



Report

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81 Fountain Street
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Land at Chapel Hill **Planning Statement**

United Utilities
December 2011

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Appendix I Recent Planning History

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Status: Planner

Date: December 2011

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Date: December 2011

For and on behalf of GVA Ltd

1. Introduction

1.1 This Planning Statement has been prepared by GVA Ltd in support of a full planning application by United Utilities for residential development.

1.2 This Statement sets out a background to the proposals, identifies the relevant planning policies and addresses the key planning issues. It should be read in conjunction with the other application documentation which comprises:

- Application forms and Certificate GVA Ltd
- Application Drawings MCK Associates
- Design & Access Statement GVA Ltd
- Statement of Community Involvement Lexington Communications
- Transport Assessment and Travel Plan CBO Transport
- Flood Risk Assessment LK Group
- Ecology Statement Bowland Ecology
- Foul Sewage and Utilities Statement LK Group
- Tree Survey and Constraints Plan Bowland Ecology
- Conservation Assessment Peter De Figueiredo

1.3 The remainder of the Statement is structured as follows:

- Section 2.0 - Site Description – provides a description of the application site and its surroundings.
- Section 3.0 - Proposed Development – provides a detailed description of the application and proposed development.
- Section 4.0 - Planning Policy Framework – identifies the key relevant policies at national, regional and local levels.
- Section 5.0 - Key Planning Issues – will present the justification for the application and addresses key issues in detail.
- Section 6.0 - Conclusion – draws out the main considerations in light of all the information presented.

2. Site Description

- 2.1 The site lies within Longridge's settlement boundary and measures 2.75 hectares. It lies to the south of Chapel Hill and partly falls within the St Lawrence's Conservation Area boundary. The application also incorporates an existing house and associated barn (53 Chapel Hill) which is now vacant and boarded up, neither building is Listed however they fall within the St Lawrence's Conservation Area and are considered as buildings of townscape merit.
- 2.2 The site, which lies close to local schools, is bounded at its northern edge by the main road, Chapel Hill (B6243). Beyond the Chapel Hill there is a household waste disposal area and an industrial unit. To the south of the site lies United Utilities' Alston reservoir which remains in operational use and does not form part of the application. The site is located within an established residential area with St Cecilia's R.C. High School and playing fields to the north west and St Lawrence's Church to the east.
- 2.3 Whilst the majority of the site comprises greenfield land which has been subject to a grazing licence the land within the curtilage of 53 Chapel Hill is brownfield.
- 2.4 Existing vehicular access into the site is taken from Chapel Hill. There is a public bus stop directly outside St Cecilia's R.C. High School and several other stops located approximately 500m away on Preston Road. There is no railway station operating within Longridge. Further details on the accessibility of the site by non-car means are found in the Transport Statement submitted with the application.
- 2.5 According to the information from the Environment Agency's website, the site does not fall within a flood risk area. Full details are found within the accompanying Flood Risk Assessment.

Planning History

- 2.6 Appendix 1 provides a schedule of the recent planning history for the proposed site. In the main, the applications have related to the on site uses. There has never previously been an application for the comprehensive redevelopment of the entire site as is currently proposed.

3. Conservation Area

- 3.1 Part of the site (to the east) falls within the revised boundaries of the St Lawrence's Conservation Area, this includes the house and barn at 53 Chapel Hill. The site is included within the '*Longridge Conservation Area Appraisal*' published by the Ribble Valley Borough Council in 2005.
- 3.2 Within this document, the importance of the area has been identified mainly for the church and small groups of 17th, 18th and 19th Century cottages and houses which are judged to make an attractive townscape. Consideration is also given to the field behind the cottages that leads down to the reservoir. The document states that this land is important to the rural character and setting of the historic buildings, the church and its churchyard.
- 3.3 The house and barn at 53 Chapel Hill are considered to be buildings of townscape merit, however are not listed.
- 3.4 As a means to assist the development proposals for the site, additional guidance was sought from a conservation consultant to ensure the plans would be considered suitable and appropriate for a Conservation Area development. A comprehensive review of the Conservation Area has been undertaken, details of which can be found within the accompanying 'Conservation Statement' which forms part of the planning application. It confirms that development of the land is appropriate based on:
- The retention of the house and barn at 53 Chapel Hill;
 - Maximum roof heights of two storeys across the majority of the site, with focal buildings having the potential of up to two and a half storeys;
 - The retention of the existing vistas through the site to the reservoir;
 - The enhancement of the landscape through the protection and retention of the existing trees and provision of additional planting;
 - The use of a range of dwellings both in size and materials; and
 - The creation of rural pedestrian footways through the site.
- 3.5 The scheme does not propose any development directly behind the dwellings on Chapel Brow as a means to ensure the amenity of the existing residents is retained but also to enhance the rural setting of these properties and the Church.
- 3.6 The Conservation Statement was produced as a means to understand the key features of the conservation area and inform the design process to ensure the proposed scheme is not detrimental to the character of setting of the conservation area.

