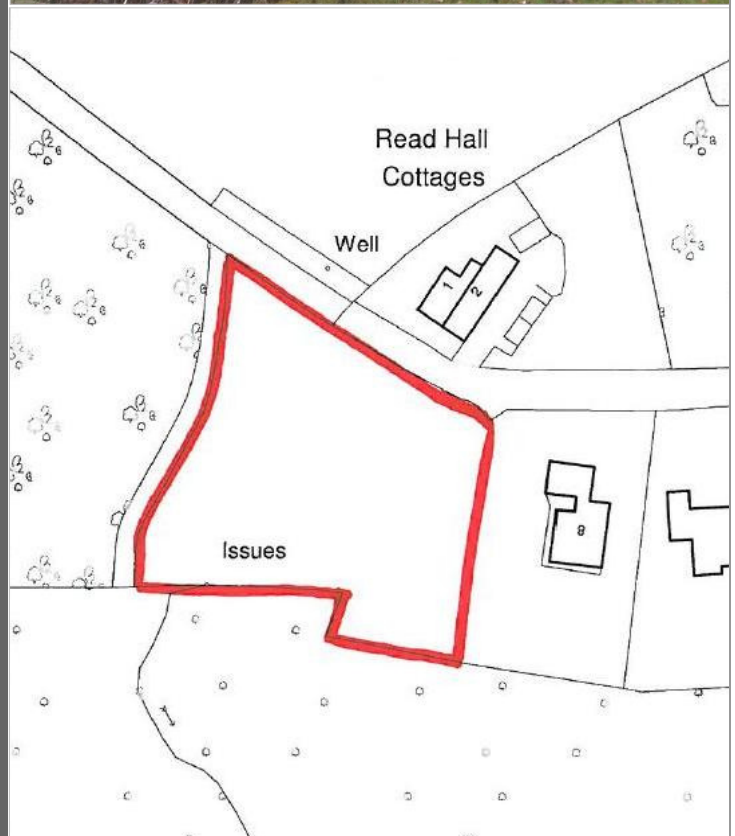
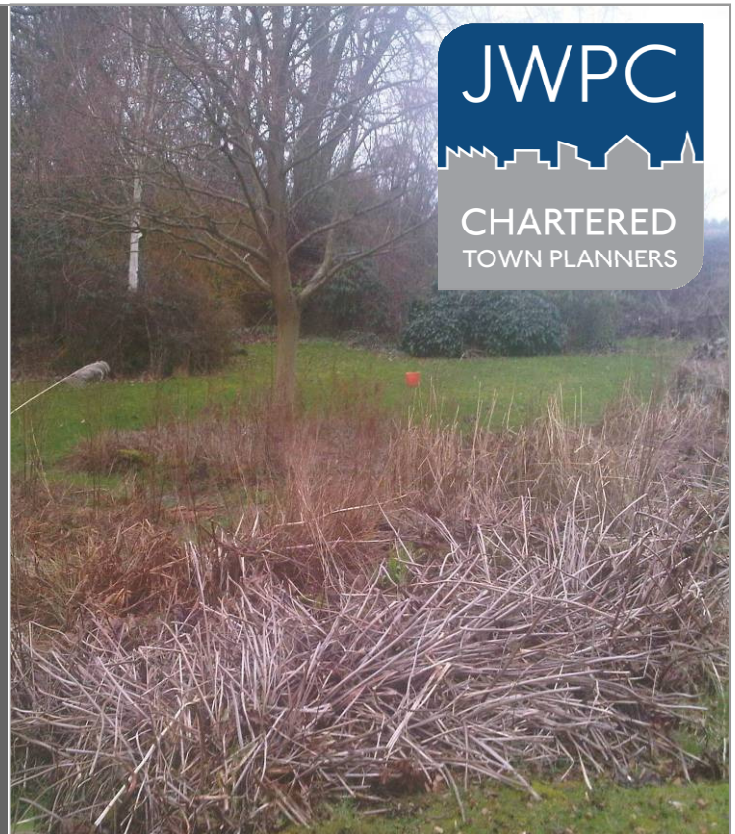


