

RIBBLE VALLEY BOROUGH COUNCIL

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Dear Councillor

The next meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** is at **6.30pm** on **THURSDAY, 11 APRIL 2019** at the **TOWN HALL, CHURCH STREET, CLITHEROE.**

I do hope you can be there.

Yours sincerely

CHIEF EXECUTIVE

To: Committee Members (copy for information to all other Members of the Council)
Directors
Press
Parish Councils (copy for information)

AGENDA

Part I – items of business to be discussed in public

1. Apologies for absence.
- ✓ 2. To approve the minutes of the meetings held on 14 March 2019 – copy enclosed.
3. Declarations of Pecuniary and Non-Pecuniary Interests (if any).
4. Public Participation (if any).

DECISION ITEMS

- ✓ 5. Planning Applications – report of Director of Economic Development and Planning – copy enclosed.
- ✓ 6. Validation Criteria – report of Director of Economic Development and Planning – copy enclosed.

INFORMATION ITEMS

✓ 7. Appeals:

- (a) 3/2018/0435 – demolition of existing property and associated outbuildings and proposed erection of 6no. 3-bed town houses at 32 Hall Street, Clitheroe – appeal dismissed.
- (b) Costs application in relation to 32 Hall Street, Clitheroe – dismissed.
- (c) 3/2018/0447 and 3/2017/0765 – change of use from barn to dwelling, including alterations to elevations to reduce number and size of window and door openings at Eatoughs Barn, Fleet Street Lane, Ribchester – appeal allowed with conditions.

8. Reports from Representatives on Outside Bodies (if any).

Part II - items of business **not** to be discussed in public

DECISION ITEMS

None.

INFORMATION ITEMS

None.

<u>INDEX OF APPLICATIONS BEING CONSIDERED</u>						
<u>MEETING DATE: 11 APRIL 2019</u>						
	<u>Application No:</u>	<u>Page:</u>		<u>Officer:</u>	<u>Recommendation:</u>	<u>Site:</u>
A	APPLICATIONS REFERRED BACK TO COMMITTEE FOR APPROPRIATE CONDITIONS:					
					NONE	
B	APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR APPROVAL:					
					NONE	
C	APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR REFUSAL:					
	3/2019/0092	1		AB	AC	Brown Stables Knowles Brow, Stonyhurst
D	APPLICATIONS UPON WHICH COMMITTEE DEFER THEIR APPROVAL SUBJECT TO WORK DELEGATED TO DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING BEING SATISFACTORILY COMPLETED					
	3/2018/0975	10		SK	DEFER	Land off Chipping Lane Longridge
	3/2018/1037	19		SK	DEFER	Land off Pimlico Link Road Clitheroe
E	APPLICATIONS IN 'OTHER' CATEGORIES:					
					NONE	

LEGEND

AC Approved Conditionally
R Refused
M/A Minded to Approve

AB Adam Birkett
AD Adrian Dowd
HM Harriet McCartney
JM John Macholc

RB Rebecca Bowers
RM Robert Major
SK Stephen Kilmartin

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

Agenda Item No

meeting date: THURSDAY, 11 APRIL 2019
title: PLANNING APPLICATIONS
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT 1990:

C APPLICATIONS WHICH THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING RECOMMENDS FOR REFUSAL

APPLICATION REF: 3/2019/0092

GRID REF: SD 368506 439460

DEVELOPMENT DESCRIPTION:

PROPOSED CHANGE OF USE OF FORMER STABLES INTO A DWELLING (RE-SUBMISSION OF PLANNING APPLICATION 3/2018/0009) AT BROWNS STABLES AT STOCKBRIDGE OFF KNOWLES BROW HURST GREEN BB7 9QU



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

None received.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

Raises no objection to the proposal in principal but there are still a number of concerns that would need to be addressed in relation to access and visibility splays. These concerns can be overcome by undertaking some amendments to the design of the proposal and illustrating these amendments in the form of a revised plan in order to be considered as satisfactory.

ADDITIONAL REPRESENTATIONS:

No representations have been received.

1. Site Description and Surrounding Area

- 1.1 This application relates to a scheme for the conversion of a traditional stone-built agricultural building near Stockbridge Cottages, Knowles Brow, Hurst Green. The application site is located within the designated Forest of Bowland Area of Outstanding Natural Beauty. The building is located at the roadside on the north side of Knowles Brow and is approximately 80 metres north-west of Stockbridge Cottages, a group of former worker's cottages. The building has a simple rectangular form with a single storey lean-to attached to its northern gable end. There are two field gates in close proximity to the building and a public right of way passes immediately to the north-west of the building. The building, which is a former stable building thought to be used for working horses, is surrounded on three sides by grazing land.
- 1.2 The building is located approximately 2km from the nearest village, Hurst Green. The village of Hurst Green has a limited selection of services and facilities. The main service centres of Clitheroe and Whalley are around 8.4km and 7.7km away by road respectively. There are no bus stops within walking distance of the site and no footways or street lighting provided along Knowles Brow.

2. Proposed Development for which consent is sought

- 2.1 The proposal is to convert the existing agricultural building into a two-bed dwelling. The proposed works of conversion are identical to those proposed by planning application 3/2018/0009 which was refused under delegated powers on 2 March 2018 and dismissed on appeal.
- 2.2 On the south-east front elevation the proposals would utilise existing door and window openings. Two roof lights would be introduced to the currently unadorned roof slope. On the side and rear elevations it is proposed to introduce domestic style openings with stone surrounds. One roof light is also proposed on the rear roof slope.
- 2.3 The site layout has been amended to reduce the associated garden area and re-locate the vehicular access. It is proposed to construct a gravel driveway and parking area forward of the principal elevation of the application building. The garden curtilage is proposed to be delineated by a post and rail timber fence.

3. **Relevant Planning History**

3.1 The application is a re-submission of a previous planning application (3/2018/0009) which was refused on 2 March 2018 for four reasons:-

1. *The proposal is considered contrary to Policies DMH3 and DMH4 of the Ribble Valley Core Strategy (Adopted Version) by reason of its location and degree of separation from existing buildings or settlements which would lead to the creation of a highly prominent detached new dwelling in the Forest of Bowland AONB without sufficient justification which would cause harm to the development strategy for the borough.*
2. *The proposed development, by virtue of its design and elevational language, would be an incongruous and discordant form of development that would be of significant detriment to the visual amenities and character of the area and would detract significantly from the character and appearance of this historic agricultural building and the visual amenities of the Forest of Bowland AONB contrary to Core Strategy Key Statement EN2 and policies DMG1, DMH3, DMH4 and DME4 of the Ribble Valley Core Strategy and NPPF paragraph 115.*
3. *The proposal, by virtue of the extent of proposed residential curtilage, driveway area and the likely visual impact of associated domestic paraphernalia such as sheds, washing lines, children's play equipment and fence lines would represent a harmful visual intrusion that would be to the detriment of the character, appearance and visual amenities of the area and the Forest of Bowland AONB contrary to Key Statement EN2 and Policies DMG1, DMG2 and DMH4 of the Ribble Valley Core Strategy and NPPF paragraph 115.*
4. *In the absence of satisfactory details of the visibility splays at the site access onto Knowles Brow (C572) the proposed development could be detrimental to highway safety contrary Policy DMG1 of the Ribble Valley Core Strategy.*

3.2 The decision was the subject of an appeal which was dismissed on 9 July 2018, the Inspector's decision letter stating at paragraph 15:

"Having regard to all of the above, I conclude that the building would not be suitable for conversion to a dwelling as proposed, due to its isolated location and the encroachment of development into the open countryside which would harm the character and appearance of the area, thereby failing to conserve the landscape and scenic beauty of the Forest of Bowland AONB. The proposal, therefore, conflicts with Policies DMH3 and DMH4 of the CS as previously identified. It would also conflict with Key Statement EN2 which seeks to conserve the AONB and Policies DMG1, DMG2 and DME4 of the CS, which when taken together seek a high standard of design, protection of the character of the landscape in the open countryside and protection of heritage assets and their settings, including buildings of local heritage interest such as the proposal. For the same reasons, the proposal is also contrary to the Framework in those respects, including paragraphs 55 and 115."

3.3 It should be noted that the applicant has undertaken a pre-application enquiry with the Council following the publication of the revised National Planning Policy Framework (24th July 2018) some 2 weeks after the appeal decision. The pre-application advice issued on 18th September 2018 stated that,

“there has been no change in the Core Strategy policy position and the revised Framework (para.79) does not suggest that the Government’s position on the matter has changed significantly in the intervening period.”

3.4 It continues,

“in the absence of a change in local or national policies, it is my view that the principle of development would still be contrary to both the Ribble Valley Core Strategy and the Framework, by virtue of its isolated position in the landscape”.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN2 – Landscape

Key Statement H1 – Housing Provision

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME1 – Protecting Trees and Woodlands

Policy DME3 – Site and Species Protection and Conservation

Policy DMH3 – Dwellings in the Open Countryside and the AONB

Policy DMH4 – The Conversion of Barns and Other Buildings to Dwellings

Policy DMB5 – Footpaths and Bridleways

National Planning Policy Framework

National Planning Policy Guidance

5. **Assessment of Proposed Development**

5.1 In determining the application it is important to consider the principle of the development, its impact of the visual appearance of the surrounding area and AONB, its effect on highway safety and protected species and trees.

5.2 **Principle of Development**

5.2.1 The site is located outside of any defined settlement boundary and lies within the Forest of Bowland AONB. Within areas defined as Open Countryside or AONB Core Strategy Policy DMH3 generally seeks to resist new dwellings except in the circumstances set out in the Policy. The conversion of the building as proposed complies with the second criterion of DMH3 providing it is “suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction”.

5.2.2 Further guidance on proposals to convert buildings to dwellings is provided by Core Strategy Policy DMH4. To comply with Policy DMH4 development must meet a number of requirements listed in paragraph 2 of the Policy. The building must be 1) structurally sound and capable of conversion with the need for extensive rebuilding or major alteration; 2) Be of a sufficient size to provide

necessary living accommodation without the need for further extensions which would harm the character of appearance of the building; 3) The character of the building and its materials must be appropriate to its surroundings and the building and its materials must be worthy of retention because of its intrinsic interest or potential or contribution to its setting, and 4) the building must have a genuine history of use for agriculture or another rural enterprise.

