

Planning Justification Statement

Including Design & Access Statement

Location:

Land at Croftlands, Broadmeadow, Chipping

Proposal:

Erection of three dwellings

Applicant:

Ms J Seed & Ms I Seed

Planning Justification Statement 3

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Planning Justification Statement

1. Introduction

- 1.1** This planning justification statement has been produced to support the planning application for the erection of three dwellings at land to the sides of Croftlands, Broadmeadow Drive, Chipping.
- 1.2** Section two of the statement provides more details on the proposed development.
- 1.3** Section three sets out the planning history of the site.
- 1.4** Section four includes an appraisal of relevant local plan policy.
- 1.5** Section five includes an appraisal of relevant national planning policy.
- 1.6** Conclusions to the statement are provided at section six.
- 1.7** This Planning Statement is then followed by the Design & Access Statement at sections 7-9.

2. Site Description and Development Proposal

- 2.1** The development site lies within the small village of Chipping, within the Ribble Valley District of Lancashire. Chipping also lies within the Forest of Bowland AONB.
- 2.2** The application site is two parts of a paddock area which sit either side of an existing bungalow – Croftlands – at the top of a residential close, Broadmeadow Drive. To the east side of Broadmeadow are a row of dormer bungalows built in the 1960s; to the west side the village recreation ground. To the top of Broadmeadow sit two detached properties, Hawthorns and Croftlands. The application site effectively completes a loose row of dwellings alongside these existing dwellings to the top of Broadmeadow and in terms of density broadly reflects the pattern and density of existing development in this area of the village alongside the top of the recreation ground.
- 2.3** The land to the east of Croftlands was previously garden area associated with the dwelling known as ‘The Field’ which is sited to the north of the proposed development site. It was later acquired by the owners of Croftlands. A fence which followed the line of the footpath that crosses this field was removed in the 1980s and the land used by the occupiers of Croftlands as additional garden and paddock area in conjunction with the wider field/paddock land which surrounds the property. The land to the west of Croftlands is disused paddock area associated with the dwelling Croftlands. Both areas are currently rough grassland and not presently in any active domestic or agricultural use.
- 2.4** The proposal is for the erection of three dwellings to land to either side of Croftlands. Croftlands was built for the Seed family in the late 1950s and the parents of the applicants still live there now. Beyond this, the family have historic links with the village going back hundreds of years. One of the proposed dwellings is intended

for one of the applicants to live in next door to the parents to allow her to support her elderly parents. The other two bungalows are proposed for sale as open market dwellings to meet some of the identified need in the village for small family homes.

- 2.5** The Design and Access section of this statement describes the proposal in more detail however all three dwellings are three bedroomed, modestly sized bungalows or 'in roof' one storey dwellings, with the majority of accommodation at ground floor and with some bedroom(s) at first floor within the roof space. Materials will be of a simple palette as appropriate to the local context.
- 2.6** The dwellings would be accessed via Broadmeadow Drive which runs off Garstang Lane into the centre of the village. The dwelling to the west of Croftlands would be accessed via a new private driveway off Broadmeadow; the two dwellings to the east of Croftlands will be accessed from a new shared driveway to both dwellings which will exit off Broadmeadow alongside the existing turning head, off which private drives provide private parking spaces and access to integral garages.
- 2.7** A public right of way currently crosses the site from the top of Broadmeadow running across the field and exiting down to the top of the lane opposite the hamlet of Old Hive. The proposed development will not affect the route of the right of way however where the path passes in front of the proposed two bungalows it is proposed to create a two metre wide pathway which would be separated from the private driveways by a simple post and wire fence. This is to ensure the safety of the public using the path by ensuring vehicular traffic is kept separate from pedestrians and also to ensure that users of the footpath were not dissuaded from using the footpath as it passed over what would visually be perceived as private space.

Pre-application Advice

- 2.8** Pre-application advice was sought prior to the submission of this application from the Planning Policy Department of Ribble Valley BC Planning Department (Diane Cafferty May 2013) regarding the principle of a small residential development outside but adjacent to the settlement boundary, in the context of the current adopted Local Plan being out of date. Giving consideration to the provisions of the NPPF the advice was given that subject to other material considerations the principle of the development could be acceptable.