Conservation Statement

- 3.7 The Conservation Statement identifies the Church and graveyard as the nucleus of the conservation area, enhanced by the group of 18th and 19th Century sandstone houses on Chapel Brow. This row of dwellings prevents views directly across from the church to the development site.

Views

- 3.8 The Statement identifies the key vistas from which the site can be seen, namely:

- The alley on Chapel Brow;
- From the field gate adjacent to 53 Chapel Hill;
- Through the gate access to 53 Chapel Hill;
- Westerly across towards 53 Chapel Hill at the point where Chapel Hill bends.

- 3.9 The masterplan shows these vistas as being retained as part of the proposals.

Trees

- 3.10 The Statement has regard to the existing trees and states that those contributing to the Conservation area need to be retained. Trees of importance comprise:

- Those around the southern curtilage boundary of 53 Chapel Hill; and
- The group of trees defining the road edge from 53 Chapel Hill to the buildings along Chapel Brow acting as the northern boundary for the site.

- 3.11 Both groups of trees are shown on the masterplan as retained, additional landscaping will also be provided, full details of which are found within the landscape strategy.

Design

- 3.12 The Conservation Statement identifies the varied mix of design and materials that exist within the conservation area and advises that the proposed scheme should be designed to provide different character areas across the site to create a mix of typologies. It recommends a range of courtyard type development, linear dwellings adjacent to the main routes through the site and stand alone dwellings to reflect the existing property at 53 Chapel Hill. The layout of the roads and footways within the scheme should reflect the rural character of the wider area.

- 3.13 In preparing the masterplan proposals significant regard was given to the Conservation Statement and the guidance it provides. The recommendations relating to views, trees, design and layout have all been incorporated into the proposals based on these principles.

Design Code

- 3.14 As a means to support the planning application and to give comfort to the Ribble Valley Borough Council regarding the proposed design of the scheme, with particular emphasis on the need to ensure a high level of quality for those buildings falling within the conservation area, a Design Code was produced in response to the principles as set out within the Conservation Statement.
- 3.15 The Design Code is intended to assist the design of an integrated and contextual development of the site partially within and adjacent to the St Lawrence's Conservation Area. The content of this document, along with the Conservation Statement have been used to create the masterplan.
- 3.16 The objective of the Design Code is to respond to the principles identified within the Conservation Statement and set out clear parameters for design, layout and materials that would be considered acceptable for the various character areas within the site. The document identifies four key areas which comprise:
- 53 Chapel Hill and eastern land falling inside the conservation area (referred to within the Design Code as 'Chapel Hill farm area');
 - Main access road into the site from Chapel Hill (referred to as the 'access road area');
 - Land running along the southern boundary and land to the east behind Chapel Brow – proposed as open space ('Parkland area'); and
 - Western land falling outside of the Conservation Area ('Western Area').
- 3.17 Section four of the Design Code tabulates for each of the above character areas those features, materials and layouts that would be considered acceptable – for example detached garages would not be allowed to feature within any of the areas as they are not characteristic of the wider surrounds.
- 3.18 The document sets out guidance to ensure the scheme will provide high quality design. It provides a vision, a rationale and a set of requirements to achieve such aspirations and clearly indicates those features and materials that would be considered appropriate for development within the conservation area.