- 5.2.3 In relation to 1) the application is supported by a structural appraisal of the building. The investigation found some evidence of cracking on the front elevation of the building and a vertical crack on the lean-to. Vertical cracking was also observed on the rear elevation. The appraisal states that the building is in a fair and reasonable condition and would be suitable for conversion with a small amount of remedial works. The areas of cracking would require the stonework to be locally taken down and re-built and the property would need to be entirely re-pointed. The applicant has indicated on elevational drawings which areas of wall would require re-building. These areas are not extensive and the works would therefore not be contrary to DMH4 but there would be a requirement to ensure that no additional re-building takes place in excess of that shown on the plans.
- 5.2.4 There is no information to suggest that the building does not have a genuine history of agricultural use and the proposals do not seek to extend the building. The building is a traditional stone building of local vernacular style and contributes to the character and visual appearance of the area. It is therefore worthy of retention. Taking the above into account, the proposals would accord with considerations 1) to 4) of paragraph 2 of Policy DMH4.
- 5.2.5 Notwithstanding the above, the location of the site is fundamental to the determination of the application. DHM3 requires the building to be 'suitably located'. Whilst this term is not defined with the Core Strategy, the policy approach to the conversion of barns and other buildings to dwellings is further refined and defined in Policy DMH4. In relation to the location of buildings proposed for conversion, Policy DMH4 supports the conversion of buildings if, amongst other considerations, the building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings.
- 5.2.6 Policy DMH4 sets out that "*Planning permission will be granted for the conversion of buildings to dwellings where the building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an already defined group of buildings*". The requirement for buildings to form part of an already defined group aims to prevent the problems that arise where isolated buildings in the landscape are proposed for conversion. The local landscape can be damaged and a degree of urbanisation imposed on an otherwise rural landscape including the additional features such as garden areas, car parking facilities, garages and sheds which are totally out of keeping within the rural setting of the building.
- 5.2.7 In this case the building earmarked for conversion lies around 80m from the nearest dwellings at Stockbridge Cottages. The Planning Inspector, in dismissing the recent appeal case APP/T2350/W/18/3198056 for conversion of the same building at the same site, stated that,

“The site is a considerable distance beyond the built envelope of the Hurst Green settlement and in a location where development is sporadic on Knowles Brow beyond Stonyhurst College. In that context, the building lies approximately 80m to the north of the nearest terraced row of properties on the opposite side of the road which are not part of a village envelope. As a consequence, the building is physically and visually removed from the closest group of buildings and therefore, isolated in the landscape and not part of a settlement. In that regard, the proposal conflicts with Policy DMH4. Furthermore, on that basis, the building would not be in a suitable location in the open countryside and the AONB resulting in associated conflict with Policy DMH3”. At paragraph 7 of the appeal decision letter the Inspector says that, “the proposal would fall within the definition of an isolated new home in the countryside given that it is physically separate and remote from a settlement”.

- 5.2.8 The characteristics of the site remain unchanged in this regard and revisions to the Framework do not change this. In accordance with the appeal Inspector’s decision, the proposal would conflict with Policies DMH3 and DMH4 of the Core Strategy and would result in a new isolated dwelling in the Forest of Bowland AONB. Furthermore, the proposed dwelling would be remote from services and facilities and future occupiers would be solely reliant on the private motor vehicle.

5.3 Landscape and Visual Impact

- 5.3.1 The impact of the development on the building itself and the area that surrounds it are important considerations. Core Strategy Policy DMG1 requires development to not adversely affect the amenities of the surrounding area and Key Statement EN2 seeks to protect, conserve and enhance the landscape and character of the AONB requiring any development to contribute to the conservation of its natural beauty. National planning policy attaches great weight to conserving the landscape and scenic beauty of the AONB. Policies DMH3 and DMH4 of the Core Strategy also refer to the impact of development on the landscape that could arise as a result of converting an agricultural building or other buildings to dwellings.
- 5.3.2 The creation of residential gardens can have a significant impact upon visual amenity and patterns of land use. Ideally any residential curtilage needs to be kept as minimal as possible and any enclosed private areas need to be carefully sited and contained, particularly in relation to public views and the surrounding landscape. As a result of its disconnection with Stockbridge Cottages, the agricultural building is a visually prominent and pronounced feature and its conversion to a residential dwelling, including the associated residential gardens, would have a damaging effect on the landscape qualities of the area.
- 5.3.3 It is noted that the domestic curtilage proposed has been reduced compared to the appeal scheme but it remains prominent, being located adjacent to the highway and in view of public footpaths. The reduced garden area does not overcome the concerns previously expressed by the LPA and the appeal Inspector and the driveway and lawn to the front (south-east) of the building would be a prominent and discordant feature. In dismissing the appeal case the Inspector determined that

“In that context, the extent of the residential curtilage proposed at the front of the building, together with the associated addition of the gravel hardstanding, post and rail fence enclosures and the potential for domestic paraphernalia...would represent a prominent and harmful visual intrusion and urban encroachment into an area of open countryside. When taken in the context of its open, agricultural setting, the resultant domestic appearance of the site would appear incongruous with a harmful effect upon the landscape character of the AONB”.

- 5.3.4 The creation of a new domestic curtilage to the front of the building has been tested at appeal and found to be unacceptable.
- 5.3.5 The domestic gardens and associated paraphernalia including washing lines, play equipment and garden furniture would be at odds with, and detract from, the agricultural setting of the building and from the scenic quality of the Forest of Bowland AONB. Great weight is afforded to the conservation and scenic beauty of the Forest of Bowland AONB as stated in The Framework and reiterated in Key Statement EN2 of the Core Strategy which requires the Forest of Bowland to be protected, conserved and enhanced. The development, as proposed, would result in unacceptable visual and landscape harm and would be contrary to Core Strategy Policies EN2, DMG1, DMH3 and DMH4.
- 5.3.6 Consideration must also be given to the heritage value of the building. Paragraph 135 of the NPPF states that *‘the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’*. A heritage impact assessment has been submitted with the application and states that the building dates from between 1892 and 1910. The assessment considers the building to be of sufficient age, architectural quality and intactness to warrant being considered a non-designated heritage asset and concludes that the external appearance of the former stables would remain relatively unaltered.
- 5.3.7 Whilst the development would secure the long-term retention of the building it is not at risk of rapid deterioration or collapse. The applicant has provided a statement from Richard Turner & Son to evidence that the building is unfit for modern agricultural purposes and would eventually fall into disrepair in the event that consent was not granted. However, it is considered that there are alternative uses that could better preserve the character and appearance of the building and the surrounding landscape whilst offering wider social, environmental and economic benefits.

5.4 Highway Safety

- 5.4.1 The County Highways Surveyor objected to the previous application at this site as the sightlines from the entrance were unacceptable. The proposed entrance is on a length of the road that is derestricted presently subject to a 60mph speed limit. The sight lines for a 60mph road require drivers to be able to see vehicles approaching for a full 209m in either direction. The Highway Report submitted with this application shows that the 85th percentile traffic speeds on Knowles Brow are less than 34mph in the vicinity of the site following completion of a

traffic speed survey. Taking this into account, the required sightlines are much reduced. The County Surveyor does note however that the entrance proposed is far too substantial for its intended purpose and that the access point cannot achieve the required sightlines to the left when exiting the application site. As such, the applicant proposes to submit revised plans in advance of the Committee meeting to satisfy the concerns raised and this will be reported as a late item.

5.5 Other Considerations

5.5.1 A survey has been carried out to determine the presence of bats. Scattered droppings, typical of light sampling natterer's bats were recorded throughout the barn. It is recommended that further survey work is carried out to support a European Protected Species (EPS) license application which would include a mitigation strategy. Three emergence surveys should be carried out between May and September with one of the three surveys being carried out at dawn. It is essential that bat roosting potential be incorporated into the building should it be converted in order to enhance biodiversity.

5.5.2 Owl pellets, feathers and splashing consistent with roosting barn owls were also found within the barn. If consent was granted there would be a requirement to ensure that suitable mitigation was secured as part of the development works. In accordance with Barn Owl Trust guidelines there would be a requirement to maintain continuity of occupation by making temporary alternative provision available nearby before any development works commence, undertake a pre-development survey and for a permanent nesting place to be created inside the building.

6. Conclusion

6.1 In summary the proposal would lead to the creation of an isolated new dwelling in the Forest of Bowland AONB without sufficient justification which would cause harm to the development strategy for the borough and that would detract from the character and appearance of this historic agricultural building and the visual amenities of the Forest of Bowland AONB contrary to Core Strategy Key Statement EN2 and policies DMG1, DMH3, DMH4 and DME4 of the Ribble Valley Core Strategy and NPPF paragraph 115.

RECOMMENDATION: That the application be REFUSED for the following reasons:

1. The proposal is considered contrary to Policies DMH3 and DMH4 of the Ribble Valley Core Strategy by reason of its location and degree of separation from existing buildings or settlements which would lead to the creation of an isolated new dwelling in the Forest of Bowland AONB without sufficient justification and would cause harm to the development strategy for the borough. It is further considered that the approval of this application would lead to an unsustainable form of development in an isolated location that does not benefit from local services or facilities, placing further reliance on the private motor-vehicle contrary to the presumption in favour of sustainable development.
2. The proposal, by virtue of the impact of domestic paraphernalia such as parked vehicles, sheds, washing lines, children's play equipment and fence lines, would represent an urban encroachment to the significant detriment of the character and appearance of the

protected landscape, contrary to Core Strategy Key Statement EN2 and policies DMG1, DMH3, DMH4 and DME4 of the Ribble Valley Core Strategy and NPPF paragraph 115.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0092

