

Planning Statement

Permission in Principle (PIP) for 1 No detached dwelling – Land off Ramsgreave Road,
Mellor, Blackburn

Easting – 366914

Northing - 431100

Prepared by:

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Introduction

JWM Design & Planning are instructed on behalf of Blades Developments herein referred to as the applicant, to submit a Permission in Principle application for the above referenced development.

This Planning Statement provides a description of the proposed development together with an appraisal of the planning merits of the scheme in the context of relevant planning policies/guidance and material considerations. It demonstrates that the proposal represents appropriate development for the detached dwelling.

The application site is broadly rectangular shaped adjacent to residential dwellings.

The application site is located on Higher Ramsgreave Road, Mellor, Blackburn.

Mellor itself offers a vibrant community with a range of local amenities including a village hall, primary school, local shops and public houses.

The Spread Eagle public house is located 80m west of the application site. A bus stop is located outside the public house, which offers excellent transport links with the surrounding areas.

Proposals

It is proposed to erect a detached dwelling.

The proposal seeks to make effective use of a sustainable parcel of land located to the east of several dwellings located on Higher Ramsgreave Road.

The development would provide:

- One high-quality detached dwelling.
- Additional housing within an established residential area.
- A dwelling designed to respect the prevailing character of Higher Ramsgreave Road.
- Sustainable residential development in accordance with national planning policy.

The surrounding area is characterised by a mixture of detached and semi-detached residential properties set within generous plots. Development along Higher Ramsgreave Road displays varied architectural styles, building lines and spacing, creating an established but relatively low-density residential character.

The site benefits from direct frontage onto Higher Ramsgreave Road and is served by existing highway infrastructure and public utilities.

Local services, schools, employment opportunities and public transport are available locally to the application site & nearby Blackburn, with convenient access to the wider highway network via the A59.

The proposal has deliberately been limited to a single dwelling in recognition of the site's context and surrounding pattern of development.

Permission in Principle

The Permission in Principle (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 on this route is taken from the following:

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

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 with regard to such proposals.

This section of the statement seeks to summarise the relevant provisions of the above to enable the authority to better understand the proposals.

Process

The permission in principle consent route has 2 stages:

- Stage 1: establishes whether a site is suitable in-principle;
- Stage 2: ('technical details consent') is when the detailed development proposals are assessed. This is much like a reserved matters application, where proposals will be submitted.

The process for Stage 1 varies depending on the scale of the proposed development and whether it relates to Greenfield land or land classed as previously developed.

For minor forms of development i.e. less than ten units, an application must be submitted to the local planning authority; this applies whether the site is greenfield or previously developed.

For major development on previously developed land, the site must be entered to the local planning authority's brownfield land register; which in turn grants a PIP. It is not possible to gain a PIP consent for major development on a Greenfield site.

Requirements for a Valid Permission

The requirements for a valid permission in principle are laid out in Article 5D of the Town and Country Planning (Permission in Principle) (Amendment) Order 2017.

In order to meet the requirements of a valid PIP application the following information must be provided:

- Completed application form;
- A plan to which identifies the land to which the application relates;
- The correct application fee

The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the PIP stage.

Other matters are to be considered at the technical details consent stage of the application. Local authorities cannot list the information they require for applications for permissions in principle in the same way they can for applications for planning permission.

Once a valid application for PIP has been received, the local planning authority should make a decision on the proposal as quickly as possible, and in any event within the statutory time limit of 5 weeks unless a longer period has been agreed in writing with the applicant.

Planning Considerations

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

The NPPG 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 Stage1, as required for a full or outline application.

Implementation Period

Where Stage 1 permission is granted via an application, an applicant would have a further 3 years to apply for the Stage 2 Technical Details. The default duration of the

permission is 3 years. The local authority cannot add further conditions to the grant of permission under Stage 1.

Where PIP is granted through allocation on a brownfield land register, the default duration of that permission is 5 years.

Determination Time Limits

The statutory time limit for a local authority to determine a Stage 1 application is 5 weeks. The statutory time limits for Stage 2 technical details is also 5 weeks (or 10 weeks for major development on previously developed land). The consultation process for applications is the same as a normal planning application.

Summary

The PIP application is a relatively new route to planning permission and as such examples of such applications are not plentiful. However, from the examples reviewed there does seem to be some confusions as to what matters can be considered.

In this context it is clear that whilst such applications are to be determined in accordance with the Development Plan, policies related to technical matters do not represent valid considerations for the purposes of a Stage 1 application. In the context of this application, it is therefore prudent to note the policies relating to the following matters which could preclude the granting of a standard planning application should not be considered as part of this submission:

- Ecology;
- Trees;
- Transport;
- Heritage.