4. The Proposed Development

- 4.1 The scheme seeks: *Full planning permission for access, landscaping and the erection of 52 new build residential properties, the conversion of the former barn to one dwelling unit and refurbishment of existing residential unit (53 Chapel Hill).*
- 4.2 The existing residential dwelling and barn that fall within the development boundary are to be retained due to the Ribble Valley Borough Council's Conservation Officer confirming that they are considered to be buildings of townscape merit and fall within the conservation area boundary.

The Planning Application Proposals

- 4.3 The main components of the planning application comprise:
- the scheme seeks planning consent for 52 new residential dwellings, reinstatement of 53 Chapel Hill and conversion of the Barn for (Use Class C3);
 - access into the site will be taken from one exit/ entry point onto Chapel Hill, as agreed with Lancashire County Council;
 - the proposals will provide a significant area of public open space (c. 1.3 ha); and
 - the scheme will be in accordance with the Ribble Valley Borough Council's policies regarding the provision of affordable housing for both young families and accommodation for the elderly.

Location

- 4.4 The site is located within the Longridge Settlement Boundary, as defined within the Ribble Valley Districtwide Local Plan.
- 4.5 It is situated within the residential area, close to existing properties along both Chapel Hill and Chapel Brow. To the northwest lies St Cecilia's RC High School and the Recycling Centre.
- 4.6 To the south lies an operational reservoir which is to be retained within United Utilities ownership. The reservoir does not form part of the planning application.

Layout relating to Conservation Area

- 4.7 The plans submitted reflect how the design of the units will incorporate the important features of the conservation area as identified within the Conservation Statement. The

Design Code sets out additional guidance as to the types of development and features that should be considered acceptable and those that would not be considered appropriate height.

- 4.8 As reflected on plan 08-107-1007 the majority of dwellings will be a maximum of two storeys across the site to ensure they are in character with the existing dwellings within the surrounding area.
- 4.9 Guidance within the Conservation Statement and following discussions with English Heritage allow for several 'focal buildings' within the land falling outside of the Conservation Area, such buildings will be three storeys in height.

External Materials

- 4.10 The scheme proposes to use high quality materials comprising stone, brick, render and slate which are considered entirely appropriate for development within or adjacent to a conservation area.

Landscape proposals

- 4.11 The proposed scheme retains the existing trees of significance identified in the Conservation Statement and enhances the landscaping through the introduction of additional trees. The scheme also includes the creation of a large area of open space in the easterly section which will be accessible to members of the public.

Access

- 4.12 The application seeks to include a single access point, full details of which can be found within the accompanying Transport Statement. The proposed development will be accessed from one entry/exit point off Chapel Hill, away from the school entry and the Recycling Centre. The plans incorporate a ghost island right turn for vehicles turning into the site, this has been designed and tested and is acceptable to cater for those wishing to access the proposed development.
- 4.13 The location for this access has been agreed following discussions between the Highways consultant and Lancashire County Council Highways department. The scheme has also been designed to encourage access through the site by pedestrians and cyclists with a proposed footway running from east to west through the site connecting Chapel Hill to Chapel Brow.
- 4.14 The scheme includes the realignment of the existing stone wall along Chapel Hill to increase visibility. This will also allow the construction of a new 2m wide footway running between the site boundary and Chapel Hill. The scheme will also deliver an

uncontrolled pedestrian access on Chapel Hill to improve connectivity within the wider area.

5. Planning Policy Framework

Introduction

- 5.1 The objective of this section is to identify the policy guidelines at national, regional and local levels and to highlight the key planning policy parameters that affect the proposals.

National Planning Policies

Planning Policy Guidance Notes

- 5.2 National planning policy is provided by a range of Planning Policy Guidance Notes (PPGs), which are currently being updated and replaced with Planning Policy Statements (PPSs) under the Government's reforms of the planning system. The relevant policies for the proposed development are identified and summarised below.

Planning Policy Statement 1: Delivering Sustainable Development (2005)

- 5.3 PPS 1 sets out the Government's overarching planning policy and highlights the importance of sustainable development within the planning process. The Government's key objective is to encourage Local Planning Authorities to bring forward land of a suitable quality in appropriate locations for housing, retail, commercial and industrial development. A further important principle is to encourage patterns of development which reduce the need to travel by private car. PPS1 also encourages high quality design of new buildings in order to improve the character and quality of the built environment and its surroundings.