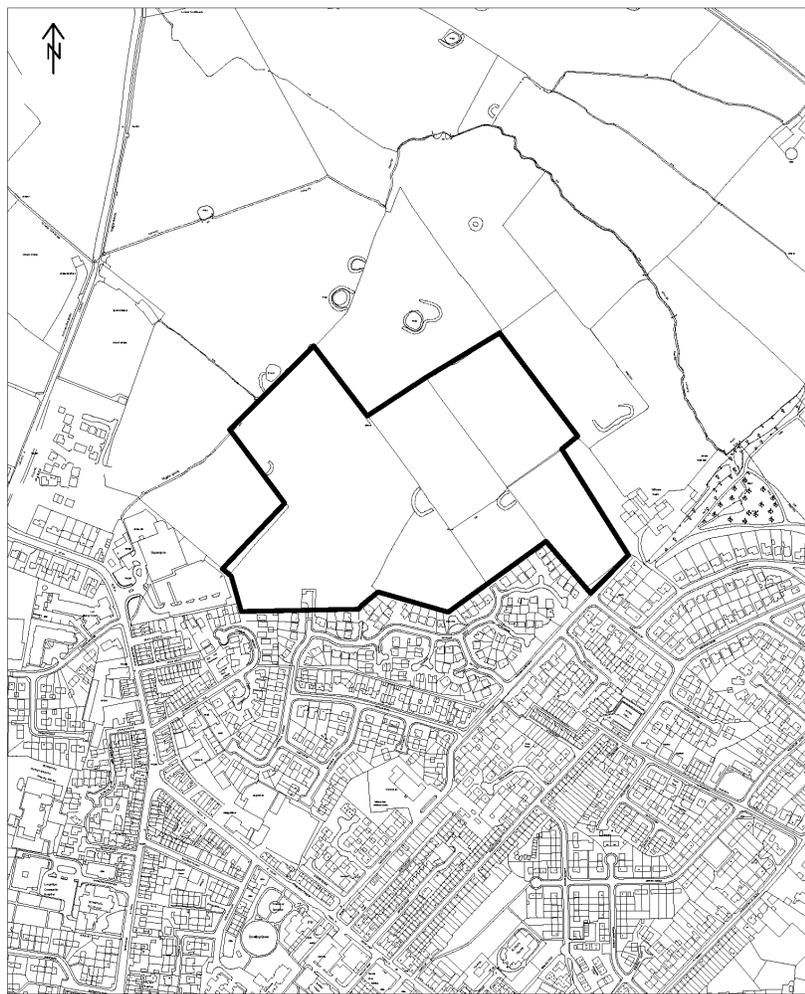
D APPLICATIONS ON WHICH COMMITTEE 'DEFER' THEIR APPROVAL SUBJECT TO WORK 'DELEGATED' TO THE DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING BEING SATISFACTORILY COMPLETED

APPLICATION REF: 3/2018/0975

GRID REF: SD 360397 438052

DEVELOPMENT DESCRIPTION:

APPROVAL OF RESERVED MATTERS (LAYOUT, SCALE, APPEARANCE AND LANDSCAPING) FOR PHASES 2 AND 3 FOR THE ERECTION OF 193 DWELLINGS, PURSUANT TO OUTLINE PLANNING PERMISSION 3/2014/0764. LAND EAST OF CHIPPING LANE, LONGRIDGE



3/2018/0975 Land east of Chipping Lane Longridge

Scale 1:5000

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Longridge Town Council have no objection but consider that the footpath arrangement may cause for highway concerns in regards to pedestrian/cyclist safety when residents are reversing from their driveway, that the trim trail is in the wrong location and would like to see the original hedgerow retained.

Thornley with Wheatley PC have raised concerns in respect of the drainage of the site and raised concerns regarding the impacts upon local services including increased traffic within the area.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

The Highway Development Control Section have raised no objection to the proposal subject to the imposition of conditions

LEAD LOCAL FLOOD AUTHORITY:

No objections to the proposals subject to the requirements of condition 8 of planning permission 3/2017/0232 being satisfied in full which required the submission of a scheme for surface water drainage and means of disposal prior to the commencement of development within each phase.

ADDITIONAL REPRESENTATIONS:

20 letters of representation have been received objecting to the application on the following grounds:

- The proposal does not accord with the previously approved masterplan parameters
- Impacts upon residential amenity
- Poorly considered layout/highways arrangement
- No public consultation
- Loss of habitat
- Loss of privacy
- Inappropriate density
- Impacts resultant from the informal pedestrian routes and cycle-ways
- Increased flood risk
- Noise disturbance

1. Site Description and Surrounding Area

- 1.1 The application site comprises 10.56ha of agricultural land located towards the western extents of the settlement of Longridge and is currently a committed housing site (DS1 allocation). The site is bounded to the west by phase 1, which is currently under construction, with the agricultural land bounding the site to the north and east.
- 1.2 The southern extents of the site is bounded by properties associated with Crumpax Meadow, Redwood Drive and Firwood Close with the car parking area associated with Sainsbury's also being directly adjacent the south-western extents of the site.

2. **Proposed Development for which consent is sought**

2.1 Reserved Matters consent is sought for Phases 2 and 3 of outline consent 3/2014/0764 which granted consent for the erection of up to 363 dwellings. Consent is sought for matters relating to appearance, landscaping, layout and scale.

2.2 The application seeks consent for the erection of 193 dwellings consisting of the following housing mix:

Affordable Housing

- 22 x 2 bedroom dwellings
- 22 x 3 bedroom dwellings
- 7 x 2 bedroom bungalows (Over 55)
- 7 x 2 bedroom dwelling (Over 55)

Open market

- 7 x 2 bedroom bungalow (Over 55)
- 7 x 2 bedroom dwelling (Over 55)
- 86 x 3 bedroom dwellings
- 35 x 4 bedroom dwellings

2.3 The submitted layout proposes that this final phase of development will interface with phase 1 at the sites western extents with through the continuation of a previously approved internal estate road and associated footway/cycleway. Further connectivity with the initial phase of the development will be provided by virtue of footpath/cycleway connections at the south-western and north-eastern extents of the site ensuring adequate permeability for the cyclist/pedestrian. The proposal further benefits from the inclusion of a small network of pedestrian/cycle links within the development that also provide connectivity between areas of usable open space.

2.4 The majority of the development will be two-storeys in height with a small number of bungalows proposed and 4 terrace blocks (consisting of four dwellings each) that will be 2.5 storeys in height.

2.5 The proposal provides provision for a Local Equipped Area for Play (LEAP). Usable open space is also proposed to the southern and eastern extents of the site with a central green corridor also being proposed. A number of existing shelter belts/hedgerows are proposed to be maintained that will be integrated into elements of the open space and aid in preserving and enhancing the biodiversity and ecology of the site.

3. **Relevant Planning History**

3/2018/0404 - Application for the detailed approval of appearance, landscaping, layout and scale for the erection of 124 dwellings (Phase 1) pursuant to outline consent 3/2014/0764 as amended by 3/2017/0232. (Approved with conditions)

3/2017/0232 - Variation of condition 8 (drainage strategy) of planning permission 3/2014/0764. (Approved)

3/2016/0193 - Application for the detailed approval of appearance, landscaping, layout and scale for the erection of 118 dwellings (Phase 1) pursuant to outline consent 3/2014/0764 for the development of up to 363 homes including affordable housing and housing for the elderly, relocation of Longridge Cricket Club to provide a new cricket ground, pavilion, car park and associated facilities, new primary school, vehicular and pedestrian access landscaping and public open space, with all matters reserved except for access. (Approved with conditions)

3/2014/0764 - Development of up to 363 homes including affordable housing and housing for the elderly, relocation of Longridge Cricket Club to provide a new cricket ground, pavilion, car park and associated facilities, new primary school, vehicular and pedestrian access landscaping and public open space, with all matters reserved except for access. (Approved with conditions)

3/2014/0438 - Proposed development of 106 residential units, including affordable housing, new vehicular and pedestrian accesses, landscaping, public open space and ecological enhancement - Refused (appeal received - subsequently withdrawn).

Members will also note that in addition to the above referenced applications there are a significant number of associated discharge of condition applications which have been omitted for clarity.

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Key Statement EN3 – Sustainable Development and Climate Change
Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DME3 – Site and Species Protection and Conservation
Policy DME6 – Water Management

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Technical Guidance to National Planning Policy Framework

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 The principle of the development of the site for residential purposes has been established as acceptable through the granting of outline consent 3/2014/0764, which remains live and extant by virtue of the commencement of phase 1 of the development, however the time period for within which any further reserved matters can be made has now since expired.

5.1.2 As such and notwithstanding other development management considerations, it is considered that in principle the proposal does not raise any potential conflicts with the Development Strategy for the borough as embodied within Key Statement DS1 or Policy DMG2 of the adopted Core Strategy.

5.2 Impact upon Residential Amenity:

5.2.1 The southern extents of the site has a direct interface with the private garden areas of properties associated with Crumpax Meadow, Redwood Drive and Firwood Close. As such, consideration must be given to the potential for the development to have a detrimental impact upon existing residential amenity.

5.2.2 The submitted details propose that the dwellings will be orientated in a manner that will result in interface distances, between existing and proposed dwellings, being within a range of between 23m to that of 37m. It should also be noted that these interface distances are largely achieved by a degree of physical separation provided by the presence of the southern green-buffer margin and associated roadway and footpath/cycleway.

5.2.3 Therefore, taking into account the proposed separation distances and the spatial relationships between adjacent existing dwellings and that of the proposed, it is not considered that the proposals would be of significant detriment to existing neighbouring residential amenity by virtue of a loss of privacy, loss of light or direct overlooking.

5.3 Visual Amenity/External Appearance:

5.3.1 The application has been subject to negotiation at pre-application and application stage which has ensured that the proposal remains in broad accordance with the overall framework/masterplan established as being acceptable at the outline stage.

5.3.2 It is proposed that the dwellings will be faced in a mixture of stone, render and brickwork with the materials pallet varying to define character areas, street hierarchy and parcels of development. The submitted details propose that the development will employ similar house-types to those which have already been approved as part of phase 1 of the development. As, such, and taking account of the overall arrangement of the proposal, it is not considered that the development will be of detriment to the character or visual amenities of the immediate area or wider context.

5.4 Highway Safety and Accessibility / Public Rights of Way:

5.4.1 The Highway Development Control Section have raised no objection to the proposed development subject to the imposition of conditions requiring estate roads to be constructed to base course level prior to construction works being undertaken, matters relating to construction management and that conditions be imposed that preclude the ability for garages to be used for any other purpose that would preclude their ability to accommodate a parked motor-vehicle.

5.4.2 Members will note that the majority of these matters are already addressed by conditions attached to the original outline consent, as such there is no requirement for these conditions to be re-imposed.

5.5 Landscape/Ecology:

5.5.1 The overall proposed layout and green infrastructure arrangements follow closely the parameters and framework of the overall masterplan and landscape framework approved at outline stage. Green margins are proposed at the southern and eastern extents of the size with the eastern margin being of a width of approximately 12.5m and the southern margin being of a width that ranges between 6.5m and 28m.

5.5.2 It is proposed that the southern and eastern green margins will accommodate informal footpaths along with amenity landscaping. A central green corridor runs south to north through the site, within which will be a shared cycleway/footway that interfaces with a wider network of shared footpath/cycle-ways, it is proposed that the corridor area will accommodate sporadically located trim-trail equipment, with such equipment also being accommodated along the footpaths within the southern and eastern green margins.