3. Planning History of Site

- 3.1** The application site is effectively two plots of land sited either side of the existing bungalow Croftlands. The planning history is therefore discussed separately below in relation to each 'plot' of land.
- 3.2** Regarding the plot to the east of Croftlands, planning permission was refused and a subsequent appeal dismissed for the erection of a dwelling on this site in 2008/9. This proposal was for the erection of a significantly taller two storey house and the Inspector's conclusions in particular focussed around the fact that this proposal was incongruous with surrounding development, which mainly comprises smaller bungalows, and that the resultant visual impact and impact on the character of the countryside and AONB from this two storey dwelling was unacceptable, and much greater than the visual impact of the surrounding smaller bungalows. As such, this current application proposes two much smaller single storey dwellings for the plot which are considered to better respect the site and its setting.
- 3.3** Regarding the plot to the west of Croftlands, planning permission was granted in 1974-5 for a new detached dwelling on this plot. This planning permission was never implemented, however the principle of a development on this site remains established, in terms of an assessment of the visual impact of development on this site in the context of its surroundings, including the wider AONB. During the applicant's discussions with the Council during the 2008 application for the other plot (discussed above), support for development on this plot was re-established.

Recent Residential Permission in Chipping

3.4 Whilst every planning application must be accessed on its own merits, consideration of other planning decisions can help understand the context of the application and the Council's current approach to assessing housing applications in its currently challenging policy environment of having an out of date local plan.

3.5 In January 2013 approval for a scheme of seven dwellings was approved by the Council's planning committee following a recommendation for approval by the Planning Officer. The scheme was similar to this current application in respect of being a site outside but adjacent to the village boundary.

3.6 The Planning Officer's assessment set out an assessment of the principle of the development in the context of the NPPF and the current local plan, firstly regarding the issue of five year housing land supply:

"The NPPF requires LPAs to consider housing applications in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the LPA cannot demonstrate a five-year supply of deliverable sites. As at 1 October 2012, Ribble Valley can demonstrate a 6 year supply of housing...but (with) no detailed site adjustments for deliverability of the sites"

3.7 Furthermore, the Officer acknowledges that this 5 year supply position is based on targets (161 dwellings per year) established in the Regional Strategy which has now been revoked (May 2013). An emerging figure of 200 dwellings per year, agreed at a special meeting of the Planning and Development Committee on 2 February 2012 as the future annual housing requirement has been accepted by the Council and is being pursued for adoption through the Core Strategy which is at

submission/examination stage. The context of this emerging higher housing target as well as a question on the robustness of the five year housing supply given the acknowledgement that this has not been tested for deliverability, calls into doubt whether the Council can demonstrate a robust deliverable five year housing supply.

3.8 The Officer then goes onto states that:

“Members must also bear in mind that irrespective of the 5 year supply issue, some of the policies of the DWLP are considered out of date (in particular the settlement strategy) and thus the statement in NPPF...which advocates a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits is at this time the overriding consideration. There are no provisions within the NPPF to advocate resisting development ‘in principle’ once a 5 year supply of deliverable sites is achieved”

And

“Therefore in establishing whether the development...of land for residential purposes would in principle be acceptable, it is the requirements of NPPF that take precedence over the dated policies of the DWLP...”

3.9 The same approach was advocated during a pre-application discussion with the planning policy team prior to the preparation of this planning application. And it is on this basis that this application is now submitted for consideration. As this statement will demonstrate, the proposed development will not result in any significant adverse impacts and will make a positive contribution to market housing supply in the village, furthermore responding to a lack of a supply for both bungalows and family housing which has been identified as being in both a local and borough wide

undersupply. As such the Presumption in favour of its approval should apply in the consideration of this current application.

4. Appraisal of National Planning Policy

4.1 National Planning Policy Framework

On 23rd March 2012 the Government introduced the new National Planning Policy Framework (NPPF). This document has now replaced all previously existing national planning policy in the form of PPGs and PPSs. The following section discusses the policies of the NPPF which are considered most relevant to this application.

4.2 Paragraph 6 of the NPPF sets out what the Government sees as the main objectives of the planning system:

*“The purpose of the planning system is to contribute to the achievement of sustainable development. **The policies in paragraphs 18 to 219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system**”*

And, at paragraph 13, prescribes the weight of the NPPF in decision making:

“The National Planning Policy Framework constitutes guidance for local planning authorities and decision-takers...as a material consideration in determining applications”.

The proposed development is considered in accordance with the policies of the NPPF. The following section sets out the most relevant policies as relate to this proposed development and which mean by definition that the proposal is sustainable development and should be supported.

4.3 The Presumption in favour of Sustainable Development

The NPPF promotes a presumption in favour of sustainable development:

*14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking....*

*..For **decision-taking** this means:*

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - specific policies in this Framework indicate development should be restricted.*

- 4.4** Comment: As demonstrated in Chapter 5 of this statement the development is considered in line with adopted local plan policies, where these are considered up to date and to not have been superseded by the provisions of the NPPF. In cases where local adopted policies are considered out of date in respect of being in conflict with the NPPF, the proposals are considered wholly in line with the NPPF. There are no significant or demonstrable adverse impacts arising from the development and the benefits include the development of a sustainable edge of village, in fill style plot, and the creation of additional rural housing to meet evidenced need. In addition there would be economic benefits arising from the construction to the construction as well as direct financial benefits for the Council in the form of payments under the New Homes Bonus.