Supplement to Planning Policy 1: Planning and Climate Change (2007)

- 5.4 The focus of this document is to set out how spatial and site planning should contribute to reducing carbon emissions and stabilising climate change. It details the decision-making principles that local planning authorities should adhere to in determining planning applications, namely:
- New development should be located and designed to optimise its carbon performance and limit its likely contribution to carbon emissions. Specifically new development should be expected to consider and take into account the potential of decentralised energy supply systems based on renewable and low-carbon energy;

- New development should be located and designed for the climate, and impacts, it is likely to experience over its intended lifetime; and
- Climate change considerations should be integrated into all spatial planning concerns, including transport, housing, economic growth and regeneration and should not be considered separately.

5.5 The Supplement states that local planning authorities should have regard to it as a material consideration which may supersede policies in their Development Plan.

PPS3 Housing

- 5.6 Residential development proposals should contribute to the promotion of sustainable communities through providing good accessibility to public transport, community and green amenity space, employment opportunities, and key services and infrastructure. Emphasis is placed upon achieving mixed communities that incorporate a range of tenures and dwelling types. New developments above a certain size should make provision for affordable housing, usually to a level set by the local authority.
- 5.7 Local Authorities must ensure that they maintain a flexible supply of land that will enable the continuous delivery of housing for at least 15 years with emphasis placed on maintaining a five year supply of deliverable sites. To be considered deliverable sites must be, available, suitable and achievable.

PPS5 Planning for the Historic Environment

- 5.8 PPS5 sets out the planning policies regarding the conservation of the historic environment and the Government's key objectives of delivering sustainable development at the same time as enhancing rather than harming the historic environment. The policies are a material consideration which must be taken into account in development decisions when considering whether schemes should be granted consent.
- 5.9 Policy HE9.5 advises that not all elements of a conservation area will contribute to its significance. When considering proposals local planning authorities should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole. Where an element does not positively contribute to its significance, local planning authorities should take into account the desirability of enhancing or better revealing the significance of the conservation area, including, where appropriate, through development of that element.
- 5.10 Full details regarding the implications for the site in relation to the conservation area can be found within Chapter three.

Planning Policy Statement 5: Planning for the Historic Environment: Historic Environment Planning Practice Guide (2010)

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- 5.11 This document was published in parallel with PPS 5 to provide additional guidance to assist the interpretation of the policies. Consideration must also be given to the advice as set out within this text.
- 5.12 The guidance states that in respect of decision concerning conservation areas, the local authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Planning Policy Guidance 13: Transport (2000)

- 5.13 PPG 13 establishes the Government's policy on transport. The aim is to integrate planning and transport at all levels to promote more sustainable transport choices and to promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling with the overall aim of reducing the need to travel, especially the car. There is recognition, however, that the car will still continue to have an important role to play for some journeys.

Planning Policy Guidance 17: Planning for open space, sport and recreation (2002)

- 5.14 PPG 17 sets out the need for well designed and implemented planning policies for open space, sport and recreation. It ensures that open space, sports and recreational facilities need to be easily accessible by walking and cycling and more intensive sports and recreational facilities are planned for locations well served by public transport.
- 5.15 Open space has a vital role to play in promoting healthy living and preventing illness, and in the social development of children of all ages through play, sporting activities and interaction with others. Development of open space or recreational area may provide an opportunity for local authorities to remedy deficiencies in provision.

Planning Policy Statement 25: Development and Flood Risk (2006)

- 5.16 PPS 25 is concerned with delivering appropriate sustainable development, taking full account of flood risk. The aim of the policy is to manage flood risk, particularly within areas most at risk. The key message of PPS 25 is to avoid such inappropriate development and to locate development away from flood risk whenever possible. The approach it adopts is to assess risk so that it can be avoided and managed. It sets out the need for Flood Risk Assessments depending upon which Flood Zone the site is located in and the scale and nature of development proposed.
- 5.17 It states that inadequate surface water drainage arrangements in new development can threaten the development itself and increase the risk of flooding to others. Developers and local authorities should seek opportunities to reduce the overall level of flood risk through the layout and form of development and the appropriate application of sustainable drainage techniques.

