



PLANNING STATEMENT

The Stables, Chaigley Road, Longridge, PR3 3TQ.

Anyon Architectural & Planning Ltd

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1 SITE INTRODUCTION

Anyon Architectural & Planning Ltd is retained by Mr Cliff Iddon ('the Applicants') to progress a Stage 1 Permission in Principle (PIP) application for the erection of 1 no. dwelling ('the proposed development') at The Stables, Chaigley Road, Longridge, PR3 3TQ ('the application site').

The PIP application is made to Ribble Valley Borough Council and relates to the red edge application site boundary defined by the submitted Location Plan.

Following a review of the site context and history, this Planning Statement will demonstrate that the proposals accord with the Development Plan for Ribble Valley, and moreover, there are other significant material considerations which indicate that permission in principle ought to be granted.

This statement should be read in conjunction with the submitted application package, which includes the following documents: -

- Location Plan (Drawing no. Loc/01/24)
- Existing Site Plan (Drawing no. EL/01/24)
- Proposed Site Plan (Drawing no. PL/01/24)

The submitted documents are sufficient for the validation of the Stage 1 PIP application. However, should the Local Planning Authority (LPA) deem any further information necessary to ensure the grant of consent, it is requested that Anyon Architectural & Planning Ltd ('the Agent') is contacted in the first instance.

1.1. Site Address:

Land at the Stables, Chaigley Road, Longridge, PR3 3TQ

2. Site Description

2.1. The application site is located to the north west of Higher Road, on the periphery of Longridge and currently comprises an area of land used for equestrian purposes including stable buildings, along concrete hardstanding, with sand and grass paddocks.

2.2. A location Plan showing the site within its immediate setting is submitted with this application. Figure 1 Aerial image shows the wider setting of the site.



2.3. The site adjoins the existing urban boundary of Longridge, with urban development to the south, whilst to the north there is more open land. The site is bounded to the east by Higher Road, with the Beacon Fell View Holiday Park beyond and to the south and west by John Smith's Playing Field, play area and well established residential dwellings beyond. The central parts of Longridge lie generally to the south west. Vehicular access is currently taken off Chaigley Road to the southern corner of the site.

2.4. Being located on the edge of Longridge means the development site has easy access to local amenities, including Berry Lane Doctors and Dentists located within 1 km of the site. Longridge Church of England Primary School and Longridge High School are both located within 2 km of the site. Local supermarkets are located less than 2 km from the site (Co-op and Booths) both located on Berry Lane, and a convenience store is located 0.4 km from site on Higher Road. As this site is located on the B5269, the site has access to transport amenities, with the nearest bus stop located on Higher Road, 0.2 km from the site which provides a regular service to Preston.

2.5. There are no ecological or landscape designations associated with the site. The site is located wholly within Flood Zone 1, where the risk of flooding is at its lowest. There are also no active Tree Preservation Orders associated with the site. With regards to heritage designations, there are no heritage assets within the site, with the nearest

heritage asset the Grade II listed 'Tunnel portal in the John Smith Playing Field' which lies to the southern boundary of the site.

3 Planning History

3.1. The site and its immediate surroundings have been subject to a planning history search on Ribble Valley Council's planning register. The application site has been subject to several application for residential development as part of a larger site which includes land to the north-east. These applications are listed below:

3/2021/0070 Permission in Principle for up to 6 dwellings. Refused 11th February 2021

3/2018/0507 Outline application for up to 10 self-build dwellings with all matters reserved save for access. Refused 14th March 2019.

3/2017/1100 Outline application for up to 15 self-build dwellings (30% affordable self-build) including access. Refused 25th May 2018.

3/2016/0604 Outline application for a two storey dwelling including access. Refused 23rd August 2016.

3.2. In relation to the site, a planning appeal was lodged against the refusal of application 3/2018/0507 under appeal ref. APP/T2350/W/19/3235162. The appeal was dismissed on 19th February 2019. The inspector found the self-build scheme proposed across the wider site would lead to significant encroachment into the countryside and be separated from the established built form of the settlement of Longridge. The inspector noted the scheme would be highly visible from Higher Road when entering and leaving Longridge which would harm the character and appearance of the area. Other concerns raised included whether the proposals provided for an identified housing need through self-build dwellings and concerns over the extent of the scheme delivering regeneration benefits.

