6 The remainder of this report is structured as follows: -

- Section 2 – Site Description;
- Section 3 – Planning History;
- Section 4 – Proposed Development;
- Section 5 – Technical Considerations;
- Section 6 – Planning Policy Context;
- Section 7 – Planning Policy Assessment;
- Section 8 – Conclusions.

/2 SITE DESCRIPTION

- 2.1 The application site is located directly west of Preston Road, to the south of Longridge. The site comprises two parcels of land within the Alston Grange development, currently being built out by Tilia Homes. These two parcels were included in the original outline and reserved matters application and therefore already have permission for residential development. The remainder of the site has been built out in accordance with the previous approvals. This proposal looks to supplant that permission in respect of the dwellings that are yet to be built out, with changes to the house types and layout of the original permissions so far as they relate to the two parcels identified in the red edge overleaf.
- 2.2 The parcels of land relevant to this application can be seen below in Figure 1. The blue edged area shows the full extent of the original Alston Grange planning permission. The satellite image shows an indication of the extent of construction that has already taken place, however it should be noted that this is slightly dated and more of the building work has been completed than is shown on the image. The red edged area shows the areas that are included within this proposal.



Figure 1: Aerial Image of the Site (Source: Google Maps)

- 2.3 The smaller triangular part of the site to the north east, as seen in Figure 1, is currently used by Tilia as a compound to store machinery and materials for the first phases of the site's construction. The larger red edged parcel to the north west of the site, is undeveloped agricultural land and would act as the third phase of the Alston Grange development.
- 2.4 The wider context around the Alston Grange development is the existing built form of Longridge to the north of the site, playing fields to the west and greenfield agricultural land to the south. Preston Road, a main link into Longridge lies to the east of the site and beyond this is residential development for 34no. units and agricultural land.
- 2.5 The town centre of Longridge is approximately 1 mile from the site and is a highly sustainable settlement with a range of facilities and services.

- 2.6 The entire Alston Grange development is approximately 18.5ha and the two parcels included within this proposal are approximately 3.1ha and 0.40ha.
- 2.7 The development site lies fully within Flood Zone 1, where the risk of flooding is at its lowest. There are no heritage assets within close proximity to the site. The site is within an SSSI impact risk zone of the Red Scar and Tun Brook Woods SSSI, which lies approximately 2km to the south of the site. The site is designated as Open Land within the Ribble Valley Core Strategy (Policy ENV5).

/3 PLANNING HISTORY

3.1 A search of Ribble Valley Borough Council's planning register has been carried out to understand the site's planning history. The following applications relate to the Alston Grange scheme and the earlier phases:

- 3/2016/0974: *Erection of 275no. dwellings, a local neighbourhood centre, access arrangements and landscaping / wildlife infrastructure.* Approved 18th September 2017.
- 3/2018/0105: *Reserved matters in relation to app. 3/2016/0974 for the erection of 256 dwellings, a local neighbourhood centre, access arrangements and associated landscaping/ wildlife infrastructure.* Approved 25th May 2018.
- 3/2019/0110: *Discharge of condition 8 (siting, scale and appearance) 9 (landscaping) and 10 (protected species mitigation).* Approved 27th February 2019.
- 3/2019/0506: *Non-material amendment to reserved matters approval to allow plots 166, 167 and 245-250 to open market dwellings and plots 22-25 and 15-18 to affordable dwellings.* Approved 8th July 2019.
- 3/2019/0519: *Discharge of condition 8 (play equipment).* Approved 12th July 2019.
- 3/2019/0754: *Modification of S106 agreement to allow amendment of terms for affordable housing provision.* Approved 27th September 2019.
- 3/2019/0899: *Non-material amendment to change the tenure of plots 24 & 25 to open market dwellings and plots 245 & 246 to affordable housing.* Approved 8th October 2019.
- 3/2019/0960: *Amendment to reserved matters to add a turning head to plot 33.* Approved 6th November 2019.
- 3/2020/0411: *Discharge of condition 9 (landscaping).* Approved 8th July 2020.
- 3/2021/0470: *Variation of condition 1 (materials and house type changes).* Approved 7th September 2021.