Draft National Planning Policy Framework (2011)

- 5.18 The draft National Planning Policy Framework (NPPF) was published in July for consultation until October 2011. It plays a key part in the Government's plan to reform the planning system and promote sustainable growth. The intention is for it to replace current planning policy statements and guidance through the creation of a more stream-lined planning system.
- 5.19 The Government's key objective is to increase significantly the delivery of new homes, stating that *'everyone should have the opportunity to live in high quality, well designed homes, which they can afford, in a community where they want to live.'*
- 5.20 Within the document there is a strong presumption in favour of sustainable development, with the expectation that local planning authorities plan positively for new development and deal promptly and favourably with planning applications that comply with up-to-date plans and national planning policies. The guidance states (paragraph 110) that *'planning permission should be granted where relevant policies are out of date, for example where a local authority cannot demonstrate an up-to-date five-year supply of deliverable housing sites.'*
- 5.21 Whilst still currently in draft form, the document gives an indication of the Government's position on development and growth.

Regional Planning Policies

Regional Spatial Strategy for the North West

- 5.22 The Regional Spatial Strategy (RSS) for the North West became part of the statutory development plan for every local authority in September 2008 and replaced all earlier versions, including Regional Planning Guidance for the North West (RPG13).
- 5.23 On 6th July 2010, the Communities Secretary announced the formal revocation of all Regional Spatial Strategies covering each English region. However, following a legal judgement by the High Court on 10th November 2010, Regional Spatial Strategies continue to remain part of the development plan, albeit its remains the intention of the Government to abolish Regional Spatial Strategies through the enactment of the Government's Decentralisation of Localism Bill planned for late 2011.
- 5.24 Until such time as the RSS is formally abolished through new legislation, it remains a requirement to have regard to the provisions of relevant RSS in the consideration of these development proposals.
- 5.25 The RSS aims to promote sustainable patterns of spatial development and physical change within the Region. To achieve this, the strategy sets out the following key objectives:

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- To achieve greater economic competitiveness and growth, with associated social progress;
 - To secure an urban renaissance in the cities and towns of the North West;
 - To ensure active management of the Region's environmental and cultural assets; and
 - To secure a better image for the Region and high environmental design quality.
- 5.26 Policy DP1 states that economy in the use of land and buildings is required. It promotes the re-use of existing buildings and brownfield sites and the location of new development in sustainable locations. A sequential approach to the development of land is also advocated, with priority afforded to the re-use of existing and vacant buildings, as well as previously developed land. It also intends to provide for a range of local facilities and services to improve health, reduce crime and enhance educational and skills attainment within communities.
- 5.27 Policy DP2 deals with the promotion of sustainable communities by the integration of public services and facilities to meet the current and future needs of the whole community, ensuring that those services are conveniently located close to the people they serve and accessibly by public transport.
- 5.28 Policy DP3 relates to sustainable economic development. Within the North West sustainable economic growth should be supported and promoted as well as reductions of economic, environmental, education, health and other social inequalities between different parts of the North West, within the sub-regions, and at local level.
- 5.29 Policy DP4 is concerned with making the best use of existing resources and infrastructure. Priority should be given to development in locations which can:
- build upon existing concentrations of activities and existing infrastructure; and
 - does not require major investment in new infrastructure, including transport, water supply and sewerage.
- 5.30 Policy DP5 confirms that development should be located so as to reduce the need to travel and to meet their needs locally. Major growth should, as far as possible, be located in urban areas where strategic networks connect and public transport is well provided. All new development should be genuinely accessible by a range of non-car transport.
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Local Planning Policies

- 5.31 Local planning policy is set out in the Ribble Valley Districtwide Local Plan, adopted in 1998. The review and replacement of the Local Plan with the Local Development Framework is now underway.

The Ribble Valley Districtwide Local Plan (1998)

- 5.32 The land is unallocated within the Local Plan, however following an amendment to the Conservation Boundary in 2007 partly falls under Policy ENV16, within the St Lawrence's Conservation Area. Policy ENV16 is a 'saved policy' and relates to the restriction of development within conservation areas. Any proposals need to ensure the character of the area is reflected within the proposals. Trees and important open spaces will also be protected where appropriate.