4.5 Decision Taking

Section 186-7 of the NPPF summarises that local authorities should approach decision taking in a positive way:

“Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible”.

- 4.6** Comment: The above extract qualifies that the planning process should facilitate the delivery of sustainable development. As qualified at 4.2 above, the NPPF states that the policies in the NPPF constitute the Government’s view of sustainable development. It continues in paragraph 7 to describe the three ‘pillars’ of sustainable development; environmental, social and economic sustainability.
- 4.7** The provision of a small scale housing scheme of a scale commensurate with the existing village, in an edge of village location, is considered a sustainable development which helps meet local housing needs. The proposed dwellings would be of a highly efficient timber frame construction with high insulation levels and low levels of energy consumption. The site is within walking distance of the village centre and has easy access to infrastructure and services. Chipping is linked to a numbering of neighbouring towns and villages including the local service centres of Longridge, and Clitheroe and the town of Blackburn via direct bus services which run services at 1-2 hourly intervals between the hours of 7am – 7pm. From Clitheroe or Blackburn direct trains to Manchester and/or the West Coast Mainline can be reached. Whilst the frequency of such services is limited, the NPPF suggests that rural developments which comply with the NPPF in all other respects should not be considered unsustainable because their rural locations means that sustainable transport options such as public transport are not as widely available as in urban areas. It is considered that Chipping is therefore reasonably well served by public transport connections

given its rural location. It is considered in environmental terms the development is sustainable.

A social role is ensured by providing a supply of housing to meet the needs of present and future generations, as well as providing a development type which embraces Lifetime Homes principles in offering flexible accommodation to meet the needs of the householder throughout their lifetime. The development would also provide direct social need for the applicant's family in allowing a daughter to live adjacent to her elderly parents and provide support as required whilst allowing both parties independence and privacy.

The development supports economic sustainability by accommodating additional households in this rural area which will support local businesses and services, whilst the development further contributes to economic sustainability by facilitating development and creating activity in the construction sector. Overall, therefore, the proposal is considered sustainable in all respects and therefore the Local Planning Authority should seek to approve the development in the absence of any significant and demonstrable adverse impacts, of which this statement has demonstrated there are none.

4.8 Delivering a Wide Choice of High Quality Homes

Section 6 of the NPPF sets out the national planning policy on housing provision. It states that:

"Housing applications should be considered in the context of the presumption in favour of sustainable development".

This reinforces the opening statement to Section 6 that local authorities should *"boost significantly the supply of housing"*

4.9 Comment: As discussed above, it has been demonstrated that the development is sustainable in all respects. The development of a small housing development within a village identified in the Ribble Valley Local Plan as potentially suitable for small scale development would constitute an efficient use of land and provide for additional housing which contributes towards housing land supply in the Ribble Valley. Paragraph 50 of the NPPF also states that the LPA should plan for a mix of housing based on the needs of different groups in the community including families and older people and the proposed development directly responds to this in proposing modestly sized, single storey dwellings which provide flexible accommodation suitable as small family starter homes or equally as accommodation for elderly people. Paragraph 50 also states that LPAs should plan for self-build opportunities and the largest of the three proposed bungalows (plot 1) is proposed as a self-build property and the opportunity for a resident who has grown up in the village to acquire a home adjacent to her parent's home. The proposal is therefore in accordance with the provisions of the NPPF.

4.10 Requiring Good Design

Section 7 of the NPPF sets out the Government's commitment to securing good design through the planning process. It includes the guidance that:

"planning...decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment"(para.61)

4.11 Comment: This philosophy was considered important to the handling of this site, with the need to ensure the development integrated with the surrounding landscape and adjacent developments as well as ensuring the scheme reacts sensitively to the wider AONB. The applicants have worked closely with a house builder to develop custom designs to both respond to the site and the existing surrounding

development. It is considered that the current scheme is an improvement on previous iterations and that the development would make a positive contribution to this area of the village by introducing new development of a sympathetic scale and appearance. The design also responds to 'Lifetimes Homes' principles by developing homes capable of providing single storey living with ground floor bedroom and bathrooms. The design is discussed in more detail in the Design and Access Statement at sections 7-9 of this statement.

4.12 Building a strong, competitive economy

The development will bring with it important economic benefits to the local economy. A study undertaken on behalf of the UK Contractors Group¹ found that a £1 investment in construction results in £2.84 in terms of benefits to the wider economy, as outlined in fig.1 below.