/4 PROPOSED DEVELOPMENT

4.1 The proposal is for residential development of 91no. units and is submitted as a full planning application. This relates to plots 150-222inc. and 251-268inc. of the approved reserved matters application ref. 3/2018/0105. This application seeks a change in the site's layout and the house types of the units. The proposal also includes access roads, landscaping and areas of public open space. The layout of the internal road network will remain unchanged from the original consent. The smaller triangular parcel of land to the east will deliver 8no. units and the larger piece of land to the west of the site will deliver 83no. units.

4.2 The housing mix and house types are proposed to change as laid out below:

Approved scheme (3/2021/0470):

- 19no. Alderley
- 16no. Coleridge
- 9no. Lathom
- 6no. Kingston
- 5no. Pensford
- 4no. Blackeney
- 4no. Alfriston
- 4no. Mapleford
- 4no. Brockhampton
- 3no. Buckland
- 3no. Eastford
- 2no. Fenton

4.3 Proposed scheme:

- 23no. Cedarwood
- 13no. Hartwood
- 11no. Bungalow
- 11no. Sandford

- 10no. Rensford
- 9no. Chelford
- 9no. Lemsford
- 3no. Scotswood
- 2no. Denton

4.4 The first two phases of the Alston Grange scheme have resulted in 124no. units being constructed to date. This third and final phase of the development proposes the erection of 91no. units, which will deliver 28no. affordable dwellings and 63no. private, open market dwellings. Of the 23no. affordable dwellings, 5no. units will be 2-bedroom and 23no. units will be 3-bedroom. Of the 63no. market dwellings, 8no. units will be 2-bedroom, 16no. units will be 3-bedroom and 39no. units will be 4-bedroom. The scheme will use nine different house types in total, illustrated in the submitted Tilia House Type Planning Drawings. The plans and house types will also be discussed in more depth in the accompanying Design and Access Statement.

4.5 Vehicular and pedestrian access to the proposal site will come from Alston Meadows, a new road created through the already completed area of development. Footpath linkages will be created into the larger parcel, with an established footpath network already created through the site. The number of parking spaces provided is based on the standards set by Ribble Valley Borough Council, with all units having off street spaces and some larger units having garages.

4.6 There are sections of public open space and landscaping proposed across the site. The larger parcel has landscaping proposed to the north, where there are existing drainage ponds. As well as the retention of the ponds, a Local Area for Play will be provided, and the construction of a footpath network will integrate the landscaped section into the wider site. There will be the planting of trees, hedges and the open space will be primarily covered in tussocky grassland. The smaller parcel of land will be complemented by the planting of woodland edge native mix, turf and amenity grass seed. The landscaping scheme that supports this proposal can be seen in the submitted drawing, ref. R/2012/2F. Other larger areas of public open space have been provided

by the earlier phases of the site and are being implemented in accordance with the original planning permissions.

/5 TECHNICAL CONSIDERATIONS

- 5.1 This planning application is supported by a suite of technical reports which demonstrate that the proposed development is capable of being implemented without adverse impacts arising from the site's constraints. The conclusions of the reports are summarised below.

Arboriculture

- 5.2 The Arboricultural Impact Assessment found 70 trees or groups of trees on site. Of these, four U grade trees are recommended for removal, two ash trees within groups G17 & H32 are recommended for removal and an ash tree in a neighbouring property (T67) is also recommended for removal. All trees proposed to be removed from the site are category C or U trees and therefore are of little value to the site or surroundings. It is considered that the scheme will have no greater impact than what was previously approved under the reserved matters approval and therefore there is no negative impact on trees that would warrant the refusal of the application.