Other Policies of relevance

- 5.33 Policy ENV14 states the Ribble Valley Borough Council will apply a presumption in favour of the preservation of archaeological and historic heritage, with their importance being weighed against the need for development.
- 5.34 Policy ENV16 is concerned with development within Conservation Areas, stating that it will be strictly controlled to reflect the character of the area in terms of scale, size, design and materials. Trees, important open spaces and natural features will also be protected. The desirability of preserving or enhancing the character of a conservation area is also a material consideration when deciding development proposals outside the conservation area which would affect its setting or views into or out of the area.
- 5.35 Policy ENV17 related to applications for planning permission within or affecting conservation areas and requires any submission to be accompanied by information (where appropriate) relating to elevations, means of access and landscaping.
- 5.36 Policy ENV18 states there will be a presumption to retain buildings which make a positive contribution to the character or appearance of a conservation area.
- 5.37 Policy G1 deals with the design and landscape quality and ensures that development is sympathetic to existing and proposed land uses.
- 5.38 Policy G2 identifies Longridge as a main settlement area and states that development should be within the built part of the settlement or the rounding-off of the built up area.

Local Development Framework

- 5.39 The Local Development Framework (LDF) is set to replace the existing Local Plan. Due to a change in Government and their intention to abolish RSS, the Ribble Valley Borough Council are currently reviewing the housing targets as they progress with their Core Strategy DPD, having recently consulted on additional alternative development strategy options for Ribble Valley (August 2011). The Ribble Valley Borough Council has now considered these responses and intends to publish the Core Strategy Preferred Option for consultation in early 2012. The Planning and Development Committee were presented with a discussion Paper on 8th December 2011 regarding the Preferred Option. If this option is carried forward, there will be a requirement for an additional 454 dwellings over the plan period.
- 5.40 The adopted Local Plan will remain the principal consideration when assessing the planning application in accordance with Section 38(6) of the Planning and Compulsory Planning Act (2004). It is however clear that the emerging Core Strategy is gaining momentum and given the emerging evidence it is clear that some weight should be given to the Core Strategy given that such policies are consistent with current and emerging national planning policy.
- 5.41 It should be noted that Longridge is identified within the Central Lancashire Core Strategy which was submitted to the Secretary of State in March 2011. Policy 1 refers to suitable locations for growth and investment with Longridge being considered as a Key Service Centre and suitable for accommodating new development, with land within Central Lancashire being used to support its growth.

Ribble Valley Strategic Housing Land Availability Assessment (SHLAA)

- 5.42 As part of the Local Development Framework Local Authorities are required to produce an evidence base relating to their current housing land position. Ribble Valley Borough Council published their SHLAA in 2009; it identifies potential land for residential development based on it being suitable, available and achievable.
- 5.43 In terms of whether land can be considered suitable the document sets out the criteria that each site was assessed against which includes:
- Does the site contribute to the creation of sustainable, mixed communities?
 - Will the development on the site lead to a loss of amenity or have an adverse effect on the landscape?
 - Would the development on site negatively impact on conservation (environmental or heritage)?
 - Are there any major access issues regarding the site?

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- 5.44 If a site failed any of the above or such issues could not be overcome then the site was not considered suitable and therefore was excluded from further consideration.
- 5.45 The land at Chapel Hill was considered within the SHLAA (site ref: 047) and assessed against all the criteria including those listed above. Whilst the site scores lowly due to it not being previously developed and being situated within a conservation area, it scores well when assessed as a sustainable location within the urban area where development would not have any adverse impact on surrounding uses. The assessment confirms that the land at Chapel Hill is available, achievable and deliverable and is therefore included within the Ribble Valley Borough Council's five year housing land supply.
- 5.46 The assessment considers that the site has a potential capacity of 107.2 dwellings across the site, however the scheme has significantly reduced the number of units to 52 as a means to minimise the impact of development.

Supplementary Planning Documents (SPDs)

- 5.47 The Ribble Valley Borough Council has adopted a number of Supplementary Planning Documents (SPDs). The key documents to note in the context of the proposals are:

Interim Supplementary Planning Guidance: Housing (2002)

- 5.48 Published as a response to PPG3, it provides guidance for new housing development in the borough however does not replace or supersede the adopted local plan. When determining planning applications for residential development, the Ribble Valley Borough Council will consider as material considerations issues including:

- The current housing land supply position;
- The availability of previously developed land which would be capable of accommodating the development; and
- Any particular housing needs which can be shown to exist within the settlement.