5.5.3 A central area of more formal public opens space is proposed within the main body of the development with a LEAP (Local Equipped Area for Play) being proposed towards the northern extents of the site.

5.5.4 At the time of writing this report the detailed landscaping proposals are currently being updated to reflect amendments to the proposed layout. It is not considered that the revised proposals will be a significant deviation from that which was originally submitted, as such it is requested that the application be deferred and delegated to the Director of Economic Development and Planning for approval following the receipt of acceptable landscaping details.

5.5.5 Conditions imposed at outline stage require details for the provisions of artificial bird nesting boxes and artificial bat roosting to be provided prior to the commencement of any development within each phase. As such, subject to adequate provision being provided, it is considered that such provision, in concert with the proposed green infrastructure, will result in an overall enhancement in biodiversity as required by Key Statement EN4 of the adopted development plan.

5.6 Flood Risk and Drainage:

5.6.1 A number of representations, including those received from the parish council, have raised the issue of increased flood risk and drainage as a result of the proposal. Members will note that the Statutory Consultees responsible for matters relating to flooding and drainage have raised no objection. Furthermore, precise details relating to surface water drainage/run-off are required to be submitted prior to the commencement of development within each phase as required by conditions imposed at outline stage.

6. **Observations/Consideration of Matters Raised/Conclusion**

- 6.1 Given the separation distances between existing and proposed dwellings and taking account of the overall proposed layout it is not considered that the proposal would result in any significant detrimental impact upon existing/future residential amenities by virtue of direct over-looking.
- 6.2 Taking account of the overall scale and layout of the proposed development it is not considered that the proposal would be of detriment to the visual amenities and character of the area.
- 6.3 It is further considered that the site layout and spatial arrangements resultant from the proposed development are sufficient to ensure that the proposal would not be of detriment to existing/future residential amenities by virtue of a loss of light, over bearing or over dominant impact
- 6.4 It is for the above reasons and having regard to all material considerations and material matters raised that the application is recommended for approval subject to the receipt of additional details relating to landscaping.

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval following the receipt of acceptable landscaping details within 3 months from the date of this Committee meeting.

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:
- 459-LP0-4 – Location Plan
 - 459-PL04 Rev: 5 – Planning Layout
 - 459-ML04 Rev: 3 – Materials Layout
 - 459-BL04 Rev: 3 – Boundary Treatments Layout
 - 459-BTD02 - Boundary Treatment Details
 - 459-SH04 Rev: 3 – Storey Heights Layout
 - 459-RS04 Rev: 3 – Refuse Strategy
 - 459-HL04 Rev: 3 – Hard Landscaping Layout
 - 459-SS05 Rev: 2 – Streetscapes
 - 459-ED-02 – Proposed Finished Floor Levels
 - 459-ED-04 – Cross Sections
 - BBLD 00CE-01 Bedale
 - BALD 00CD-01 Alderney
 - BDER 00CD-01 Derwent
 - BHLN 00CD-01 Halton
 - BKNL-00CE-01 Kenley
 - BKIS 00CE-01 Kingsville
 - BMAI 00CE-01 Maidstone
 - BMMS 00CE-01 Moresby
 - BTHO-00CD-01 Thornton
 - BWIE 00CD-01 Windermere
 - HBC2 1BRE/02 Belmont
 - TBC-01 Brandon

- 11319_R10_AMS_CG_JW_171018 Arb Method Statement
- 11319_R05_GCN Survey Report_LRD_JW_151018
- 11319_R06a_Badger Survey Report_LRD_MM_171018
- BLUT 00CD-01 Lutterworth
- BALD 5BRD-01 Alderney Brick & Render
- BBLD 5BRE-01 Bedale Brick & Render
- TBC-01 Brandon Brick & Render
- BKNL 5BRE-01 Kenley Brick & Render
- BLUT 5BRE-01 Lutterworth Brick & Render
- BMAI 5BRE-01 Maidstone Brick & Render
- BMMS 5BRD-01 Moresby Brick & Render
- BALD MSRD-01 Alderney Stone & Render
- BDER 5SRD-01 Derwent Stone & Render
- BKNL 5SRE-01 Kenley Stone & Render
- BKIS 5SRE-01 Kingsville Stone & Render
- BLUT 5SRE-01 Lutterworth Stone & Render
- BMAI 5SRE-01 Maidstone Stone & Render
- BMMS 5SRD-01 Moresby Stone & Render
- BWIE 5SRD-01 Windermere Stone and Render

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

2. Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

3. Notwithstanding the submitted details, elevational details including the precise location of all play equipment/trim-trail equipment to be erected within the development shall have been submitted to and approved by the Local Planning Authority prior to their installation. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and that appropriate provision of play equipment is provided within the development.

4. The new estate roads shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level prior to the commencement of any development within the phase(s) hereby approved.

REASON: To ensure that satisfactory vehicular access is provided to the site before the development hereby approved commences.

5. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until full details of the phasing and timings of the delivery of the

provision and equipping of usable public open space, cycleways and play areas have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall provide the details of the numbers of dwellings to be constructed/occupied prior to each of the areas of usable public open space being made available for use. The provision and equipping of such areas shall thereafter be carried out in strict accordance with the approved details including the agreed timetable for implementation.

REASON: To ensure the adequate provision for public open space and play areas is brought forward in an appropriate phased manner to serve occupiers/residents of the development.

6. Prior to the installation of the 'Emergency Link' access to Redwood Drive, full details of the proposed access and how it will be restricted to the purposes of emergency vehicles and pedestrian access shall be submitted to and agreed by the Local Planning Authority.

The 'Emergency Link' shall be constructed in strict accordance with the approved details and thereafter only be used for the purposes of emergency vehicles and pedestrian access.

REASON: To ensure the adequate provision for access by emergency vehicles.

7. The garage(s) hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

REASON: To ensure to ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon the street scene and limits parking upon the highway.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2018%2F0975

APPLICATION REF: 3/2018/1037

GRID REF: SD 374962 443254

DEVELOPMENT DESCRIPTION:

OUTLINE APPLICATION (MATTERS OF ACCESS) FOR THE ERECTION OF UP TO 19 DWELLINGS (INCLUDING 30% AFFORDABLE HOUSING) WITH ACCESS OFF PIMLICO LINK ROAD. LAND OFF PIMLICO LINK ROAD, CLITHEROE BB7 4PZ



3/2018/1037 Land off Pimlico Link Road Clitheroe BB7 4PZ

Scale 1:2500

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CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

CLITHEROE TOWN COUNCIL:

Clitheroe Town Council have offered the following observations: The Town Council object to the application on the grounds that there is no provision for affordable housing in the application, and the application (if successful) would result in the over-development of Pimlico and there are concerns regarding sustainability as there is no bus service or shop in the locality.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

No objection subject to the imposition of conditions.

UNITED UTILITIES

No objections subject to the imposition of conditions relating to foul and surface water drainage.

LLFA

Following the submission of a Flood Risk Assessment and Drainage Strategy the LLFA have raised no objection to the proposal subject to the imposition of conditions.

LCC EDUCATION

LCC Contributions (education) have offered the following assessment in respect of the developments impact upon educational provision within the catchment area of the development.

Primary Places

Latest projections for the local primary schools show there to be a shortfall of 8 places in 5 years' time. These projections take into account the current numbers of pupils in the schools, the expected take up of pupils in future years based on the local births, the expected levels of inward and outward migration based upon what is already occurring in the schools and the housing development within the local 5 year Housing Land Supply document (or equivalent), which already have planning permission.

With an expected yield of 7 places from this development the shortfall would increase to 15. Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield of this development, i.e. 7 places.

Secondary Places

Latest projections for the local secondary schools show there to be a shortfall of 367 places in 5 years' time. These projections take into account the current numbers of pupils in the schools, the expected take up of pupils in future years based on the local births, the expected levels of inward and outward migration based upon what is already occurring in the schools and the housing development within the local 5 year Housing Land Supply document, which already have planning permission.

With an expected yield of 3 places from this development the shortfall would increase to 370. Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield of this development, i.e. 3 places.

ADDITIONAL REPRESENTATIONS:

Seven letters of representation have been received objecting to the proposal on the following grounds:

- Additional noise resultant from the proposal
- Loss of light
- Loss of privacy
- Overdevelopment
- Oversupply of dwellings within Clitheroe
- The site is outside of the settlement boundary
- No affordable housing provision
- Inadequate access
- Detrimental impact upon highways safety
- Insufficient infrastructure in the area

1. Site Description and Surrounding Area

- 1.1 The application relates to an area of greenfield land located on the southern side Pimlico Link Road towards its western extents. The site is bounded to the west by numbers 12 – 30 Pimlico Village and to the south by Coplow Quarry. The site is currently a committed housing site (DS1 allocation), previously benefitting from a now since expired consent for the erection of up to 19 dwellings.

2. Proposed Development for which consent is sought

- 2.1 Outline consent (all matters reserved save for that of access) is sought for the erection of up to 19 dwellings including the provision of 30% affordable housing.
- 2.2 The submitted details propose that primary and sole vehicular access will be provided off of Pimlico Link Road to the northern extents of the site, with a pedestrian footway being provided at the western extents of the site whereby it interfaces with an existing footway adjacent number 30 Pimlico Village to ensure pedestrian connectivity.
- 2.3 The application has been accompanied by an illustrative site plan which proposes a mixture of terraces, semi-detached and detached properties. A mixture of in-curtilage and frontage parking courts are detailed on the indicative layout. The layout follows a largely linear arrangement parallel with, but set back from, Pimlico Link Road. The majority of the dwellings, save that for unit 04, are orientated in a manner that allows for rear private garden areas to directly back on to the northern extents of the woodland associated with Coplow Quarry. As the application is made in outline, the proposed layout has been submitted for illustrative purposes only.

3. Relevant Planning History

3/2014/0742 - Outline application for matters of access only for the erection of up to 19 No. dwellings with access off Pimlico Link Road. (Approved)

4. Relevant Policies

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Key Statement DMI2 – Transport Considerations
Key Statement EN4 – Biodiversity and Geodiversity
Key Statement H2 – Housing Balance
Key Statement H3 – Affordable Housing

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DME3 – Site and Species Conservation
Policy DMB4 – Open Space Provision

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 Members will be aware that site previously benefitted from outline consent for the erection of 19 dwellings as granted by application 3/2014/0742, however it should be noted that this consent has since expired.