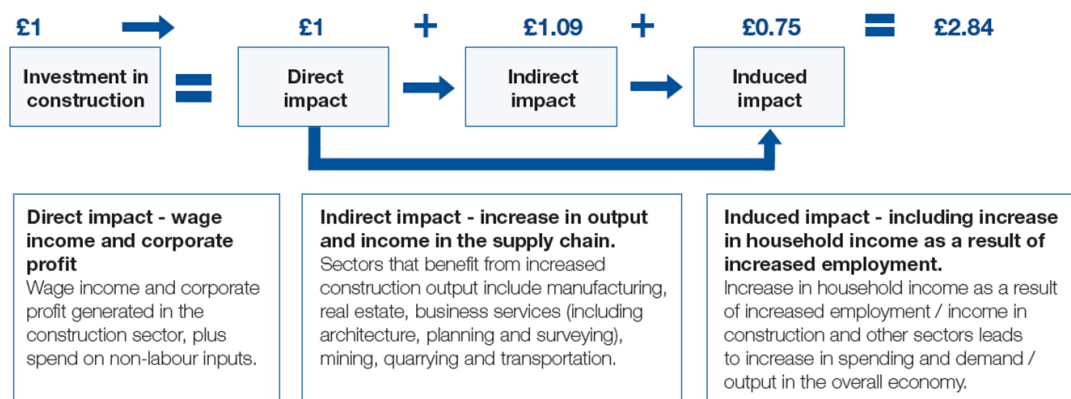


Fig 1: Image from UK Contractors Group study

¹ Construction in the UK economy; L.E.K for UK Contractors Group (2010)

4.13 Planning Inspectors have highlighted in appeal decisions² the significant weight to be attributed to the need to support economic growth (as outlined in the Ministerial Statement – Planning for Growth (see below) and the National Planning Policy Framework) through the planning system and the contribution that housing development can make to economic growth.

4.14 For the above reasons the proposed development will not only meet an identified housing need but will also provide an important contribution to the local economy.

4.15 Planning for Growth - Ministerial Statement (March 23rd 2011)

In March 2011, following the Chancellor's Budget Statement, a Ministerial Statement entitled 'Planning for Growth' was issued by the Decentralisation Minister Greg Clark. This sets out the steps the Government expects local planning authorities to take to ensure that the sustainable development needed to support economic growth (including housing) is able to proceed as easily as possible. The statement sets out the Government's clear expectation that local planning authorities should deal promptly and favourably with applications that comply with up to date plans and that where plans are out of date, there will be a strong presumption in favour of sustainable development that accords with national planning policies.

Comment: The proposed development would result in the creation of three small dwellings in this edge of village location which meet an identified need and in the absence of an up to date local plan, is in accordance with this Ministerial Statement on Growth, which the Planning Inspectorate has confirmed in advice to its Inspectors, is capable of being a material consideration in the determination of planning applications. This statement remains a material consideration even following publication of the NPPF and provides further support for the approval of this development proposal.

² APP/G1630/A/11/2146206, APP/G1630/A/11/2148635

5. Appraisal of Local Planning Policy

- 5.1** Local planning policies are contained within the Ribble Valley Local Plan. This local plan was adopted in 1998 with some policies 'saved' in 2007 as part of preparation of the replacement local plan (Local Development Framework). The following saved policies are of most relevance to the proposed development:

Ribble Valley Local Plan 2008

5.2 Saved Policy G4 – Development in Villages

This policy states that within a group of named villages – including Chipping – that development will be limited to a number of exceptions consisting of the development of allocated sites, the use of infill sites not defined as essential open spaces, the reuse of rural buildings and a more general provision to support proposals which contribute to the solution of a particular local housing, social, community or employment problem.

Saved Policy G5 – Development outside of village boundaries

This policy states that outside of village boundaries planning consent will only be granted for developments which meet one of a number of exceptions which focus around rural needs development. However, similarly to Policy G4 it does allow for developments which are essential to the local economy or social well-being of the area or sites which are developed for local needs housing (subject to the provisions of H20).