3.3. This PIP application seeks to overcome the concerns raised by the Inspector, with a smaller development proposed for 1 no. dormer bungalow type dwelling to the west of the site abutting the settlement boundary of Longridge. This part of the site makes a minimal contribution to its countryside designation with residential dwellings the southern boundary, open space to the west and a caravan park to the east. The proposals would round off development on the edge of Longridge, protecting the character and appearance of the more open areas of open countryside to the north. This part of the site is also less visible from Higher Road, being bordered by mature trees and includes some existing built form associated with the stables on site. Its development would therefore have minimal impact on the open countryside, with further detail provided in the Planning Policy Assessment chapter.

4 PERMISSION IN PRINCIPLE

4.1. The PIP consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development.

The relevant legislation and guidance for this route is taken from the following:

- Town and Country Planning (Permission in Principle) (Amendment) Order 2017; and
- National Planning Policy Guidance (PPG) – Permission in Principle.

4.2. The former came into force on the 1st June 2018, whilst the latter was most recently updated in the same month. As such it is considered, whilst a relatively recent application route, up to date guidance is readily available regarding such proposals.

4.3. Planning Considerations

Proposals are determined in accordance with the Development Plan and the National Planning Policy Framework (the Framework). Although the scope of the local planning authority assessment of the first stage is limited to location, land use and amount of development.

The PPG details that statutory requirements like those related to both listed buildings or protected species are only applicable to Stage 2 Technical Consent applications (Paragraph: 003 Reference ID: 58-003-20190615). As stated above, local authorities cannot list the information they require for applications for PIP in the same way they can for applications for planning permission. Equally it is not necessary to provide a suite of technical reports at Stage 1, like you would for a full or outline application.

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5 PROPOSED DEVELOPMENT

5.1. It is proposed to develop land associated with The Stables, Chaigley Road, Longridge, PR3 3TQ, to provide 1 no. Dormer bungalow detached self-build eco dwelling with integral garage. As noted, the application is submitted as a Stage 1 PIP

application and the description of development as stated within the application form is as follows:

“Stage 1 Permission in Principle planning application for the erection of 1 no. Dormer bungalow detached self-build eco dwelling with integral garage and associated external works”

5.2. The application boundary is clearly of a size which would permit for the construction of 1 dwelling whilst retaining the potential to respect the vernacular and enhance the local sense of character. Therefore, any future Stage 2 technical application will seek to ensure the design of the property will be of an outstanding design, fit well in with the rural setting and nearby properties, as will the choice of materials. In addition, any final scheme will also seek to ensure that the amenities of existing and future residents will not be compromised by the proposals. Access would be provided via the existing access off Chaigley Road.

5.3. Whilst, as noted, matters relating to layout and access are not considered as part of the application at hand an indicative layout (drawing ref: PL/01/24) has been provided as part of the supporting documents. This layout provides clarity as to how 1 dwelling could be conformably accommodated on site and served by a suitable and safe access off Chaigley Road.

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,
In this instance, the statutory Development Plan for the application site comprises of the Ribble Valley Borough Core Strategy 2008-2028 (Adopted 2014). Key policy documents that comprise ‘material considerations’ include to the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG) and any local supplementary planning guidance documents considered relevant to the proposal.

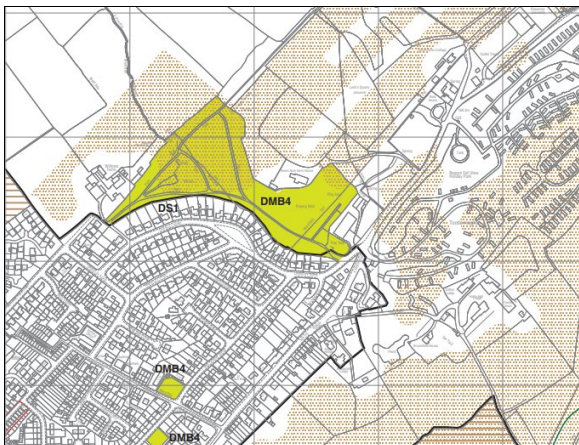


Figure 1: Extract from the Housing and Economic Development DPD Proposals Map

6.3. According to the Housing and Economic Development DPD Proposals Map the site is designated within the Open Countryside covered by Policy EN2. The site is bordered to the south by the settlement boundary of Longridge and to the west by existing Open Space.