These matters will however be considered as part of any future Stage 2 application.

Ribble Valley Development Plan

The proposal should be assessed against the adopted Ribble Valley Local Plan together with any other material planning considerations.

The site lies within an established ribbon of residential development along Ribchester Road where residential uses already predominate.

The proposal would represent a logical continuation of existing development rather than isolated countryside encroachment.

Material Planning Consideration – Appeal Ref. APP/T2350/W/25/6002485 (Langho)

The recent Planning Inspectorate decision relating to land south of Longsight Road, Langho (Appeal Ref. APP/T2350/W/25/6002485) is a significant material consideration when determining planning applications within Ribble Valley.

Whilst that appeal concerned a substantially larger residential development than the current proposal, the Inspector's conclusions on the operation of national planning policy, the Council's housing land supply position and the planning balance are of wider relevance.

The Inspector concluded that, notwithstanding conflict with elements of the Development Plan relating to the location of housing development, the delivery of additional housing attracted substantial weight within the overall planning balance.

The decision demonstrates that Development Plan policies restricting housing outside defined settlement boundaries cannot automatically be afforded determinative weight where national policy considerations point towards the delivery of sustainable housing.

The present proposal is materially different in scale and impact. We are seeking Planning in Principle for a single dwelling adjoining an established ribbon of residential development. Consequently, the degree of landscape, infrastructure and environmental effects is considerably less than those considered within the Langho appeal.

Accordingly, whilst each application must be determined on its own merits, the appeal decision provides clear evidence that the planning balance in Ribble Valley has evolved and that modest housing proposals in sustainable locations should be assessed in accordance with the National Planning Policy Framework rather than by the rigid application of settlement boundary policies alone.

National Level

The core planning principal within the National Planning Policy Framework (NPPF) is that there should be 'presumption in favour of sustainable development'

Paragraph 7 of the NPPF identifies that planning should perform the following three roles in the delivery of sustainable development:

'an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations;

and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.'

The dwelling will be designed with sustainability in mind & will be constructed to meet the requirements of Part L of the Building Regulations, Compliant to Code Level 4 for Sustainable Homes.

The following features will be included:-

- Driveways, paths & paved areas to have sub-bases to allow natural drainage into the ground
- Rainwater will be attenuation based.
- Energy efficient condensing boilers.
- High degree of insulation to roof, walls & floors.

Response to the Proposals

This is an application for a detached dwelling, adjacent to various residential developments.

It is proposed that the dwelling will be sensitively designed and sited having regard to the existing size and layout of buildings locally.

The indicative layout has been chosen to retain existing trees on site where possible, and the layout also demonstrates that any subsequent Stage 2 application could include a comprehensive landscaping scheme, involving hedgerows and tree planting.

As the application is submitted as a PIP application, the proposed development does not need to be supported by elevation/floorplan drawings. However, a draft site plan & concept dwelling type have been included.

The application boundary is clearly of a size which would permit for the construction of the dwelling which has the potential to respect the vernacular and enhance the local sense of character. An indicative layout plan has been provided to clearly demonstrate this.

Any future Stage 2 technical application will seek to ensure the design of the dwelling 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.

Drainage

The Environment Agency require that, for the range of annual flow rate probabilities, up to and including the 1% annual probability (1 in 100-year event) the developed rate of run off into a watercourse should be no greater than the undeveloped rate for the same event.

A detailed design stage percolation test will be undertaken. Until such time it is proposed that surface water run-off will be restricted to existing rates and connected into existing sewers serving the existing application site.

Attenuation will be provided to accommodate the requisite storm drain.

Climate Change

Sustainability statement of intent

The proposed dwelling will be constructed using materials that are both sustainable in their creation and will be locally sourced wherever possible to eliminate the need for long distance deliveries, reducing the 'hidden footprint' of the construction materials.

The white goods and electrical appliances are to be of a grade A or higher and LED lights are to be used throughout the property to reduce both energy and water consumption.

Insulation to all external walls, roof and floors is to be provided to meet the Building Regulations standard or higher.

Energy Statement

The purpose of an Energy Statement is to assess the potential savings in energy and emissions that can be made by improvements in building standards as a way of showing that the contractor is taking steps to build an environmentally conscious building.

The aim is to use 2022 Part L Building Regulations U value as a benchmark to achieve a suitable CO₂ emission reduction. The primary purpose of this Statement is to address local planning policy and conditions relating to the residential development at the application site.