Affordable Housing Memorandum of Understanding

- 5.49 The document is intended to be supplemental to the relevant policies contained within the Development Plan; it was produced in accordance with national planning policy as contained in PPS3, the Guidance on Delivering Affordable Housing Statement and the adopted North West RSS. The document states that '*within Longridge on housing developments of 10 or more dwellings, the Council will seek affordable housing provision at 30% of the units on the site.*'

6. Key Planning Issues

- 6.1 The key issues to be considered are set out in more detail below.

Planning Policy

- 6.2 The proposed development of 52 units at land off Chapel Hill should be considered to be acceptable when considered against planning policy at national, regional and local level. The application is submitted in full as a means to ensure the scheme can be fully assessed to ensure there is no negative impact on the conservation area or its setting.
- 6.3 The proposed scheme on land off Chapel Hill falls within the settlement boundary for Longridge within a sustainable location in an existing residential area, (thereby according with PPS1, PPS3, Draft NPPF and Local Plan Policy G2).
- 6.4 The site is located within a conservation area, which is not at risk from flooding. The documents forming part of the application submission include a Conservation Statement which has comprehensively assessed the conservation area and identified those features of importance which are in turn incorporated into the design of the scheme. It is also proposed that the existing residential property and barn be retained and brought back into active use (in line with PPS5, PPS25, Local Plan Policies ENV17, ENV18 and G1).

Ribble Valley Housing Position

- 6.5 Ribble Valley Borough Council are currently progressing their Core Strategy document, however due to a change in the Government's planning position there have been significant delays. Currently the Ribble Valley Borough Council are not able to identify sufficient land to meet their five year housing target and have a need for more affordable housing. Discussions with the Officers revealed that the Ribble Valley Borough Council is currently only able to demonstrate 3.3 years of potential housing land (as at 1st October 2011). The emerging Annual Monitoring Report (AMR) according to officers identifies a 3.9 year supply of deliverable housing sites, however, it remains clear that the Ribble Valley Borough Council is unable to demonstrate a 5 year deliverable supply of housing sites, a clear requirement of PPS3.
- 6.6 Whilst there have been a number of planning applications for residential development submitted to Ribble Valley Borough Council, it is considered that the proposed development at Chapel Hill is entirely appropriate due to:
- the site falling within the defined settlement boundary for Longridge;

- it being located within an existing residential area with good access to a range of public transportation and local facilities that are within walking distance;
- delivery of affordable housing (both for young families and the elderly) in line with the Ribble Valley Borough Council's requirements (30%);
- associated highway improvements to Chapel Hill to address existing network issues;
- there being no need for additional infrastructure to accommodate the development; and
- the scheme will assist the Ribble Valley Borough Council to reach its required five year housing target.

6.7 Therefore it should be considered that the proposals are in accordance with guidance found within the Housing SPD and also the Affordable Housing Memorandum of Understanding.

Development within a Conservation Area

6.8 The site falls partly within a conservation area and includes buildings considered by the Ribble Valley Borough Council to be buildings of merit to the local townscape. United Utilities has considered the impact of the scheme on the conservation area through the Conservation Statement which is submitted as part of the planning application.

6.9 Pre-application discussions with members of the Ribble Valley Borough Council and English Heritage have been undertaken to ensure the proposed scheme is acceptable and the design principles can be supported.

Design and landscape

6.10 A Landscape Plan (ref: D3100.001) and Tree Survey and Constraints report have been submitted with the application showing the levels of trees being retained and the additional planting proposed to compensate for the small number that will be lost due to the new development. It also identifies the potential open space area of approximately 1.3 ha which is located within the conservation area.

6.11 It is considered that the proposals are wholly in accordance with the Ribble Valley Borough Council's policy guidance for development within the conservation area and the Design Code highlights the principles that the scheme has had regard to as a means to ensure it is sympathetic to the existing surroundings.