5.1.2 Notwithstanding the expiration of the previous outline consent, the site remains a Committed Housing Site within the Regulation 22 draft settlement boundaries. As such and taking account of the designation of the application site, the principle of the development remains to be in broad compliance and accordance with the locational aspirations of the development strategy for the borough in relation to the location of new housing.

5.2 **Impact upon Residential Amenity:**

5.2.1 Given the application is made in outline a definitive assessment of the potential for detrimental impacts upon existing/future residential amenities cannot be determined or assessed at this stage. Notwithstanding this matter, the authority considers it appropriate to be assured that the quantum of development proposed can be adequately accommodated on site without compromising existing/future residential amenities or the character and visual amenities of the area.

5.2.2 As such it is considered appropriate to make a preliminary assessment of the submitted indicative layout, albeit having been submitted for illustrative purposes only. In this respect the authority has identified some areas of potential concern in relation to the submitted details. Whilst it is considered that these could be adequately addressed at the appropriate reserved matters stage, it is considered appropriate to outline the nature of these concerns/observations for the purposes of continuity at later reserved matters stages and in light of the nature of a number of representations received.

5.2.3 In respect of the above matters the authority has the following observations in relation to the proposed illustrative layout:

- Unit 04 appears to have limited private defensible amenity space and may potentially require significant boundary treatments to afford the plot with an adequate level of privacy. Consideration will have to be given to any boundary treatments proposed and their visual prominence, both within the development and upon approach.
- Units 02 & 03 appear to be orientated in a manner that results in a direct interface distance of 16.6m with the rear boundaries of numbers 12-30 Pimlico Village. It is noted that these distances are in excess of the interface distance that would normally be secured, however existing visual receptors are far more sensitive to the visual impacts of development, particularly when considering cumulative impact. As such it is considered appropriate that a landscape buffer be provided to the rear of numbers 12-30 Pimlico Village at the relevant reserved matters stage to assist in maintaining the sense of privacy felt by existing occupiers.
- The orientation/proximity of unit 01 to neighbouring boundaries/properties may raise issues in respect of over-bearing/privacy. However such impacts will be largely dependent upon the actual orientation of the dwelling, the locations of windows serving habitable rooms and which elements of the dwelling are single-storey or two-storeys in height.

5.3 Matters of Design/Visual Amenity:

5.3.1 Further to the above a preliminary assessment has also been made in respect of the ability for the development to be successfully assimilated visually into the immediate context without undermining or compromising the character or visual amenities of the area.

5.3.2 In respect of matters relating to matters of design and visual amenities, the authority has the following observations in relation to the proposed illustrative layout:

- The significant projection of unit 04, forward of the inherent building line established by the remainder of the proposed dwellings, is likely to result in unit 04 being read as a visually discordant and anomalous introduction, as such it is considered this unit be removed at later stages or that the layout be revised to provide a coherent and holistically considered building-line/layout.
- The proposal appears to show excessive areas of hard-surfacing/parking to the plot frontages (Units 05–19). A suitable landscaping scheme should be secured at reserved matters stage that mitigates and lessens the extents of surfacing proposed, it is also considered that the areas to the plot frontages should accommodate additional provision of usable garden/amenity landscaping
- The margin to the south of the existing hedgerow along the northern extents of the site has the potential to accommodate additional native tree species planting that would play a long-term role in relation to any overall landscape

strategy and also assist in enhancing the biodiversity of the site whilst providing visual mitigation for the dwellings from the adjacent link road.

- In the interests of the visual amenities and character of the area it will have to be robustly demonstrated at subsequent reserved matters stages as to how the overall architectural language, materials and scale of the dwellings will visually reflect the semi-rural/village context of the area.
- Refuse storage/management for the mid-terrace properties will have to be given further consideration, the current arrangement precludes occupiers from having direct access to their rear gardens from the plot frontage. This may have implications in relation to refuse storage. Where it is proposed that refuse storage receptacles are to be stored towards the plot frontage there will be the need to consider integrated architectural solutions that allow bins to be stored out of view. It is considered that such provision should be designed into the fabric of the buildings/dwellings rather than that of standalone bin storage structures.
- A number of dwellings are likely to interface with significant changes in topography present on site. It will be required to be demonstrated that these dwellings can be accommodated without significant artificial engineering works/alterations to land levels, particularly where changes in topography will form part of private residential curtilage.
- It is noted that as a result of the aforementioned changes in topography on site there may be the need for retaining wall structures to the rear of a number of the dwellings. It would have to be demonstrated that such structures would be designed in such a manner that they do not appear visually discordant or anomalous when taking account of the surrounding character of the area.

5.4 Highway Safety and Accessibility:

5.4.1 The Highway Development Control section have raised no objection to the proposal following the receipt of amended details relating to the nature of the access point.

5.5 Landscape/Ecology:

5.5.1 The application site is bounded to the south by the northern extents of the Coplow Quarry Biological Heritage Site (BHS) which is also designated as a Site of Special Scientific Interest (SSSI). As such, consideration must be given in respect of any potential impacts upon the aforementioned designations resultant from the development.

5.5.2 The application has been accompanied by an Ecological Impact Assessment which concludes, that by virtue of the degree of separation provided by the adjacent woodland/trees and taking into account that that the proposal does not directly encroach upon the adjacent BHS or SSSI, that there is no reasonable foreseeable likelihood of significant effects upon the adjacent statutory and non-statutory conservations sites.

5.5.3 The submitted report goes further to make a number of key recommendations which are summarised as follows:

- External public realm lighting be design to minimise glare and light spill into the adjacent tree-line.
- Two bat boxes be attached to the mature ash trees identified within the report.
- All hedgerow clearance to be undertaken outside of the bird nesting season.
- Four bird boxes be installed on mature trees along the southern boundary of the site.
- That the section of broad-leaved woodland along the southern boundary be retained.
- All trees be subject to tree protection measures during the construction phase of the development.
- New native planting should form part of the soft landscaping proposals for the site, particularly if tree or hedgerow removal is undertaken on site.
- Recommends that new hedgerow planting be undertaken along the western boundary of the site.

5.5.4 Notwithstanding the above recommendations, given the presence of significant linear landscape features adjacent and within the site, including well established hedgerow/woodland, it is considered likely that the site is utilised for foraging/feeding of bats/birds and potentially nesting/roosting. As a result, a condition will be imposed requiring the proposal to provide provision for building-integral nesting and roosting opportunities for bats and birds. This will not only assist in mitigating the impact of the development upon existing species population, but also allow for provisions to be brought forward to accommodate increases in local bat/bird population in compliance with Key Statement EN4 which requires a net enhancement in biodiversity.

5.5.5 Further to the requirement to provide integral provision for bats and birds, conditions will be imposed that will require all boundary treatments to include suitably sized gaps at ground level to allow for the creation of wildlife corridors and allow for wider wildlife movement and connectivity, not only within the site but, also with that of the adjacent BHS and SSSI.

5.6.6 Given the sites proximity to the BHS and SSSI subsequent reserved matters submissions relating to landscaping should be accompanied by a robust landscaping proposal consisting of predominantly native species that would play an integral role in complimenting and enhancing the aforementioned the designated areas.

5.7 Flood Risk and Drainage:

5.7.1 The Lead Local Flood Authority have stated that they have no objection to the proposal subject to the imposition of a condition which requires that the submission of any subsequent reserved matters applications shall be accompanied by a surface water drainage scheme.

5.8 Developer Contributions:

5.8.1 The developer will be required to make an educational contribution of £181,485.01 towards primary and secondary school, places within Clitheroe. The amount payable has been calculated by LCC education as follows:

Primary places:

(£12,257 x 0.97) x BCIS All-in Tender Price (318 / 240) (Q1-2018/Q4-2008)
= £15,753.31 per place

£15,753.31 x 7 places = £110,273.17

Secondary places:

(£18,469 x 0.97) x BCIS All-in Tender Price (318 / 240) (Q1-2018/Q4-2008)
= £23,737.28 per place

£23,737.28 x 3 places = £71,211.84

5.8.2 In addition to the above educational contribution the applicant will be required to make a contribution towards leisure/play facilities within Clitheroe. The contribution sought will be based on the following methodology which is calculated based following detailed information being available in relation to occupancy ratios at a rate of £216.90 cost per person:

- 1 bed unit - 1.3 people
- 2 bed unit - 1.8 people
- 3 bed unit - 2.5 people
- 4 bed unit - 3.1 people
- 5 + bed unit - 3.5 people

The trigger point for the payment of the leisure contribution will be subject to further negotiation and will be secured within the S106 agreement.

5.9 Affordable Housing Provision:

5.9.1 The applicant has provided a commitment to meet the requirements of Key Statement H3 with the submitted heads of terms outlining that 30% of the proposed dwellings will be for affordable housing provision and that 15% of the overall number of dwellings on site will be for occupation by those over 55 years of age with half of this provision being provided within the affordable provision and the remaining being provided on an open market basis.

5.9.2 On this basis and subject to further negotiation on matters relating to tenure and housing mix the proposal is considered to be in accordance with the adopted development plan in respect of on-site affordable housing provision and housing provision for those over 55 years of age.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 Taking account of the above matters and all material considerations it is considered that the proposal represents an appropriate form of development in a location that is in accordance with the locational aspirations of the development strategy for the borough in respect of the location of new housing.

- 6.2 For this reason and all other reasons outlined above, the development is considered to be in broad accordance with the aims and objectives of the adopted development plan and do not consider that there are any material overriding reasons that would warrant the refusal to grant planning permission.

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval following the satisfactory completion of a Legal Agreement and further work to be undertaken in respect of drainage matters , within 3 months from the date of this Committee meeting or delegated to the Director of Economic Development and Planning in conjunction with the Chairperson and Vice Chairperson of Planning and Development Committee should exceptional circumstances exist beyond the period of 3 months and subject to the following conditions:

Timings and Commencement

1. Application(s) for approval of all of the outstanding reserved matters related to the consent hereby approved must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.
 - (a) The expiration of three years from the date of this permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The consent hereby approved relates to the following drawings/submitted information:

Proposed Site Plan: 4347-04 Rev: H
Location Plan: LAN134537 (Amended 13/3/19)
Ecological Impact Assessment September 2018
Tree Survey (Arboricultural Impact Appraisal)

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

3. No more than 19 dwellings shall be developed within the application site edged red on the submitted Proposed Site Plan: 4347-04 Rev: H

REASON: To define the scope of the consent and quantum of development hereby approved in the interests of the appropriate development of the site and in the interests of the visual amenities of the area.