The statement supports that the development will incorporate several energy demand reduction measures and Air Source Heat Pumps (ASHP) are sufficient to meet Part L 2022 regulated CO₂ emissions, and the ASHP will be sized so as there is a reduction in CO₂ emissions using renewable energy against the equivalent Part L 2022 Target Emission Rate baseline.

The statement sets out a fabric first approach to sustainable construction, demonstrating that improvements in insulation specification, a reduction in thermal bridging and unwanted air leakage paths and further passive design measures will ensure that energy demand and consequent CO2 emissions are minimised.

A range of potentially appropriate technologies have been assessed for feasibility, concluding that Air Source Heat Pumps (ASHP) constitute the preferred technology for this site.

SAP calculations will support any Stage 2 application. The SAP Calculations demonstrate that by implementing the described efficiency and renewable measures the total reduction in regulated CO2 emissions for each dwelling will give a saving of over a Part L 2022 compliant scheme.

Access

Proposed access into the application site will be achieved by the proposed access point located off Higher Ramsgreave Road.

It will be the intention of the applicants to fully comply with current regulations and methods of best practice.

The design of the scheme with regards to access has been developed with reference of Part B (Fire safety), Part K (Protection from Falling, Collision, and Impact) reference to the Disability Discrimination Act.

The ground (FFL) within the proposed building is to be level throughout and are to be designed to current access and mobility standards as required by current Building Regulations.

As shown on the submitted plans, the dwelling will have sufficient parking and turning within the respective plot and are compliant with the council's development plan. Vehicles can enter and exit the properties in a forward gear.

The internal layout and parking for the dwelling is appropriate for the intended use and compliant with the Council's parking standards. There will be dedicated off road parking within the curtilages of the dwelling.

Conclusion

The proposed dwelling is considered to constitute a sustainable development and there would not be any visual harm because of the scheme due to the surrounding developments & dwellings.

The proposed building will be constructed using materials that are both sustainable in their creation and will be locally sourced wherever possible to eliminate the need for long distance deliveries, reducing the 'hidden footprint' of the construction materials.

In accordance with the Development Plan and other material considerations including the NPPF, relevant case law, planning approvals and appeal decisions, the principle of development is acceptable.

There are multiple benefits of the scheme which include significant social and economic benefits.

The site is therefore located within an area where residential development is generally acceptable in principle, subject to compliance with other relevant planning policies.

The Council's current housing land supply position is a significant material consideration.

During the recent Langho appeal (APP/T2350/W/25/6002485), Ribble Valley Borough Council accepted, following the Inspector's decision in the Chatburn Old Road appeal (APP/T2350/W/25/3372635), that it could not demonstrate a five-year supply of deliverable housing land.

The Council acknowledged that the relevant strategic policies for directing housing development, including Key Statement DS1 and Policies DMG2 and DMH3, are out of date insofar as they restrict residential development outside settlement boundaries.

It further accepted that paragraph 11(d) of the National Planning Policy Framework is engaged and that planning permission should therefore be granted unless the application of policies protecting areas or assets of particular importance provides a clear reason for refusal, or the adverse impacts would significantly and demonstrably outweigh the benefits.

The current proposal is materially different from the Langho scheme. It seeks Planning in Principle for a single dwelling adjoining an established residential frontage. The scale of development is modest, the environmental effects are limited, and there are no strategic infrastructure implications. Consequently, the planning balance falls more strongly in favour of the proposal than in the Langho appeal.

In these circumstances, the benefits of delivering an additional dwelling in a sustainable location clearly outweigh the limited policy conflict arising from the site's location beyond the defined settlement boundary. Accordingly, the proposal benefits from the presumption in favour of sustainable development under paragraph 11(d) of the Framework.

The Planning Inspector's conclusions in Appeal Ref. APP/T2350/W/25/6002485 demonstrate that conflict with countryside policies does not, in itself, justify refusal where the proposal

represents sustainable development and where the benefits of additional housing are significant.

The current proposal is for a very limited amount of development, the impacts of which are capable of being fully addressed through Technical Details Consent. Any landscape or visual effects would inevitably be substantially less than those associated with strategic-scale housing development. Consequently, the balance in favour of permitting this proposal is correspondingly stronger.

Unlike a strategic housing allocation, the proposal would not generate significant demands on local infrastructure, would not materially alter the character of the wider landscape and would not result in substantial encroachment into the countryside. Instead, it would constitute a logical rounding-off or infill opportunity that would reinforce the existing pattern of development.