Ribble Valley Borough Council Core Strategy 2008 – 2028

6.4. The Ribble Valley Borough Council Core Strategy 2008 – 2028 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. It sets out priorities for future planning and development of the borough and is used when determining planning applications. The following policies are considered relevant for a PIP application:

- Key Statement DS1: Development Strategy;
- Key Statement DS2: Sustainable Development;
- Key Statement EN2: Landscape;
- Key Statement H1: Housing Provision;
- Key Statement H2: Housing Balance;
- Key Statement H2: Housing Balance;
- Key Statement DMG1: General Considerations;
- Key Statement DMG2: Strategic Considerations;
- Key Statement DME2: Landscape and Town Protection;
- Key Statement DMH3: Dwellings in the Open Countryside & The AONB.

National Planning Policy Framework 2019

6.5. The NPPF sets out the Government's planning policies for England and how these should be applied. The Framework sets out the Government's presumption in favour of sustainable development (Paragraph 11) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.

6.6. Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives; economic, social and environmental.

6.7. Paragraph 38 directly refers to PIP applications stating:

“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.”

6.8. Section 5 details the need to continually deliver a sufficient supply of homes. The section details guidance on affordable homes, small and medium development sites and rural housing amongst other matters. This section of the NPPF represents the most up to date guidance on matters related to housing supply calculations.

6.9. Paragraph 68 details that 10% of new homes should come from sites which are no larger than one hectare in size, whilst Paragraph 84 within the following section (Building a strong, competitive economy) states:

“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.”

6.10. Section 6 of the Framework is concerned with building a strong, competitive economy, with specific guidance in relation to supporting a prosperous rural economy.

7 Planning Policy Assessment

Principle of Development

7.1. Although the site is designated within the Open Countryside where Policy DH3 is relevant, the site benefits from close ties with the settlement of Longridge, with the settlement boundary abutting the southern boundary of the application site. Longridge is designated as principal settlement in Key Statement DS1, where the majority of housing growth is to be focused within the borough. Given the application site's proximity to the settlement, it is deemed to form a logical point for residential development, negating the need for housing development in smaller settlements and more isolated rural locations. Despite lying just beyond the settlement boundary, the site lies in a sustainable location in relation to Longridge, being within walking distance of a range of local services and public transport network. The site's contribution to its Open Countryside designation is further limited by the current built form on site, with a stable building and paddock occupying much of the site.

7.2. Further support is offered by Key Statement DMG2 which states in principal settlements development proposals should consolidate, expand or round-off development so that it is closely related to the main built-up areas. Although located beyond the settlement boundary, dwellings adjoin the site's southern boundary along Chaigley Road which lie within the settlement of Longridge. The site is therefore well related to Longridge given its proximity to the settlement boundary and these properties, with the proposals representing a minor development which continue the

existing grain of built form. The site adjoins an established urban park (occupying a former quarry and tip site) and also Higher Road. Beyond Higher Road to the east is a large leisure park which extends for approximately 1km north of the existing settlement and partly within the AONB. The site's context therefore further links the site to the settlement and reduces its contribution to its countryside designation. The development of the site is thus deemed to represent a logical rounding off of development in this area of Longridge, with the site being well related to the settlement in terms of built form, whilst also being nestled between an existing area of open space to the west and Higher Road to the east.

7.3. Considering the NPPF in the round, it is important to note that Paragraph 7 of the NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. At Paragraph 8 it states that: "Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)".

7.4. The first objective is with regards to the economy, where the planning system should help to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth, innovation and improved productivity. The second objective is a social objective where by the planning system should help 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. Finally, an environmental objective, whereby the planning system should contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, mitigating and adapting to climate change and minimising waste and pollution.