Land at 8 Hammond Drive, Read

Proposed Erection of 2 No. Dwellings

Client:

Mr. Michael Harrison



Planning

Design &

Access

Statement

Contents

- 1** Introduction
- 2** Site and Surroundings
- 3** Design & Access
- 4** Planning Policy
- 5** Planning Considerations
- 6** Summary and Conclusions

Appendix 1: Copy of Pre-application Advice Letter (17/05/2012)

1. Introduction

- 1.1 This Planning, Design and Access Statement is intended to support a full planning application made by Mr. Michael Harrison for the erection of a two dwellings on land forming existing residential curtilage, to the west of the dwellinghouse at 8 Hammond Drive, Read, Lancashire.
- 1.2 The planning application follows a positive assessment made by the Local Authority at pre-application stage in May 2012 (LPA Ref: RV/2012/ENQ/00033). A copy of the response letter is included for reference within Appendix 1 of this Statement. This Statement further considers the detail of the proposal against the 'saved' and adopted policies of the Ribble Valley Districtwide Local Plan, specifically G4, as well as the emerging policies within the Core Strategy (submission version) as well as NPPF ('The Framework') and all other material considerations are identified and weighed in the balance. Full details are provided of the intended design.
- 1.3 In addition to the statutorily required documents, such as the application forms, certificates and location plan, this Statement should be considered alongside the following documents:
- Proposed and existing plans and elevations
 - Topographical Survey
 - Arboricultural Assessment

2. Site and Surroundings

- 2.1 The planning application site is a rectangular plot of approximately 0.36 hectares which fronts onto Hammond Drive within the village of Read. Read and neighbouring Simonstone are large villages that lie at the south-east extent of the Ribble Valley district boundary, in close proximity to Padiham to the west via the A671, along which the bulk of the settlement lies. Hammond Drive is accessed from the A671 via Whins Lane and George Lane, with the line of development generally following the route of the highway.
- 2.2 Read has a population in excess of 1,000 and is therefore one of the larger village settlements within the Ribble Valley district. The settlement is well served by local convenience facilities providing opportunities for shopping, and with a post office and chemist, local library and a primary school within the area. The access onto the A671 also provides excellent accessibility by car, and local bus services are also available.
- 2.3 The planning application site forms part of the curtilage of the last in a row of 8 properties to the south of Hammond Drive. This currently provides access to No. 8, which benefits from vehicle manoeuvring spaces and a very large garden. The properties at Nos. 1 & 2 Hammond Drive, although located to the north side of the highway lie further west than the existing dwelling at No. 8 and properties along Hammond Drive are generally larger detached dwellings, set within gardens with driveways accessing the highway.
- 2.4 To the south is Hammond Ground, currently an area of agricultural land which exists between properties along Hammond Drive and the A671. This large area is visible to the rear of the application site, although the view is partially obscured by tree coverage.
- 2.5 The planning application site has no recent planning history of relevance to the determination of this proposal.

3. Design & Access

- 3.1 Full details of the application proposal are provided within the Design and Access Statement which accompanies this application and which is provided by Sunderland Peacock and Associates Ltd. Nonetheless, it is convenient to summarise the proposal here.
- 3.2 The application proposes two detached dwellings which will be designed to respond to their setting and particularly the topography of the land on which they would sit. As with other dwellings on Hammond Drive, it is proposed that they are 'split level' and the accommodation therein inverted from the traditional form i.e. each property will have 4 bedrooms at lower ground level with the main living accommodation above. This arrangement ensures that the houses are assimilated into the landscape whilst taking advantage of southerly views over Hammond Ground. This approach has been reflected in other dwellings on Hammond Drive and is an inherent feature of the locality.
- 3.3 The two dwellings will effectively be 'handed' versions of each other and have been designed and positioned to respect the residential amenities of residents of each other as well as the residents of 8 Hammond Drive.
- 3.4 Materials that reflect the local vernacular of the area will be used on the construction of the houses. They will have rendered walls sat upon natural sandstone plinths whilst the roofs will be a natural slate. The finish of the render will be agreed during the course of the application or through the mechanism of a planning condition.
- 3.5 It is proposed that access to these two dwellings will be from the existing drive which currently serves 8 Hammond Drive. This drive provides access to a large parking and turning area off which is proposed that a new drive serving the two new dwellings will be constructed. This will provide at least 2 car parking spaces for each dwelling along with a turning area.