- 5.3 An Arboricultural Method Statement has also been submitted to demonstrate how the trees that will be retained will be maintained throughout the course of the construction to ensure that they are properly mitigated against any potential threats of the development. The construction work will be carried out in accordance with the Arboricultural Method Statement which we would anticipate would be conditioned as part of a grant of consent.

Construction Environmental Management Plan

- 5.4 The submitted CEMP outlines the impacts expected from the scheme's construction and how these will be sufficiently mitigated. These include noise, air quality, ecology and nature conservation. The CEMP clearly outlines the relevant list of contacts for people who will be managing the construction of the site and therefore allows any issues to be reported directly to the team. Work will be carried out in accordance with the previous phases of development that have taken place on the site without any identified issues. Alongside this the specific roles and responsibilities are detailed within the Plan which

will be adhered to during the life of the construction phase as per the requirements of a likely condition on a grant of consent.

Crime Impact Statement

- 5.5 The submitted CIS details various principles and considerations that the proposal can incorporate to reduce the risk of crime within the scheme. These have been incorporated into the scheme where practicable, including boundary treatments, defensible space, access control, landscaping, pedestrian and cycle routes, etc.
- 5.6 It is considered that generally the development is in line with what has previously been approved as part of previous applications subject to a few revisions to the house type, slight tweaks to the layout and the addition of 12no. dwellings. It is not considered that any of the proposed changes would result in any increase on crime impacts and a well thought out and considered layout has been maintained ensuring natural surveillance.

Drainage

- 5.7 The Drainage Statement confirms that the surface water and foul drainage systems for the development have been designed, approved and constructed to adoptable standards and in the case of this Phase 3 development, will be adopted by United Utilities. These drainage strategies for surface and foul water were outlined and approved under the reserved matters application, ref. 3/2018/0105 and therefore are considered acceptable. The proposed surface water and foul drainage systems can accommodate for the increase of an additional 12no. dwellings as proposed as part of this scheme.

Ecology

- 5.8 An updated Ecology Survey has been undertaken of the site and concluded that there would be no negative impacts as a result of the proposed development. The previous approval considered the matter of ecology for the entire site and concluded that subject to the relevant mitigation and landscaping the scheme would be considered acceptable. Updated records clearly show a comparable position. The one minor additional impact would be on great crested newts, but this can be satisfactorily mitigated by additional

hand searches. Whilst the scheme submitted is for 91no. dwellings the only key changes to the previous approval are the addition of another 12no. dwellings and the replan of the layout which mainly follows a similar floor area to the previous approval. As such, the scheme is not considered to impact on the ecological merits of the site over and above the previous approval.

Transport

- 5.9 The submitted Transport Statement demonstrates that the site's proposed layout can adequately accommodate refuse vehicles, fire and rescue vehicles and that the layout represents an improvement relative to that consented under the outline permission. In respect of the additional 12no. dwellings, it is not considered that this increase would result in a material difference to the overall scheme. The scheme presented as part of the outline approval was for the erection of up to 275no. dwellings, and this application would only take the total number of dwellings up to 268, therefore the scheme has already been assessed and approved for a higher number of dwellings.
- 5.10 The submitted Travel Plan outlines a series of measures to reduce the number of single occupancy car trips and reduce the dependency of future residents on the private car. These include measures such as car sharing, public transport use, cycling and walking which would be promoted through the development due to its sustainable location.

/6 PLANNING POLICY CONTEXT

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that:

"Where in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise."

6.2 The Development Plan for the site comprises the Ribble Valley Core Strategy (2014). Key policy documents that comprise 'material considerations' include the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), and any local supplementary planning guidance documents considered relevant to the proposal, which are considered below.

6.3 The superseded Local Plan maps designate the site as being within policy areas ENV3 and G5, which have been replaced by Policies EN2, DME2, DS1 and DMG2 of the Core Strategy respectively.