7.5. The proposals would see the development of a parcel of land which benefits from close ties to the principal settlement of Longridge. The scheme would deliver 1 no. self build dwelling with integral garage and associated external works.

Given the nature of the scheme as a minor development, it is considered more than likely that before and during construction, the development would contribute to the local economy directly through the employment of local companies to facilitate the build. This would include planners and architects/designers as part of the Stage 2 application process, local contractors involved in the physical build and the local supply chain through the provision of materials. Once occupied, the new resident of the proposal would use and support the growth of local services. It is considered that the proposed development would therefore assist in achieving the economic aims of sustainable development.

7.6. The location of the site is considered sustainable in the context of the NPPF given it lies in close proximity to the settlement of Longridge where a wide range of services are available. Transport links to the larger settlements via the public transport network are available within close proximity to the site, including a regular bus service to Preston.

7.7. The Framework also clarifies support for small to medium sized sites in Paragraph 68, detailing that 10% of a Council's housing requirement should be delivered on sites no larger than 1 hectare. AAP Ltd are not aware of any statement made by the Council which suggests they are in a position to meet this requirement. As such it stands to reason that 10% of the annualised requirement, will need to come forward as windfall sites that the Council are yet to account for. Consequently, the application at hand can be considered to make a valuable contribution in aiding the Council to meet this requirement.

7.8. Given the above, it is considered that the proposed development would constitute sustainable development in the context of the NPPF and Policy DS2 of the Core Strategy. Furthermore, the above analysis would also suggest the proposals can be viewed positively in the context of the adopted Development Plan.

Planning Balance

7.9. This section of the Planning Statement has succinctly detailed how the proposed development can be adjudged as acceptable in the context of the Development Plan and the Framework. With regard to development within the countryside the proposal can be considered positively in that the application site represents a development plot with close ties to the principal settlement of Longridge. Equally the proposal will support development within the wider area and represent an acceptable scale of development for the site.

7.10. Whilst a conflict with the Development Plan has been identified by virtue to the location of the site in the countryside, the site's location adjacent to the settlement boundary of Longridge means it forms a logical extension and rounding off of the settlement between an existing area of open space and Higher Road.

The application site is now more closely related to Longridge given its direct connection to the settlement boundary, with the more open land to the north left untouched by development. The proposal is also deemed to constitute a scheme far preferable to sporadic development in more rural areas or smaller settlements. The site is in walking distance of local public transport links and the range of services available in Longridge and should be viewed as a sustainable location for residential development.

7.11. This Stage 1 PIP application asks the Council to consider the submission in the context of location, land use and amount of development and in relation to all three variables, the proposals are considered acceptable in principle.

8 CONCLUSION

8.1. Anyon Architectural and Planning Ltd is retained by Mr Cliff Iddon to prepare and submit a Permission in Principle planning application for the erection of 1 no. self-build dwelling, with an integral garage at The Stables, Chaigley Road, Longridge, PR3 3TQ ('the application site').

8.2. The site is located adjacent to the settlement boundary of Longridge. Although the site is currently designated as countryside where development is not generally focused, the site is located in a sustainable location for development and forms a logical rounding off of development for the principal settlement. The proposed development is considered to constitute sustainable development and the limited harm as a result of the scheme is not considered to demonstrably outweigh the benefits of the scheme which include significant social and economic benefits.

8.3. At this first stage of PIP development, it is only the relevant layout, location plan and application form that are submitted alongside this application. Other relevant technical considerations are not applicable at this stage, with this information to be submitted at the technical consideration stage of the application.

8.4. The works would result in a number of key benefits which are deemed relevant to the determination of the application, namely: -

- Delivery of 1 no. self build eco home, assisting the Authority in meeting its objectively assessed needs;
- Support for existing businesses and suppliers in the area during construction, contributing to the local economy;
- A small yet valuable contribution to meeting housing need within Longridge and wider borough.

8.5. For the reasons identified within this Statement, it is considered that PIP for the proposed development should be granted, and the application is commended to the authority.

This Design and Access Statement has been prepared on 25.11.24 by Anyon Architectural and Planning Ltd and will be updated as required.