- 5.3** Comment: Policy G4 could be considered to not strictly apply to the application site as it lies adjacent to but outside the village boundary, whilst the policy is concerned with development inside the village boundary. However, it does give useful context as it accepts that small levels of development would be acceptable in Chipping due to the level of services and facilities the village offers which therefore makes it capable of supporting small levels of additional development.
- 5.4** In addition, the village boundaries of Chipping as currently drawn can be considered to be out of date; they were adopted in the local plan in 1998 and the plan was only expected to be in place until 2006. The boundaries as drawn were therefore not expected to accommodate development beyond 2006. Sites which are therefore well related to the village and acceptable in all other respects (in terms of visual impact etc) should not therefore be considered unsuitable for development simply because they lie the wrong side of the village boundary.
- 5.5** The policy gives support to the redevelopment of infill sites which are not defined as essential open spaces, subject to criteria which aim to protect the visual impact and character of the village and the setting. The application sites could be said to display characteristics of infill sites, with residential development / domestic curtilages to two or three sides, and the site also meets the remaining criteria of this policy. Both Policies G4 and G5 also give support for developments which would contribute to meeting an identified need for development, including for housing developments.
- 5.6** However, as the plan is considered out of date, according to the provisions of the NPPF (para.14, 49, 215) the above policies should be given limited weight and instead the Presumption in Favour of Sustainable Development should be applied. The policies above give support to limited small scale development in Chipping and as already demonstrated at 4.6 above, the proposal constitutes Sustainable Development as defined by the NPPF. There would be no significant or demonstrable

adverse impacts arising from the development, and as such in the absence of an up to date local plan, and a robust deliverable five year supply, the presumption in favour of approving the scheme should apply.

5.7 Saved Policy ENV1 – Area of Outstanding Natural Beauty

This policy seeks to ensure that developments contribute to the conservation of the natural beauty of an area, stating that the environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in the determination of planning applications.

- 5.8** Comment: The design and landscaping of the scheme in respect of the requirements of Policies ENV1 and G1 are discussed in more detail in the Design and Access Statement at sections 7-9 of this statement. However, in summary the scheme has been sympathetically designed to ensure it sits well in its environs, and will not have a detrimental impact on the adjoining open countryside of the AONB. The quality of the appearance of the application site is at present relatively low, comprising of low value grassland which does not make any significant contribute to the setting of the village or to the appearance of the wider AONB in any long distance views which are limited by mature trees and hedges to all four boundaries of the field.

The scheme has been designed with minimising visual impact in mind, limiting the dwellings to a one storey height to further minimise their visibility in long range views of the site. The plot sizes have been reduced from those proposed / approved in previous schemes and drawn to ensure that the development does not encroach into the field beyond the rear extent of the existing development at Croftlands. This also maintains the majority of the field as a green buffer between this end of the village and the footpath which passes in an east-west direction to the north. The only

places all three proposed dwellings will be visible at the same time will be from this footpath to the north and as seen from here only the rooftops will be visible and the dwellings will be seen in the context of the existing dwellings of Croftlands and the Hawthorns.

Boundary treatments will be minimal (post & wire fences, native hedging) to ensure sympathetic boundaries at the junction with the field. It is considered that the development can be accommodated without any detrimental impacts to the quality and appearance of the AONB.

- 5.9** As discussed in 4.3-4.4, the ‘test’ as derived from the NPPF must be whether the development will result in a *significant demonstrable harm* which outweighs the benefits of the development and the need to deliver housing across the borough and to diversify the housing stock by providing properties suitable for families or the elderly population in particular. It is considered that any impact resulting from the development will be minimal; whilst the dwellings would be visible in some local views it is not considered they result in the loss of any land or views which makes a significant contribution to the AONB. As such it is considered the benefits of the development outweigh any small visual impacts and as such the application should be approved.

5.10 Saved Policy H2 – Dwellings in the open countryside

This policy seeks to limit dwellings outside the settlement boundaries to those which meet a series of exceptions comprising of rural workers dwellings, conversions or development specifically intended to meet a proved local need.

Saved Policy H20 – Rural exception sites

This policy states that on sites other than infill sites and on sites outside village boundaries planning permission will only be granted for 100% affordable housing which are intended to meet a proven local need.

- 5.11** Comments: As already discussed at 5.4 above, these local plan policies are out of date, with the Local Plan only planning for housing delivery up to 2006. This includes the settlement boundaries established under that plan. Therefore a site should not be considered unacceptable for development because it is sited the ‘wrong side’ of the settlement boundary if it otherwise relates well to the village and its development would not have a significant detrimental impact. The application site lies adjacent to a reasonably modern (1960s) housing development with a suburban appearance and would not impact upon the historic core of the village, including the Conservation Area. Opportunities within the existing village boundaries are limited and with the whole village lying within the AONB it is inevitable that green field, AONB sites will have to be developed to deliver any development in the village. The village is accepted in the local plan as a suitable location for small scale development and it is proposed that a small development can be accommodated here with minimal impact on the character of the village or the AONB.
- 5.12** In 2009 the Council adopted a **‘Meeting Housing Needs’ SPD** which in the context of an out of date local plan sought to revise the Councils approach to housing delivery. A further update to this document was drafted in 2011. The document sets out an approach to delivering affordable housing and states that on sites outside of Longridge or Clitheroe, affordable housing will be sought on sites of 5 dwellings or more. In the Church Raike application in January 2013 (see 3.4) it was considered to adopt this approach to an edge of settlement site in Chipping. This policy has therefore been considered in respect of this development but as the scheme only