Ribble Valley Core Strategy

6.4 The Ribble Valley Core Strategy was adopted in December 2014 and therefore can broadly be regarded as containing relevant and up to date policies in the consideration of this application. The relevant policies of the Core Strategy are considered below:

- Key Statement DS1 – Development Strategy
- Key Statement DS2 – Presumption in Favour of Sustainable Development
- Key Statement EN2 – Landscape
- Key Statement EN3 – Sustainable Development and Climate Change
- Key Statement EN4 – Biodiversity & Geodiversity
- Key Statement DMI1 – Planning Obligations
- Key Statement DMI2 – Transport Considerations
- Key Statement H1 – Housing Provision
- Key Statement H2 – Housing Balance

- Key Statement H3 – Affordable Housing
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DMG3 – Transport and Mobility
- Policy DME1 – Protecting Trees & Woodlands
- Policy DME2 – Landscape and Townscape Protection
- Policy DME3 – Site and Species Protection and Conservation
- Policy DME5 – Renewable Energy
- Policy DME6 – Water Management
- Policy DMH1 – Affordable Housing Criteria
- Policy DMH3 – Dwellings in the Open Countryside
- Policy DMB4 – Open Space Provision
- Policy DMB5 – Footpaths and Bridleways

6.5 **Key Statement DS1: Development Strategy** outlines that the majority of new housing development will be located within a strategic site to the south of Clitheroe and the principal settlements of Clitheroe, Longridge and Whalley.

6.6 **Key Statement DS2: Sustainable Development** looks to mirror Paragraph 11 of the NPPF which details the sustainable development principle that seeks to guide both authorities and developers. Further to that it places emphasis on the Council to develop proactive relationships with applicants to ensure that where possible applications are approved unless material considerations indicate otherwise.

6.7 **Key Statement EN2: Landscape** outlines that the landscape and character of the Forest of Bowland AONB will be protected, conserved and enhanced. Development will need to contribute to the conservation of the area's natural beauty. Those areas that contribute to the setting and character of the AONB will be protected, conserved and where possible, enhanced.

6.8 **Key Statement EN3: Sustainable Development and Climate Change** states that new developments will be required to meet an appropriate recognised sustainable

design and construction standard where viable to do so, in order to address the causes and consequences of climate change.

- 6.9 **Key Statement EN4: Biodiversity and Geodiversity** seeks to protect and conserve biodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Negative impacts on biodiversity through development proposals should be avoided.
- 6.10 **Key Statement DMI1: Planning Obligations** states that obligations will be used to deliver development that contributes to the needs of local communities and sustainable developments. These may be in kind or through financial contributions and this will be decided on a site-by-site basis. Contributions will be secured in the following order of priority: affordable housing, highway safety improvements, open space, education.
- 6.11 **Key Statement DMI2: Transport Considerations** states that new development should be located to minimise the need to travel. Schemes should incorporate good access by foot and cycle and schemes offering opportunities for more sustainable means of transport and transport improvements will be supported.
- 6.12 **Key Statement H1: Housing Provision** outlines that there will be the provision of land to deliver 5,600 dwellings over the plan period, estimated at an annual average of 280 dwellings.
- 6.13 **Key Statement H2: Housing Balance** states that planning permission will only be granted for residential schemes when it can be demonstrated that it delivers a suitable mix of housing, based on evidence within the Strategic Housing Market Assessment.
- 6.14 **Key Statement H3: Affordable Housing** outlines that on sites over 10 dwellings the Council will seek provision of 30% of units to be affordable. The Council will also seek provision of houses for older people, 15% of overall units, half of which will be affordable and half of which will be market housing.