Transportation

- 6.12 A Transport Statement has been prepared in accordance with Policy T1 and a Framework Travel Plan. The submitted reports demonstrate that the proposals are acceptable in terms of the proposed access point and highway capacity of Chapel Hill.

Affordable Housing

- 6.13 The scheme will include an on-site provision of affordable housing in line with the Ribble Valley Borough Council's current policy which seeks 30%. Following discussions with the Strategic Housing Officer at Ribble Valley Borough Council, it has been advised that this should comprise a total of 18 affordable units, 4 would be bungalows for over 55yrs, 7 x 2 bed properties and 7 would comprise 3 bed properties with an equal split of affordable rent and shared ownership.
- 6.14 The affordable housing units have been integrated within the design and layout of the scheme to ensure they cannot be distinguished from the market housing.

Conclusion

- 6.15 In view of the assessment of the policy framework described above and the nature of the proposed development, the following conclusions can be drawn:
- The application is in accordance with the guidance set out within the Conservation Statement and the Design Code. Therefore the proposals are considered appropriate development within a conservation area;
 - The scheme seeks to provide 1.3 ha of public open space with enhanced landscape planting within the conservation area;
 - Proposed residential development within Longridge's settlement boundary, in a sustainable, built-up residential area is entirely appropriate;
 - Development of the site for 52 units will contribute towards the Ribble Valley Borough Council's objective of providing a five year housing land supply.

7. Conclusion

- 7.1 This Planning Statement has outlined the main components of United Utilities' development proposals. It has explained the planning policy context and identified the key planning issues. It provides a sound justification for the granting of planning permission for this scheme.
- 7.2 It is therefore considered that the proposed development of 52 new build residential units is wholly appropriate in this location and that the Conservation Statement has identified the key features of the conservation area which has then been fed into the design process.
- 7.3 As reflected within the documents that form the planning submission package, the scheme can be developed with no negative impact on the conservation area or the residential amenity of the existing properties. It will bring back into active use the existing residential property (53 Chapel Hill and barn), buildings considered to be of merit by the Ribble Valley Borough Council, which are currently in a poor state due to long term vacancy and vandalism. It also allows public access into the site, with a significant area of open space for public use and improved footways leading through the site.
- 7.4 It is therefore considered that the application is acceptable in planning terms and we now seek the Ribble Valley Borough Council's consideration and acceptance of the scheme through the granting of planning consent.

APPENDIX 1:

Recent Planning History

RELEVANT PLANNING HISTORY

Reference	Description	Decision
88/0297	(North West Water) Proposed conversion of barn to dwelling.	Withdrawn (18 July 1988)
07/0776	(United Utilities) Certificate of Lawful Use.	Approved with no conditions.

Applications within the Surrounding Area

Reference	Description	Decision
89/0065	Engineering works for yard area and parking.	Approved with conditions.
91/0366	Internally illuminated sign.	Approved with no conditions.
96/0031	Extension to existing household waste disposal centre (Key Condition: that the use be discontinued within 25 years of permission being granted; restoration of the site shall comprise removal of all buildings and structures, containers and waste from the site).	Approved with conditions.
97/0567	(Orange) Telecommunications mast and security fence	Approved with conditions.
99/0427	Removal of condition 2 of permission 89/0065 to allow premises to be used 24/7 – approved with conditions.	Approved with conditions.
99/0733	(Slater Developments) Subdivision of existing buildings.	Approved with conditions.
00/0080	(Slater Developments) Alterations to elevation.	Approved with conditions.
00/0293	Slater Developments) Change to party wall.	Approved with conditions.
01/0796	(Slater Developments) Additional window and fire escape.	Approved with conditions.
02/011N	Installation of two heat management units to an	Approved with no conditions.

	existing telecommunications equipment cabin.	
02/0181	Outline planning permission for B2/B8 storage and industrial units with associated parking.	Approved with conditions.
04/0978	(Slater Developments) (Former Household Waste Site) B2/B8 storage units and associated parking.	Approved with conditions.
04/1071	Erection of 15m high wind turbine. This is a full application submitted by the school, not a temporary consent. There are restrictions concerning the noise levels.	Approved with conditions.
07/0216	(Slater Developments) Alterations to provide internal office space.	Approved with conditions.