4. Planning Policy

- 4.1 Relevant planning policy relating to the site and the proposed development scheme is found at the national level within the National Planning Policy Framework (NPPF) and at a local level in the adopted Development Plan for Ribble Valley, made up of the Regional Spatial Strategy and the Ribble Valley Districtwide Local Plan. Additional documents published by the Council may also be considered of relevance where they form material planning considerations, and are outlined below.

National Planning Policy Framework (NPPF)

- 4.2 The NPPF reminds local authorities that planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, and that 'for the avoidance of doubt' the NPPF itself is a material consideration in planning decisions. Furthermore, Local Plans published prior to 2004 would only now carry weight in planning decisions in relation to the degree with which they accorded with the NPPF.
- 4.3 At the heart of the NPPF is a presumption in favour of sustainable development, which directs council's to be positive about growth; making economic, environmental and social progress for this and future generations. In relation to planning decisions, the document outlines that this means approving development proposals that accord with the Development Plan without delay, and where the development plan is out of date, granting planning permission unless the negative impacts of approval would significantly outweigh the benefits when assessed against the NPPF.
- 4.4 Meeting housing development needs is seen as a key principle of good planning, and providing new homes is paramount to proactively driving and supporting sustainable economic development. In this context, paragraph 47 of the NPPF guides local planning authorities to boost significantly the supply of housing by identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements; with an additional buffer (of 5% or 20%¹) to ensure choice and competition in the market for land.

¹ Buffer should be increased to 20% where there is a record of persistent under delivery of housing.

- 4.5 In meeting housing requirements, the NPPF states at Paragraph 55 that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

Regional Planning Guidance

- 4.6 The Regional Spatial Strategy for the North West (RSS) sets out the amount of new housing that should be built for each district across the North West, which for the Ribble Valley is proposed as a minimum level of 161 dwellings per annum over the plan period to 2021.
- 4.7 The Government has signalled intentions to revoke RSS, however whilst still in place it forms part of the Development Plan.
- 4.8 The Council has recently agreed that for the purposes of Development Management, the RSS annual housing provision figure of 161 should be superseded by the emerging Core Strategy figure of 200 per annum. Whilst the Core Strategy is not adopted and remains months away from that hurdle, the figure is based upon robust evidence commissioned by the Council. On this basis, and as at 31 March 2013, the Council considers that it has 5.81 years housing land supply.

Local Planning Policy

- 4.9 The Ribble Valley Districtwide Local Plan was adopted in 1998, and whilst it remains part of the formal Development Plan (the 'saved' policies), its weight is limited to its compliance with the NPPF due to that fact that it is 15 years old and therefore out of date. The Plan does contain adopted and 'saved' planning policies under which the application will be determined as they are consistent with NPPF. These are set out below.
- 4.10 The settlement of Read is referred to in the Council's Settlement Hierarchy as the 'Contiguous Settlement of Read & Simonstone' and as such they are both bounded within a single settlement boundary.
- 4.11 Figure 1 is an extract from the Local Plan proposals map that shows the settlement boundary of Read/Simonstone outlined in black, and the site of the planning application has

been outlined in red. This shows that the site lies as part of a string of development that is connected to dwellings within settlement boundary.