Matters of Design

4. The submission of reserved matters relating to layout shall include the provision of and precise details of the 'new public footpath' as shown on drawing 4347-04 Rev: H and precise details as to how it will interface with existing footways within the vicinity.

The agreed footpath details shall be implemented in full and be made available for use prior to any of the dwellings hereby approved being first occupied.

REASON: To ensure that future occupiers of the development hereby approved have adequate walkable access to existing pedestrian routes within the vicinity and to ensure that the development encourages sustainable modes of movement and travel.

5. The submission of reserved matters relating to layout shall be accompanied by elevational details including the alignment, height and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development.

For the avoidance of doubt the submitted details shall also include the precise nature and location for the provision of measures to maintain and enhance wildlife movement within and around the site by virtue of the inclusion of suitable sized gaps/corridors at ground level (including those within residential curtilages) to encourage terrestrial species movement.

The development shall be carried out in strict accordance with the approved details. The agreed wildlife corridors/gaps shall be retained in perpetuity and thereafter remain free from obstructions which would preclude their use by wildlife.

REASON: To ensure a satisfactory standard of appearance in the interests of protecting residential amenity, the visual amenities of the area and to minimise the potential impacts of the development upon protected and non-protected species through the inclusion of measures to retain and enhance habitat connectivity for species of importance or conservation concern.

6. The submission of reserved matters relating to layout shall be accompanied by a further detailed acoustic survey. For the avoidance of doubt the survey shall determine the internal noise levels within habitable rooms and at the boundaries of any residential dwellings and provide suggested adequate mitigation measures where necessary from adjacent/nearby sources of noise disturbance.

The agreed mitigation measures shall be implemented within the development prior to first occupation of any of the dwellings hereby approved.

REASON: In the interests of protecting the residential amenity of future occupiers from noise and disturbance from adjacent activities and sources of disturbance or noise.

7. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of site/street lighting has been submitted and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall demonstrate that there will be no artificial illumination (above existing levels) of retained and created habitats such as boundary trees, bat roosts, bat foraging and commuting habitat, or ponds. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009). The development shall be carried out in strict accordance with the approved details.

REASON: In the interests of the biodiversity of the site and to minimise/mitigate the potential impacts resultant from the development

Landscape and Ecology

8. Each submission of reserved matters in respect of appearance shall include details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites within the development hereby approved.

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent species site plan and include details of plot numbers and identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the identified individual dwellings during their construction and be made available for use before each such dwelling is occupied and thereafter retained. The development shall be carried out in strict accordance with the approved details.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development

9. Each submission of reserved matters in respect of landscaping shall include details as to how the 'habitat recommendations' (Ecological Impact Assessment - Simply Ecology Ltd Dated September 2018) will be implemented within the development.

For the avoidance of doubt the submitted details shall include the precise nature and location of all habitat enhancements including the timings/phasing's for their installation/implementation. The development shall be carried out in strict accordance with the approved details including the agreed timings/methodology for their installation/implementation.

REASON: In the interests of the biodiversity of the site and to minimise/mitigate the potential impacts resultant from the development

10. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until the mitigation/enhancement proposals for bats and birds as contained within Ecological Impact Assessment (Simply Ecology Ltd Section 5.2) Dated September 2018, have been submitted to and agreed in writing by the Local Planning Authority.

The agreed mitigation measures shall be implemented in full prior to the commencement of any other development.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development

11. No removal of vegetation including trees or hedges shall be undertaken within the nesting bird season (1st March – 31st August inclusive) unless a pre-clearance check on the day of removal, by a licenced ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to the Council within one month of the pre-clearance check being undertaken.

Any removal of vegetation outside the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal to ensure that removal does not result in unacceptable impacts upon nesting birds or other species of conservation concern.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concern from the potential impacts of the development.

12. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site unless and until a scheme for protective fencing for trees and hedgerow within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall be in accordance with BS5837 (2012): 'Trees in Relation to Construction'. The agreed fencing/protection shall be erected in its entirety prior to any other operations taking place on the site and shall not be breached nor removed during development.

Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development.

Site Details

13. Applications for the approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) including the levels of the proposed roads.

For the avoidance of doubt the submitted information shall include existing and proposed sections through the site including details of the height, scale and location of proposed housing in relation to adjacent existing development/built form (where applicable). The development shall be carried out in strict accordance with the approved details.

REASON: To ensure the proposed development responds positively to characteristics of the area and to ensure the Local planning Authority can make an accurate assessment of potential impacts upon existing nearby residential amenity and the visual amenities of the area.

Highways/ Construction Management

14. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. For the avoidance of doubt the submitted information shall provide precise details of:
- The siting and location of parking for vehicles of site operatives and visitors
 - The siting and location for the loading and unloading of plant and materials
 - The siting and location of storage of plant and materials used in constructing the development
 - The siting and locations of security hoarding
 - The siting and locations of all site cabins
 - The siting location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development) and the timings/frequencies of mechanical sweeping of the adjacent roads/highway
 - Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
 - The highway routes of plant and material deliveries to and from the site.
 - Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
 - Days and hours of operation for all construction works.
 - Contact details for the site manager(s)

The approved statement shall be adhered to throughout the construction period of the development hereby approved.

REASON: In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the Highway for the duration of the construction phase of the development.

15. The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any other construction work takes place within the site.

REASON: To ensure that satisfactory access is provided to the site before the construction of the development hereby permitted commences.

16. No part of the development shall be commenced until all the highway works to facilitate construction traffic access have been constructed in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

REASON: To enable all construction traffic to enter and leave the site in a safe manner without causing a hazard to other road users.

Flooding and Drainage

17. As part of any reserved matters application and prior to the commencement of any development, the following details shall be submitted to, and approved in writing by the Local Planning Authority.

- A. Information about the lifetime of the development design storm period and intensity, surface water discharge rates and volumes (both pre and post development), temporary surface water storage facilities, means of access for maintenance and easements where applicable, methods employed to delay and control surface water discharged from the site and details of flood levels in AOD;
- B. The drainage scheme should demonstrate that surface water run-off will not exceed the existing pre-development runoff rate for the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- C. A plan showing overland flow routes and flood water exceedance routes, both on and off site;
- D. A timetable for implementation, including phasing where applicable;
- E. Details of water quality controls, where applicable.
- F. Details of an appropriate management and maintenance plan for the lifetime of the sustainable drainage system.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that the proposed development can be adequately drained, to ensure that there is no flood risk on or off the site resulting from the proposed development, to ensure that water quality is not detrimentally impacted by the development proposal and to reduce the flood risk to the development as a result of inadequate maintenance.

18. Foul and surface water shall be drained on separate systems.

REASON: To secure proper drainage and to manage the risk of flooding and pollution.

19. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

REASON: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2018%2F1037

SECTION 106 APPLICATIONS

<u>Plan No</u>	<u>Location</u>	<u>Date to Committee</u>	<u>Number of Dwellings</u>	<u>Progress</u>
3/2018/0500	Land to East Clitheroe Road, Barrow	1/11/18 4/10/18	10	Out for Signature
3/2018/0844	Land off Longsight Road Langho	10/1/19	42	With Agent
3/2018/0924	Land South West of Barrow & West of Whalley Road Barrow	7/2/19	39	With Agent
3/2018/0914	Land off Clitheroe Road (Lawsonsteads Phase 2) Whalley	14/3/19	188	With LCC

APPLICATIONS WITHDRAWN

<u>Plan No</u>	<u>Proposal</u>	<u>Location</u>
3/2019/0149	Regularisation of existing Biomass Boiler with chimney	Moorgate Farm Kenyon Lane, Langho
3/2019/0168	Change of use on Unit 5 (currently rated industrial/business unit) to a D5 unit for use as a bespoke membership gym	Unit 5 Barrow Brook Trade Park

APPEALS UPDATE

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Costs application received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2017/0961 R (Variation of S106 Ag)	Awaiting start date from PINS	Land at Chapel Hill Longridge	Hearing (to be confirmed by PINS)			
3/2018/0474 R of pp	Awaiting start date from PINS	Great Mitton Hall Mitton Road Mitton BB7 9PQ	HH appeal procedure Hearing requested (to be confirmed by PINS)			
3/2018/0468 R of LBC	Awaiting start date from PINS	Great Mitton Hall Mitton Road Mitton BB7 9PQ	LB Hearing (to be confirmed by PINS)			
3/2018/0447 R to vary condition	27/11/2018	Eatoughs Barn Fleet Street Lane Ribchester PR3 3XE	WR			Appeal allowed 22/03/2019
3/2018/0435 R of pp	10/12/2018	32 Hall Street Clitheroe BB7 1HJ	WR	Appellant costs application dismissed 14/03/2019		Appeal dismissed 14/03/2019

<u>Application No and reason for appeal</u>	<u>Date Received/ Appeal Start Date</u>	<u>Site Address</u>	<u>Type of Appeal Procedure</u>	<u>Costs application received</u>	<u>Date of Inquiry or Hearing if applicable</u>	<u>Progress</u>
3/2018/0816 R of pp	22/01/2019	39 Castle View Clitheroe BB7 2DT	HH			Awaiting Decision
3/2018/1020 R of pp	Awaiting start date from PINS	Calding Bank Cottage Whalley Old Road Billington BB7 9JE	WR (to be confirmed)			
3/2018/0915 R of outline pp	19/02/19	Daniels Farm Preston Road Alston PR3 3BL	WR			Awaiting Decision
3/2018/0688 R of outline pp	04/02/19	land off Henthorn Road Clitheroe	Inquiry		08/05/2019 09/05/2019 10/05/2019	LPA Statement and SoCG by 11/03/2019; Proofs of Evidence no later than 10/04/2019; Witness names, opening/closing statements/evidence in chief/cross examination no later than 17/04/2019
3/2018/1025 R of prior notification	05/02/2019	Low Laithe Barn Gisburn Road Newsholme	WR			Awaiting Decision
3/2018/0651 R of pp	01/03/2019	Land adj Glenetta Parsonage Road Wilpshire BB1 4AG	WR			Awaiting Decision
3/2018/0582 R of permission in principle	Awaiting start date from PINS	Land to the south of Chatburn Old Road Chatburn	Hearing			
3/2018/0768 R of pp	Awaiting start date from PINS	Land at Osbaldeston Lane, Osbaldeston	WR (to be confirmed)			

**RIBBLE VALLEY BOROUGH COUNCIL
REPORT TO PLANNING & DEVELOPMENT COMMITTEE**

meeting date: 11 APRIL 2019
title: VALIDATION CRITERIA
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
principal author: REBECCA BOWERS, ASSISTANT PLANNING OFFICER

1 PURPOSE

- 1.1 To request that Committee approve the draft version of the Validation Criteria, (See Appendix A,) for a consultation period of six weeks. Following from the consultation period the Validation Criteria List will be reported back to Committee for final approval.