provides for three dwellings, there is no requirement to provide for affordable housing. The scheme does however intend to provide for a self build plot for a one of the applicants and for two other market dwellings to meet the identified need for small family housing in the village, including that suitable for elderly people, by delivering two small bungalows. Whilst therefore not proposing to limit the housing to specific affordable or local occupancy homes, it does directly respond to identified needs in the local housing stock. It is therefore considered the development complies with the underlying objectives expressed on policies H2 and H20 as considered in the context of the NPPF, and that the development should therefore be approved.

Ribble Valley Core Strategy Submission Version 2012

- 5.13** The Core Strategy is at Submission version although its examination has been delayed by a need to revise important evidence base documents including those related to housing need and delivery. It is considered therefore that the weight that can be given to these policies is limited at this stage, particularly as the outcome of the revised evidence base and its impact on the proposed strategy and policies is unknown at this stage.
- 5.14** **Key Statement H2: Housing Balance** states that planning permission will only be granted for residential development providing it can be demonstrated that it delivers a suitable mix of housing that accords with projected future household requirements and evidenced local needs.
- 5.15** Comment: The 2006 Chipping Housing Needs Survey Report is considered potentially out of date; the survey was carried out in 2005 and the housing market and wider economy has changed considerably since that date. However, the report

suggested that the largest need for was family housing. And whilst 72% of respondents expressed a preference to buy their own home, only 24% would consider a shared ownership scheme, suggested most demand was for open market housing for sale.

- 5.16** The SHMA is currently undergoing revision, however the 2008 version suggested that the current housing stock in Chipping ward was dominated by terraced housing stock and detached housing stock was limited and therefore in high demand contributing to raising values. It is considered that the provision of modestly sized bungalow style detached dwellings would therefore contribute to diversifying the housing stock in the area and whilst not proposed as designated 'affordable housing', they would meet a demand at the lower end of the scale for detached housing due to their modest size. The SHLAA identifies a lack of family size "move on homes" which allows couples to move up the property ladder from a small terraced property to family accommodation (para.9.2). It is considered that the proposed dwellings respond directly to this demand.
- 5.17** The SHMA also highlights how the Ribble Valley has a of lack accommodation suitable for its rising elderly population, with a lack of sheltered accommodation and bungalows and that this is an issue for ageing residents who wish to remain within their communities, as in the majority of rural parishes within Ribble Valley there are no suitable properties for them. The proposed development directly responds to this identified need; the dwelling's flexible layouts ensures however that in addition to being suitable as small starter family homes they are equally suitable for elderly households due to their ability to accommodate single storey living.
- 5.18** Whilst the scheme intends to provide for unrestricted occupancy open market housing it is considered that is responds to a number of identified housing needs issues in Chipping and the wider rural Ribble Valley area and as such complies with

the requirements of the emerging Core Strategy. **Key Statement H3** sets out the proposed approach for the delivery of affordable housing and requires schemes over 5 dwellings to provide for affordable housing; as such there is no policy requirement for this three dwelling scheme to deliver affordable housing. The development would however respond to the second requirement of Key Statement H3 in providing housing suitable for the elderly population.

- 5.19 Key Statement EN2: Landscape** requires that development in the AONB to be *“in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials”*.
- 5.20** Comment: The Design and Access Statement section of this statement describes the approach to the design in more detail. The approach to the development in the context of its AONB setting is also discussed earlier at 5.2.
- 5.21 Key Statement EN3: Sustainable Development and Climate Change** requires that developments demonstrate how sustainable development principles and sustainable construction methods will be incorporated. This is discussed in the Design and Access Statement.

6. Conclusions

- 6.1** In conclusion, the proposed development is considered in line with both national and local planning policy. In the absence of an up to date local plan the presumption in favour of sustainable development in the NPPF is applicable. This statement has demonstrated how the development is sustainable development and how there are no adverse impacts which significantly outweigh the benefits of the development.
- 6.2** The proposed development would make a contribution to housing supply in the borough, in a development of a scale suitable for its location. It directly responds to an identical housing need for small family starter homes and accommodation suitable for a rising elderly population.
- 6.3** The scheme has been sensitively designed to integrate with existing surrounding development and the immediate and wider landscape and is considered to present a sympathetic built form at the fringes of this village within the AONB.
- 6.4** For the above reasons, and all the justification expressed in this statement, it is not considered there are any reasons to withhold planning consent in this instance.