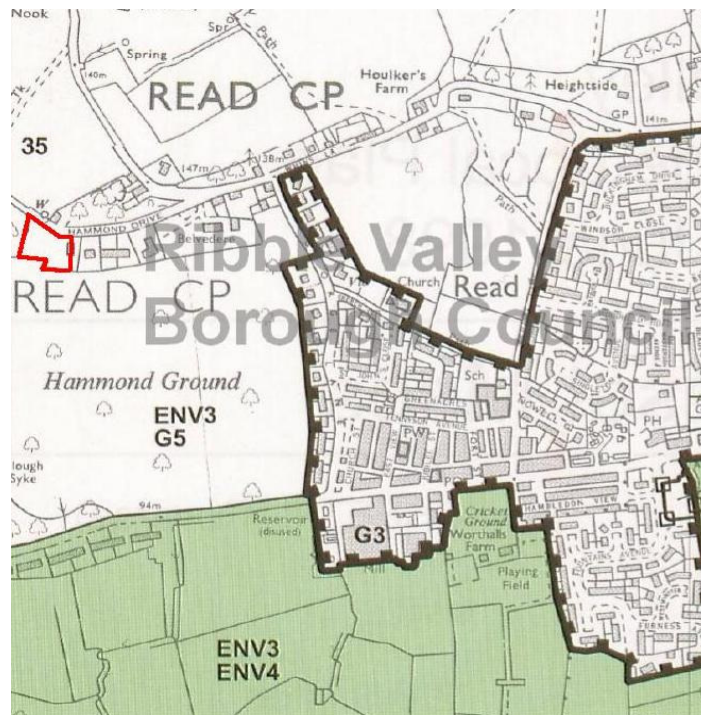


Figure 2: Extract from the Ribble Valley Local Plan Map showing Location of Application Site

- 4.12 The Council is currently working towards adoption of a new plan for the Borough, proposed as a Core Strategy, and the latest draft of which is the Regulation 22 Submission Draft. An Examination by the Inspectorate to consider the soundness of the document is currently suspended, allowing time for updates to the evidence base documents prepared previously.
- 4.13 It is acknowledged that housing is one of the key issues within the Core Strategy, and that there has been a considerable amount of objection to the housing proposals put forward by the Council within the document. What is clear however that is the Council is proposing to set a minimum annual requirement for 200 new dwellings over the coming plan period, and NPPF requires that a five-year supply of land is maintained throughout that period.
- 4.14 The Council have recently been reporting that they have sufficient extant planning consents for housing to meet this five years supply, but that it is determining new housing developments within settlements or immediately adjacent settlement boundaries to be acceptable in principle, due to their sustainable location and in accordance with the 'direction of travel' of the emerging Core Strategy.

- 4.15 Other policies of the plan as shown on the Proposals Map are Policy G5 and ENV3. Policy H2 is also of relevance for development outside the old settlement boundaries. All three of these policies within the Local Plan are written with the intention to limit development in the open countryside to rural purposes or pursuits, and with a general restriction to open market housing. However, due to the age of the Local Plan and the emergence of new planning guidance Nationally and the more recent local strategy for development, although the site is outside of the settlement boundary as shown on the Proposals Map, it should no longer be considered a restriction to development due to the sustainable location immediately adjacent to the settlement.
- 4.16 Policy ENV3 also requires that development is in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials.
- 4.17 Policy G1 of the Local Plan is a general development management policy that expects all proposals to provide a high standard of building design and landscape quality, and which contains a number of criteria that should be considered as part of good design, including density, layout, daylighting and privacy.
- 4.18 All development proposals are required to provide adequate car parking and servicing space through Policy T7.
- 4.19 In addition, Policy DMG1 of the emerging Core Strategy seeks to reinforce much of what Policy G1 of the Local Plan requires regarding size, intensity and scale of development.