- 6.15 **Policy DMG1: General Considerations** assists in ensuring that development proposals are in line with numerous broad considerations by providing a series of overarching considerations regarding the quality of developments. The policy categorises the criteria under 6 headings which are as follows: Design, Access, Amenity, Environment, Infrastructure and Other.
- 6.16 **Policy DMG2: Strategic Considerations** assists in the interpretation of the Development Strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. Within areas designated as AONB the most important factors will be ensuring that development is in keeping with the character of the landscape and acknowledges the special qualities of AONB by virtue of size, design, materials, landscape and siting.
- 6.17 **Policy DMG3: Transport and Mobility** outlines that in making decisions on proposals, the Council will attach considerable weight to the availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development. All major proposals must offer opportunities for the increased use of, or the provision of, bus and rail facilities. All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.
- 6.18 **Policy DME1: Protecting Trees and Woodlands** states there will be a presumption against the clearance of broad-leaved woodland. Where applications are to have an impact on tree cover, the Council will require arboricultural survey information and tree constraint plans including appropriate plans and particulars. The Council will ensure that the value and life expectancy of trees is used in determining planning applications, that a detailed tree protection plan is submitted and that tree protection planning conditions are attached to permissions.
- 6.19 **Policy DME2: Landscape and Townscape Protection** outlines that development proposals will be refused if they significantly harm the landscape or landscape features

such as: traditional stone walls, ponds, herb rich meadows and pastures, woodlands, copses, hedgerows, or individual trees.

- 6.20 **Policy DME3: Site and Species Protection and Conservation** looks to provide protection for, amongst other things, features of ecological importance. The policy is in place mainly to add further protection to designated sites of environmental and ecological importance, of which the site is not. However, the overriding theme is that development should be able to mitigate any perceived negative impacts.
- 6.21 **Policy DME5: Renewable Energy** states that the Council will require decentralised and renewable or low carbon energy in new developments to meet national standards.
- 6.22 **Policy DME6: Water Management** states developments will not be permitted where proposals would be at an unacceptable risk of flooding or exacerbate flooding elsewhere. Applications should include details of surface water drainage.
- 6.23 **Policy DMH1: Affordable Housing Criteria** outlines the groups of people that affordable housing will be prioritised for, including first time buyers, older people, those employed in the Parish and those about to move to the area to support and care for a sick, older person or infirm relative.
- 6.24 **Policy DMH3: Dwellings in the Open Countryside and AONB** outlines that within areas defined as open countryside or AONB, the rebuilding or replacement of existing dwellings is acceptable if the residential use of the property has not been abandoned, there is no adverse impact on the landscape and there is the need to extend an existing curtilage.
- 6.25 **Policy DMB4: Open Space Provision** states that on residential developments over 1 hectare in size, the layout must show adequate and usable open space. The Council will also look to negotiate for provision on smaller sites or seek to secure an off-site contribution towards provision for sport and recreational facilities or public open space within the area where the overall level of supply is inadequate.

- 6.26 **Policy DMB5: Footpaths and Bridleways** outlines that the Council will seek to ensure the retention, maintenance and improvement of by-ways and un-surfaced/unclassified roads as part of the PROW network. Where a PROW will become less attractive due to development, the policy requires compensatory enhancements such that there is a net improvement to the PROW network.

Material Considerations

National Planning Policy Framework (2021)

- 6.27 The National Planning Policy Framework (NPPF) is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 6.28 The NPPF sets out Government planning policies for England and how these are expected to be applied. Chapter 2: Achieving Sustainable Development states that 'at the heart of the framework is a presumption in favour of sustainable development'. Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives:
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and*

pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

/7 PLANNING POLICY ASSESSMENT

Principle of Development

- 7.1 The principle of residential development on the site has already been established through the approval of the outline planning application, ref. 3/2016/0974, which covers the entirety of this proposal site as well as previous phases of Alston Grange. Whilst the reserved matters approval (3/2018/0105) sought the erection of 256no. dwellings, the original outline consent was approved for the erection of up to 275no. dwellings. This application seeks 268no. dwellings in total (of which 177no. dwellings have already been constructed) and therefore falls below the threshold of the original outline approval. Therefore, the main points of consideration in the proposal's determination should be whether the scheme results in any detrimental harm over and above the scheme presented and approved under the reserved matters consent.
- 7.2 The amendments proposed are to respond to the change in the market which has meant the Applicant has needed to adapt the house types to ensure the housing mix reflects the needs of the local area. The main change is a reduction in 5-bedroom properties and the replacement with more 2, 3 and 4 bedroom properties which have proven to be more sought after as demonstrated through the as built phases of the development. The scheme proposes an additional 12no. dwellings, however as the dwellings proposed are generally smaller than the ones they have replaced, the scheme presented does not appear within the site as of a noticeably greater volume. It is considered that as the principle of developing the site for residential development, and the number of dwellings proposed has already been considered acceptable by the LPA, the design and layout of the scheme is the key consideration subject of this application.

Design

- 7.3 The design of the scheme and the factors influencing this are considered in more detail in the submitted Design and Access Statement. However, the submitted drawings demonstrate that the proposal is in accordance with Policy DMG1 Core Strategy as it presents a cohesive layout, allowing for natural surveillance of the area, well integrated

properties that provide a sense of community and also achieve the relevant spacing standards to ensure that amenity of future residents is preserved allowing them privacy and natural daylight levels. Also, the submitted layout represents an improvement on the previously consented layout, with the public open space now a more functional, usable space and the street scene of the proposal site being enhanced. The proposed house types all provide good quality living accommodation with suitably sized rooms, provision of light to habitable rooms and a well configured layout.

Highways

- 7.4 The internal road layout of this proposal remains unchanged from the approved reserved matters application. Furthermore, the submitted Transport Statement demonstrates that the road layout is up to adoptable highway standard and an improvement on the layout in the outline application. As the original outline consent was granted on the basis of up to 275no. dwellings, it is not considered the increase of an additional 12no. homes from the reserved matters consent to a total of 268no. dwellings, would result in any impacts on the highways position as previously considered.

Community Benefits

- 7.5 The delivery of the 200m² community facility and additional areas of public open space as well as a local play area are material benefits that the Phase 3 will deliver to the residents of Alston Grange, in keeping with the provisions of the previous outline and reserved matters consent.

Other Matters

- 7.6 The submitted technical reports demonstrate that there are no constraints which would preclude development on the site. Technical matters such as drainage and arboriculture have been addressed by submitted documents and were also found to be acceptable under the previous reserved matters application, of which there is not considered to be a material difference.

Planning Balance / Summary

- 7.7 The proposal is the third phase of the Alston Grange scheme to the south of Longridge. The redesign of the layout is acceptable based on planning policy and there are no constraints or technical factors which would preclude development on the site. The redesign also produces benefits such as the enhancement of the proposal's street scene, the provision of dwellings that best respond to the needs of the market and the improvement of the open space provided.

/8 CONCLUSION

- 8.1 PWA Planning had been retained by Tilia Homes to submit a full application for a redesign of 91no. residential units, to serve as the third phase of the Alston Grange scheme. The principle of the proposal has already been established by the previously consented outline and reserved matters applications.
- 8.2 This Planning Statement has reviewed the scheme against relevant Development Plan policy as well as other relevant planning guidance, including the National Planning Policy Framework and has found that the development is acceptable in principle. Furthermore, this application will enable the third and final phase of Alston Grange to progress, along with the benefits associated with the proposal, which suggests that planning permission should be granted.
- 8.3 The benefits of the proposed development include the following:
- The contribution of market and affordable houses to the local area's housing stock.
 - The provision of a suitable housing mix that responds to the needs of the local housing market.
 - Provision of a multi-use community facility.
 - Economic benefits during the site's construction phase.
 - Provision of public open space.
- 8.4 For the reasons identified within this Statement, it is considered that planning permission for the proposed development should be granted without delay.



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