- 1.2 Relevance to the Council’s ambitions and priorities
 - Community Objectives }
 - Corporate Priorities } To be a well-managed council providing efficient services based on identified customer need.
 - Other Considerations }

2 BACKGROUND

- 2.1 The Growth and Infrastructure Bill, which was introduced to Parliament on 18 October 2012, includes measures which will place limits on the powers of local authorities to require information with planning applications by stipulating that such requests must be genuinely related to planning and reflect the nature and scale of the development proposed. Paragraph 44 of the National Planning Policy Framework (the Framework) makes it clear that local planning authorities should only request supporting information that is relevant, necessary and material to the application.

- 2.2 The Framework states that local planning authorities should publish a list of their information requirements for planning applications, which should be proportionate to the nature and scale of development proposals and reviewed at least every two years. The list should be subject to consultation and should be published on the local planning authority’s website.

- 2.3 The Council’s current Validation Checklists date back to 2013. The checklists include ‘national validation requirements’ which are statutory requirements for all applications, and a ‘local list’ of supporting documents that may be required depending on the nature and scale of an application. The intention of this document is to assist applicants when submitting planning applications and to ensure that planning applications can be validated on receipt.

- 2.4 The Council’s Local List of validation requirements is not intended to be overly prescriptive and it is advised that early pre-application discussions are entered into so the documents, plans and drawings, which reflect the nature and scale of the

development, required to support the planning application can be identified. It is intended that this checklist will be reviewed and updated, where necessary, on a frequent basis.

3 ISSUES

- 3.1 The draft validation criteria sets out the supporting information that will usually be required to be submitted with a planning application, along with a description of the relevant threshold for the submission of each type of document.
- 3.2 Applicants will be able to view the validation criteria online prior to the submission of a planning application to ensure that they have the relevant documentation required to enable a swift and efficient validation.

4 The Next Steps

- 4.1 It is proposed to consult on the draft validation criteria for a minimum period of six weeks. The consultation will be sent to selection of agents/ developers who are active within the Borough, all elected Members, Town Councils, the local community and will be available to view on the Council's website. The consultation will be wholly electronic with an aim to ensure regular users of the service will be advised of the consultation although a paper version of the checklist will be available to view within the Council offices.
- 4.2 After the consultation period expires, any responses to the draft validation criteria will be taken into account when preparing the final revised criteria. The final version of the validation criteria will be reported back to Committee for approval.

5 Legal Implications

- 5.1 Information requested by a local planning authority for submission with a particular planning application must comply with two statutory tests set out in section 62(4A) of the Town and Country Planning Act 1990 (inserted by the Growth and Infrastructure Act) and article 11(3)(c) of the Town and Country Planning (Development Management Procedure)(England) Order 2015. These are:
 - reasonable, having regard in particular, to the nature and scale of the proposed development; and
 - about a matter which it is reasonable to think will be a material consideration in the determination of the application.
- 5.2 Regard has been had to these tests in producing the revised draft Validation Checklist.

6 RISK ASSESSMENT

- 6.1 The approval of this report may have the following implications

- Resources - any changes could be met with existing staffing and it may also free up some Member and officer time.

Technical, Environmental and Legal - The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out the provisions in respect of a local authority's ability to request information in respect of validating an application submitted to the Local Planning Authority. The only requirements which are to apply to a particular application are those published on their website which has been published within two years immediately before the date on which the application is made.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out a formal route for an applicant to challenge information requests by local authorities, enabling an applicant to appeal against non-determination after the statutory time period has passed and no formal validation has taken place.

This means that a local authority can no longer compel a developer to provide information because it is on a local validation list. If an applicant considers that the information requested on a local list does not meet the tests set out in the National Planning Policy Framework and the Act, they can now challenge the need to provide it.

As such currently the Local Planning Authority cannot insist upon the submission of any other documentation, other than the national requirements, to support an application which can cause delays at validation stage in both officer time and to the customer and runs the risk of the submission of a non-determination appeal where validation is in dispute.

- Political- No implications identified.
- Reputation – No implications identified
- Equality & Diversity – No implications identified

7 RECOMMENDED THAT COMMITTEE

- 7.1 The Council's current Validation criteria documents are several years old now and do not reflect current local or national planning policy. Additionally the Local Planning Authority currently cannot compel a developer/applicant to provide documentation contained within the current local lists as they are more than two years old.
- 7.2 It is considered that changes to the existing validation criteria documents are necessary to ensure they align with local and national policy and guidance. In such circumstances there is a requirement for the proposed changes to be issued to the local community, including applicants and agents, for consultation.
- 7.3 The Committee is asked to agree to the publication of the draft Validation Criteria for consultation, with the final version of the criteria being approved at a subsequent committee post consultation.

7.4 Delegate the method of consultation to the Director of Economic Development and Planning

REBECCA BOWERS
ASSISTANT PLANNING OFFICER

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

For further information please ask for Rebecca Bowers, extension 4518.



Validation

Criteria for

**Applications submitted to the
Local Planning Authority**

Draft version March 2019

Preface

This document has been prepared by Ribble Valley Borough Council following the introduction of standard application forms (April 2008) and the introduction of the Pre-Application Advice Charging Scheme (introduced 2012).

Introduction

The standard application form covers the following types of application:

- Householder Applications
- Applications for outline, reserved matters and full planning permission
- Listed Building Consent
- Advertisement Consent
- Applications for Lawful Development Certificates
- Prior notification applications
- Applications for Hedgerow Removal Notice
- Applications for removal or variation of a condition
- Applications for approval of details reserved by condition
- Applications for tree work
- Applications for a Non-material Amendments
- Prior approval applications

The information required to make a planning application valid will vary dependent on the type of application. However the information required will consist of:

- National List which are mandatory for all applications.
- Information provided on the standard application form
- Local List which are set out for each of the types of applications depending on the nature of the proposal.

Providing all the required information is included at the outset the application will be classed as 'Valid' and will progress to a decision.

If information is missing, the application will be held as 'Invalid' and delayed until the necessary information is received. If information is not provided within 21 days of us requesting it we will not be able to deal with the application and it will be treated as withdrawn. We will not keep any documents relating to such applications.

If you do not intend to provide all the information required by the Councils local list of validation requirements, you should provide a short written justification as to why it is not appropriate in the particular circumstance.

Pre- Application Discussions

The Council are keen to promote the use of early discussions with agents and developers at pre-application stage as it is considered that early, collaborative discussions between developers, public sector agencies and the communities can help to shape better quality, more accepted schemes. These developments can be brought forward more quickly and deliver improved outcomes for the community. These discussions also avoid wasted effort, time costs and avoid frustration.

Further benefits include:

- Avoiding incomplete applications that cannot be registered
- Reducing the number of unsuccessful applications
- Raising the quality of development
- Securing satisfaction with the process
- Reducing confrontation in the planning process

We will expect that guidance given by the Council's officers is taken into account in the preparation and working up of your proposals. Where it is evident that pre application advice has not been sought or taken into account in a subsequent planning application, the Council may not be able to negotiate on a scheme and applications are likely to be determined as submitted.

Advice given at pre-application stage will be based on the case officer's professional judgment and assessment of the information provided. Pre application advice whether favourable or not is given on a 'without prejudice' basis since the Council must on submission of an application go through the statutory procedures and formal consultation and assess the outcomes before a decision can be made. Whilst advice can be given in good faith, we cannot guarantee that a subsequent planning application will be successful. We nevertheless believe that pre application advice is an extremely important part of the planning process.

Full details of the Council's Pre Application Advice Charging Scheme can be found at https://www.ribblevalley.gov.uk/info/200361/planning_applications/1597/how_to_apply_for_planning_permission

National List and Standard Application Form

The national list is a list of statutory information required to accompany all applications (as specified in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO)). The information required includes:

1. The standard application form

A completed standard application form is required which is available to complete on line.

2. Required Plans

The following plans are required to support planning applications (except where the application is made pursuant to section 73 (determination of applications to develop land without conditions previously attached) or section 73A(2)(c) (planning permission for development already carried out) of the 1990 Act(a)). The plans should accurately show the direction of north (where appropriate):

a) Location Plan (a plan which identifies the land to which the application relates)

- The location plan should clearly identify the application site. The application site should be edged clearly with a red line. It should include all land necessary to carry out the proposed development (e.g. land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings.)
- A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.
- The plan will be required to be based on an up-to-date map at a scale of 1:1250 or 1:2500. In exceptional circumstances plans of other scales may also be required.
- The plan should include a least two named roads and the surrounding buildings.
- The buildings should be numbered/ named to ensure that the application site is clearly identified.

b) any other plans, drawings and information necessary to describe the development which is the subject of the application and can include:

- Site Plan
- Block Plan
- Existing and proposed floor plans
- Existing and Proposed Elevations
- Existing and proposed site sections and finished floor and site levels
- Roof plans

3. Ownership Certificates

Under section 65(5) of the Town and Country Planning Act 1990, read in conjunction with Article 14 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 the Local Planning Authority must not entertain an application for planning permission unless the relevant certificates concerning the ownership of the application site have been completed. All applications for planning permission except for approval of reserved matters must include the appropriate certificate of ownership. An

ownership certificate A, B, C or D must be completed stating the ownership of the application site.

Certificate A- This should only be completed if the applicant is the sole owner of the land to which the application relates and there are no agricultural tenants.

Certificate B- This should be completed if the applicant is not the sole owner, or if there are agricultural tenants, and the applicant knows the names and addresses of all the other owners and/or agricultural tenants.

Certificate C- This should be completed if the applicant does not own all of the land to which the application relates and does not know the name and address of all of the owners and/or agricultural tenants

Certificate D- This should be completed if the applicant does not own all of the land to which the application relates and does not know the names and addresses of any of the owners and/or agricultural tenants.

For this purpose an 'owner' is anyone with a freehold interest, or leasehold interest the unexpired term of which is not less than seven years. An 'agricultural tenant' is a tenant of an agricultural holding, any part of which is comprised in the land to which the application relates.

4. Notice(s)

An applicant is required to notify owners of the land or buildings to which the application relates, as well as any agricultural tenants, in accordance with article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. When making an application, an applicant is required to sign a certificate confirming the ownership of the land to which the application relates and that the relevant notices have been served.