5. Planning Considerations

- 5.1 This Chapter will consider how the application proposal complies with the adopted and emerging Development Plan policies, how it complies with NPPF and whether any other material planning considerations would lead to a decision that would depart from these policies.
- 5.2 The planning application seeks consent for two large detached four-bedroomed properties that will front onto Hammond Drive, within the village of Read. The site is connected through a string of residential developments to the settlement boundary of Read/Simonstone defined by the Districtwide Local Plan and shown on the Proposals Map extract at Figure 1 of this Planning Support Statement.
- 5.3 The NPPF requires that where the development plan is out of date (such is the case of the Policies of the Ribble Valley Local Plan), planning permission should be granted unless the negative impacts of approval would significantly outweigh the benefits. Whereas Local Plan Policy G5 previously discouraged new homes outside of settlement boundaries, the NPPF discusses at Paragraph 55 that development in rural areas should be located where it will maintain or enhance the vitality of rural communities.
- 5.4 Assessed in this context and as concluded within the pre-application letter by the LPA contained in Appendix 1, the proposed development site would not represent an isolated dwelling in the countryside. Furthermore, *"it is within an established, low density residential area and within the curtilage of an existing dwelling, and good existing highways infrastructure"*. Two new dwellings in this location would be well connected to and will assist in underpinning local services and facilities, available within walking distance of the defined settlement. As such, the site is considered a sustainable location to deliver new development.
- 5.5 The surrounding uses to the north and east of the site are residential in nature, with a predominance of large detached properties set within reasonably large gardens. Accessed from the existing driveway to No. 8 Hammond Drive, the proposal would extend the existing driveway to provide individual parking bays for four vehicles (two per dwelling) and to include a turning head to ensure ingress / egress can be achieved in a forward gear. The

planning application proposes two similar four-bedroomed dwellings with and rear gardens looking out over Hammond Ground to the south.

- 5.6 The design of the properties, including lower ground floors ensures that they would not appear prominent within the landscape when compared to neighbouring dwellings. The positioning of the units and their layout has taken into account of the need to avoid direct facing windows and it is perceived that no harm would be caused to the neighbour amenities of existing dwellings to the at No. 8 Hammond Drive and Nos. 1 and 2 Read Hall Cottages.
- 5.7 The size, density and layout detailed within Chapter 3 are consistent with Policy G1 of the Local Plan and emerging policy DMG1 of the Core Strategy, with the dwellings appearing comfortable in this particular setting. In addition, the scale and size is consistent with Policy ENV3 of the Local Plan.

6. Summary and Conclusions

- 6.1 This application proposes the re-use of a large garden area for the development of two detached family dwellings with parking. The garden currently forms part of the residential curtilage of No. 8 Hammond Drive, which in turn is the last property on the south side of the highway and part of a string of residential developments connected to the village of Read.
- 6.2 This Planning, Design & Access Statement considers that the principle of development of the site for residential use is consistent with national planning guidance contained within the NPPF and is compatible with the remaining parts of the Districtwide Local Plan and the emerging policy of the Core Strategy. In particular, the proposed development is supported by the presumption in favour of sustainable development which due to the site's position would serve to serve to maintain and enhance the vitality of Read. Furthermore, the design of the properties fits well within the local context and respect neighbour amenities, consistent with the Council policies.
- 6.3 The proposed dwellings will assist the Local Planning Authority in their requirement for the delivery of new housing across the Borough. On the basis of the details submitted in the forms, plans, arboricultural survey and this Statement, we respectfully request that the application is granted consent.

JWPC Ltd

May 2013

Appendix 1: Copy of Pre-application letter from Ribble Valley Borough Council dated 17th May 2012 (LPA Ref: RV/2012/ENQ/00033).

RECEIVED
21 MAY 2012



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Gareth Fort
direct line: 01200 414501
email: gareth.fort@ribblevalley.gov.uk
my ref: RV/2012/ENQ/00033
your ref:
date: May 17th, 2012

Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
Fax: 01200 414488
DX Clitheroe 15157
www.ribblevalley.gov.uk

Dear Mr Tunstall,

PRE APPLICATION ADVICE LAND AT HAMMOND DRIVE, READ

I am writing in response to your request for pre- application advice in respect of the above-named site.