Design & Access Statement

7. Design

7.1 Context

- 7.1.1 The development proposal involves the erection of three detached dwellings.
- 7.1.2 The development site is adjacent to existing residential properties and forms three 'in-fill' dwellings besides existing residential dwellings.
- 7.1.3 A full appraisal of the planning context of this application, in terms of how the development accords with planning policy and housing needs requirements is included within sections 1-6 of this statement (Planning Statement).
- 7.1.4 The applicants have worked closely with a house builder to design homes specifically for the plot which respond to adjacent developments and the rural fringe setting whilst also embracing sustainable and efficient construction principles.

7.2 Use

- 7.2.1 The development of this underutilised, grassland/paddock area adjacent to the settlement limits of Chipping and adjacent to existing residential properties, is considered to constitute a suitable and efficient use of land and provides for additional family housing within an existing village setting, thereby contributing sustainably towards the housing land supply in Ribble Valley borough

7.3 Amount

- 7.3.1** The proposed scheme is for the erection of 3No three bedroom detached dwellings; the two adjacent bungalows to the east of Croftlands both feature integral garages whilst the slightly larger bungalow to the west provides parking by way of a large parking area to the front of the dwelling.

7.4 Layout

- 7.4.1** The proposed layout will create a roughly linear development of dwellings off the top of Broadmeadow Drive. The houses are sited in response to the opportunities presented by the plots, the relationships with the adjacent dwellings and as regards plots 2 and 3, the constraints presented in the form of an existing Public Right of Way. The orientation of the proposed dwellings and separation distances also seek to protect the amenities of the both the existing dwellings on Broadmeadow and the new proposed dwellings.
- 7.4.2** A previously approved scheme for the development of this land included a larger plot which jutted out into the adjacent field beyond the existing line of development (see Fig 1 below). This scheme has sought to develop a layout which responds to the rear boundaries of the existing site of Croftlands therefore limiting the visual intrusion into the paddock to the rear.

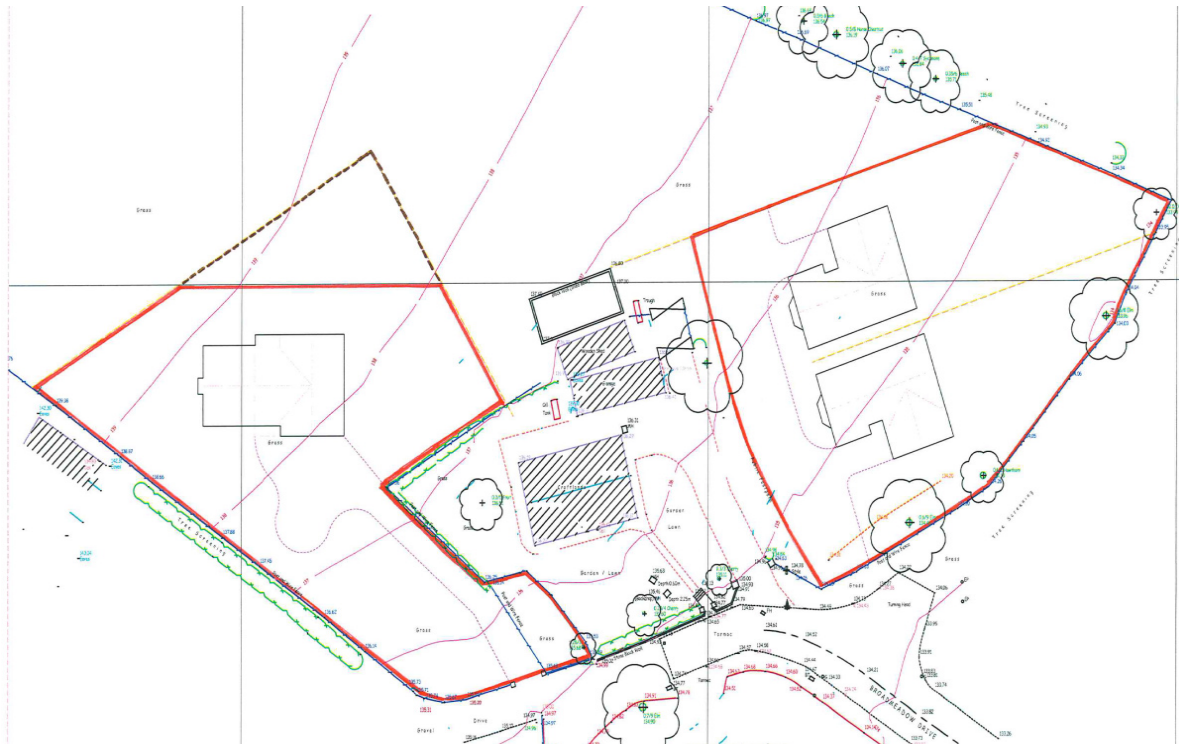


Figure 1: Brown dashed line to the top of Plot 1 shows the boundary as approved in the previous permission in 1975. This line has been brought back to better relate to the existing extent of development at Croftlands.