You sought advice about the principle of the development of one dwelling on the site, which is a large garden outside of the settlement boundary of Read and Simonstone as outlined in the Ribble Valley Districtwide Local Plan.

Due to the location of the development, I have been mindful of policies G5, ENV 3 and H2 in the Local Plan, which control development outside of settlement boundaries. I have also had regard to policy G1, which relates to general development control issues. I have also taken into account guidance in the National Planning Policy Framework.

Policy G1 states that development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature. The impacts of traffic caused by development proposals will be assessed, and safe and appropriate access and adequate parking should be provided. The density, layout and relationship between buildings are important, particular emphasis will be placed on the visual appearance of developments and its relationship to its surroundings. Developments should provide adequate daylighting and privacy.

Policy G5 controls development outside of settlement boundaries. It states that outside of settlement boundaries consent will only be granted for small- scale schemes that inter alia are essential to the local economy or social wellbeing of the area, or developed for local needs housing.

Policy ENV 3 states that in the open countryside outside Green Belt or the Area of Outstanding Natural Beauty, development is required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials.

Policy H2 suggests that within open countryside areas, proposals for residential development will be limited to agricultural or forestry workers dwellings; appropriate conversions of dwellings; or residential development specifically intended to meet a local need.

As discussed, it is clear that your proposal does not fall within the criteria outlined in Policy G5 and H2. However, in the context of the Borough's housing supply situation, and the status of the Local Plan and emerging Core Strategy, I am mindful of guidance contained in NPPF. Paragraph 14 outlines the presumption in favour of sustainable development. This states that planning permission should be granted for schemes where the development plan is absent, silent or out of date. Permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or where specific national policies restrict development.

Chief Executive: Marshal Scott CPFA
Directors: John Heap BEng. CEng. MICE, Jane Pearson CPFA

Notwithstanding the Council's housing supply position, it is arguable that the Council's current housing policies are out of date, which would include the control of development outside of settlement boundaries.

In this case, development proposals would be assessed against the relevant national planning policies. Paragraph 55 of the National Planning Policy Framework suggests that development in rural areas should be located where it will maintain or enhance the vitality of rural communities. The guidance states that Local Planning Authorities should avoid isolated homes in the countryside unless there are special circumstances. These circumstances include where a development would re-use redundant or disused buildings and enhance the rural setting, or where the quality or design of the dwelling is of an exceptional quality.

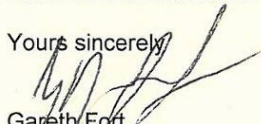
In applying these policies to your proposal, and in the context of the approval it is clear that the proposed development would not be isolated. It is within an established, low density residential area, and within the curtilage of an existing dwelling, and good existing highways infrastructure. In principle then, the site would appear to be suitable for residential development; however, I would expect the applicant to demonstrate how the proposal complies with the NPPF at planning application stage.

In terms of compliance with Policy G1, as we discussed onsite, I would expect historic boundaries to be respected, and mature planting to be retained as far as possible in any future development. In terms of the access, we discussed options for this, and you indicated that a new access would be preferable to enhance the marketability of the site. As discussed, if this could be achieved with minimal disruption to the fabric of the estate wall, perhaps in the location where there are indications of a prior entrance to the site, this is likely to be acceptable. I sought further advice from Lancashire County Council Highways in relation to the access and safety issues, who confirmed that there would be no objection in principle on highway safety grounds. A shared access would need to be designed to accommodate two-way movements to Hammond Drive and for safe movements within the site. This detailed design could be established/agreed as part of a formal application consultation.

Given the amount of tree cover on the site, the Council would expect any planning application to be accompanied by an arboricultural/tree survey/tree constraints plan in accordance with B25837 [2012]

Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre-application enquiry, which sought guidance on the general principle of development on this site. I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of any application submitted.

Yours sincerely,



Gareth Fort
Pre-planning advice officer

Mr P Tunstall
JWPC Chartered Town Planners
1B Waterview
White Cross
Lancaster
LA1 4XS