7.5 Scale

7.5.1 The scale of the development – 3 single storey dwellings - is considered appropriate for both the site and for the village of Chipping and its identified role in the Ribble Valley Borough as set out in the Ribble Valley Local Plan 2004.

7.5.2 The proposed new dwellings are single storey ‘in roof’ dwellings’ ensuring the new development is in scale and harmony with surrounding dwellings.

7.6 Appearance

- 7.6.1** The two small bungalows to the east of Croftlands are simple in appearance and similar to many small rural bungalows found in the area, with traditional features such as a small bay window to the front elevation and simple door and window openings.
- 7.6.2** The bungalow to the west of Croftlands has a more contemporary appearance with larger floor to ceiling slit windows to the side elevation, an expanse of patio/bi-fold doors to the rear elevation at ground floor and a large window opening onto a Juliette balcony from the master bedroom.
- 7.6.3** The proposed new dwellings will be of a simple, traditional pallet of materials, finished in a smooth, off white render under a grey concrete tile roof, with white or grey upvc windows and artstone window lintels and cills. The materials are in keeping with adjacent dwellings including Croftlands and will help present a coherency to the development.

7.7 Landscaping

- 7.7.1** The main existing landscaping feature is a belt of mature trees and hedges to the front (south) and side (east) boundaries of the sites. Their retention will add maturity to the setting of the new development and will also aid to soften the new development in views from inside the village. Along the newly created plot boundaries, native hedging will be planted alongside the fencing to create a simple appearance to the plot boundaries in keeping with its rural location within the AONB and the agricultural appearance of the adjacent field.

7.7.2 In terms of hard landscaping, plot boundaries will be simple post and wire fences to match existing fencing in the immediate vicinity eg to Croftlands and so as to not introduce a urbanised feature in the form of traditional domestic garden fencing to this rural fringe area. Driveways will be of tarmacadam with concrete kerbing. Driveways will be surfaced in block paving leading on from a bitmac pavement and crossing/drop kerb finished to NYCC standards.

7.8 Sustainability

7.8.1 The emerging Core Strategy requires a demonstration of how a proposal has encompassed sustainable development principles and construction methods in its design. The applicants are keen to develop the site with these principles in mind.

7.8.2 The dwellings are proposed to be constructed of a timber frame construction which has the benefit of providing superior insulation standards and therefore low energy usage and running costs. The presence of south facing roof slopes provides opportunities for the fitting of solar panels or solar tiles. As the site has no connection to mains gas, it is proposed to provide space heating by way of ground source heat pumps.

7.8.3 Mains electricity, water and drainage are all available to the site; it is not proposed to include any alternative water or drainage systems at this stage.

8. Access

- 8.1** Access to all the dwellings will be from Broadmeadow.
- 8.2** Each 3 bed dwelling provides for at least 2 off road parking spaces (for plots 2 and 3 this includes the garage), complying with local parking standards.
- 8.3** Each dwelling will comply with Part M building regulations as regards access and each present the opportunity for single level living due to bedroom and bathroom accommodation at ground floor increasing their functionality for the elderly or infirm.
- 8.4** With regards to overall accessibility, the site is well located at the edge of Chipping and has easy access by foot to the village centre and its selection of services. Chipping is served by a direct bus service to the neighbouring centres of Longridge, Clitheroe and Blackburn with connections available at Clitheroe and Blackburn by rail to Manchester, Manchester Airport and Preston and the West Coast Mainline.

9. Summary

- 9.1** The development scheme is considered to provide a small scale high quality development, in keeping with its context, and respecting the appearance and setting of the village and the wider Forest of Bowland AONB.
- 9.2** The proposed dwellings are simple in appearance and feature both traditional and contemporary elements which present a development both forward looking in terms of energy efficiency and construction methods yet sympathetic and not alien to their rural fringe setting.
- 9.3** The development is not considered to create conditions prejudicial to highway safety or to have a negative impact to any neighbouring amenities.
- 9.4** The proposed development is therefore considered to constitute good design, as demonstrated in this Design and Access Statement, and therefore comply with national and local planning policy.

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