The applicant is required to publicise, in a newspaper circulating in the locality in which the land to which the application relates is situated, their intended application at least 21 days prior to submission where the names and addresses of the land owners are not known in accordance with article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015

5. The correct fee (where one is necessary)

The full fee information can be found at http://www.planningportal.gov.uk/uploads/english_application_fees.pdf

Any application which is submitted without a fee will be treated as invalid until a fee is received.

The fee can be paid:

- over the phone (01200 425111) by debit or credit card; or
- by cheque - Payable to Ribble Valley Borough Council – please quote 'Planning Fee' on back of cheque; or
- Via on-line banking -for details please contact our finance department directly.

6. Design and Access Statements

In accordance with the DMPO Design and Access Statement will be required to accompany:

In all areas:

- major development ¹
- development is in a conservation area consisting of-
 - (i) the provision of one or more dwellinghouses; or
 - (ii) the provision of a building or buildings where the floor space created by the development is 100 square metres or more.
- Applications for listed building consent

The Design and Access Statement shall:

- a) Explain the design principles and concepts that have been applied to the development;
- b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- c) Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- e) Explain how any specific issues which might affect access to the development have been addressed.

Design and Access Statement are not required to accompany applications:

- (a) for permission to develop land without compliance with conditions previously attached made pursuant to section 73 of the 1990 Act(a);
- (b) of the description contained in article 20(1)(b) or (c) of the DMPO;
- (c) for engineering or mining operations;
- (d) for a material change in use of the land or buildings;

¹ For the purposes of the Development Management Procedure Order, “major development” means:
(c) the provision of dwellinghouses where —
(i) the number of dwellinghouses to be provided is 10 or more; or
(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
(e) development carried out on a site having an area of 1 hectare or more;

The Local List

It should be noted that the Council's Local List of validation requirements is not mutually inclusive and the aim of the Checklist is to set out clearly for anyone submitting an application what is required by the Council to determine an application, which increases the certainty for consultants, developers, neighbours and community groups. The Checklist has been produced in line with national guidance and informed by policy, and therefore items and requirements on the local list are only requested where (as set out within article 34(6) (c) of the DMPO):

- they are proportionate to the nature, scale and location of the proposed development and
- matters which will be relevant, necessary and material to consideration of the application

Paragraph 44 of the National Planning Policy Framework states that local planning authorities should only request supporting information that is relevant, necessary and material to the application. This guidance is supported by the National Planning Practice Guidance (NPPG) and is intended to assist applicants when submitting planning applications and to ensure that planning applications can be validated on receipt.

Validation Dispute (article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2015)

If the need for a certain document/ plan is disputed (i.e. it is not considered that the particulars or evidence required do not meet the requirements set out in article 34(6)(c) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) then the applicant/ agent may send a notice to the authority. The notice must—

- (i) Specify which particulars or evidence the applicant considers do not meet the requirements set out in article 34(6)(c);
- (ii) Set out the reasons the applicant relies upon in holding that view; and
- (iii) Request the authority to waive the requirement to include those particulars or evidence in the application.

The Local Planning Authority will then assess the justification and determine whether or not the document/ plan is/ are material to consideration of the application.

The Local Planning Authority can require additional information within 28 days of the receipt/ validation of the application.

Planning Obligations

It is advised that the Planning obligations are considered at pre-application stage as the obligations are material planning considerations which could potentially delay the consideration of planning applications. As such whilst it is not a requirement for the validation of a planning application it is considered to be good practice to submit information about a proposed planning obligation alongside an application.

Applicants should be aware that there will be a legal fee which the applicant will need to pay on completion of a Section 106 Agreement/Unilateral Undertaking.

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Plans to support an application

The following plans will be required in support of the application. The plans should be provided at the stated scale **including the paper size** (i.e. 1:500 at A1) and should accurately show the direction of north (where appropriate):

Existing and Proposed Site Plan

The site plan(s) should be drawn at a scale of 1:500 or 1:200 and should accurately show:

- a) The direction of north
- b) The proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to the boundaries
- c) All the buildings, roads and footpaths on the land adjoining the site including access arrangements
- d) The position of all trees on the site, and those on adjacent land that could influence or be affected by the development.
- e) The extent and type of any hardstanding
- f) Boundary treatment including walls or fencing where this is proposed.
- g) Any footpaths/ public rights of way within the application site

Existing and Proposed Block Plan

Block plan(s) of the site is required at a scale of 1:100 or 1:200 showing any site boundaries, the type and height of boundary treatment (e.g. walls, fences etc), the position of any building or structure on the other side of such boundaries.

Existing and proposed floor plans

These should be drawn to a scale of 1:50 or 1:100 and should explain the proposal in detail. Where existing buildings or walls are to be demolished these should be clearly shown. The drawings submitted should show details of the existing building(s) as well as those for the proposed development. New buildings should also be shown in context with adjacent buildings (including property numbers where applicable).

The submitted plans should include the dimensions of the proposal annotated onto the plan.

Existing and Proposed Elevations

These should be drawn to a scale of 1:50 or 1:100 and show clearly the proposed works in relation to what is already there. All sides of the proposal must be shown and these should indicate, where possible, the proposed building materials and the style, materials and finish of windows and doors. Blank elevations must also be included; if only to show that this is in fact the case.

Where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings, and detail the positions of the openings on each property.

The submitted plans should include the dimensions of the proposal annotated onto the plan

Existing and proposed site sections and finished floor and site levels

Such plans drawn at a scale of 1:50 or 1:100 should show a cross section(s) through the proposed building(s). In all cases where a proposal involves a

change in ground levels, illustrative drawings should be submitted to show both existing and finished levels to include details of foundations and eaves and how encroachment onto adjoining land is to be avoided.

Full information should also be submitted to demonstrate how proposed buildings relate to existing site levels and neighbouring development. Such plans should show existing site levels and finished floor levels (with levels related to a fixed datum point off site) and also show the proposals in relation to adjoining buildings. This will be required for all applications involving new buildings.

In the case of householder development, the levels may be evident from floor plans and elevations, but particularly in the case of sloping sites it will be necessary to show how proposals relate to existing ground levels or where ground levels outside the extension would be modified.

Levels should also be taken into account in the formulation of design and access statements.

Roof plans

A roof plan is used to show the shape of the roof and is typically drawn at a scale smaller than the scale used for the floor plans (i.e. at a scale of 1:50/ 1:100/ 1:200). Details such as the roofing material, vents and their location are typically specified on the roof plan.

Additional Plans

For certain proposals, including new housing schemes, the following plans will be required to enable a full assessment of the proposals. The inclusion of these plans can also reduce the number of prior commencement conditions attached to a planning approval:

- Materials plan- detailing the proposed external facing materials and the proposed hardsurfacing materials (please be advised that the Council will require either the use of permeable materials on a permeable base for the construction of driveways or provision for drainage facilities within the site to ensure that surface water does not drain onto the highway.)
- Boundary treatment plan- detailing the proposed walls, fencing etc to be erected on the site along with plans detailing the height and appearance of these boundary treatments. (Please note that for new housing schemes adequate boundary treatment will be required to create private garden space within the curtilage of the dwelling).
- Landscape plan- including full details of all existing trees and those to be removed, all existing and/ or proposed ground cover planting, size, species, density and position of proposed trees and details of all existing and proposed hardstanding/parking areas.
- Street scene plans- detailing the proposed scheme within the existing street scene and plans of proposed street scenes within the development

Householder Applications

The Council's Local List includes a list of all potential supporting documents for all types of applications. This list is extensive and the majority of the documents listed will not be applicable to householder applications. To assist with householder applications a separate checklist will be produced which sets out the documentation required to support a householder planning application (found at Appendix E).

Outline Planning Applications

Outline applications are about establishing whether a particular type of development is acceptable on a site in principle. Part 3 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 identifies certain 'reserved matters', which may be set aside at the outline application stage for subsequent approval by the local planning authority. These are:

- layout,
- scale,
- appearance,
- access and
- landscaping.

The following information is required to accompany an outline planning application:

Amount: cannot be reserved within an outline application. The amount of development proposed for each use, how this will be distributed across the site and how the proposal relates to the site's surroundings should be explained within the design and access statement/ planning statement.

Layout: where layout is to be a reserved matter then the information requirements will be judged on a site-by-site basis having regard to the complexity and specific context of a particular application.

PLEASE NOTE: It is advised that prior to submitting an outline planning application formal pre-application discussions are entered into to establish the level of detail required to accompany the application. In respect of layout this can include details of the approximate location of buildings, routes and open spaces proposed (**PLEASE NOTE:** that plans submitted for illustrative purposes will not form part of the list of approved plans on any planning approval and should be clearly marked 'ILLUSTRATIVE' on the plans)

Scale: Where scale is to be a reserved matter then the information requirements will be judged on a site-by-site basis having regard to the complexity and specific context of a particular application.

PLEASE NOTE: It is advised that prior to submitting an outline planning application formal pre-application discussions are entered into to establish the level of detail required to accompany the application. In respect of scale this can include details of the parameters for the upper and lower limits of

the height, width, and length of each building proposed. This is in order to establish a three dimensional building envelope within which the detailed design of the buildings will be constructed.

Landscaping: where landscaping is to be a reserved matter then the application does not need to provide any specific landscaping information. However, the accompanying design and access statement should explain and justify the principles that will inform any future landscaping scheme.

Appearance: where appearance is to be a reserved matter then the accompanying design and access statement should explain and justify the principles behind the intended appearance and explain how these will inform the final design of the development.

Access: the location point of the access (es) are required to be shown to the site. This is to enable an early assessment of whether safe vehicular and pedestrian access will be possible.

Environmental Impact Assessment (EIA)

An Environmental Impact Assessment (EIA) should be provided for any major development that falls within Schedule 1 of the The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. An EIA may also be required for other developments identified in Schedule 2 where its location and scale corresponds with those criteria listed in the EIA Regulations. An assessment will need to be undertaken as to the significance of any impact. This is to enable the likely environmental impacts of the proposed development to be properly considered by the Local Planning Authority. This is a three-stage process.

If you suspect that a proposal may need an EIA you can submit a request to the Local Planning Authority for a Screening Opinion. This request will need to be accompanied by:

- (a) a plan sufficient to identify the land;
- (b) a description of the development, including in particular—
 - (i) a description of the physical characteristics of the development and, where relevant, of demolition works;
 - (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- (c) a description of the aspects of the environment likely to be significantly affected by the development;
- (d) to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—
 - (i) the expected residues and emissions and the production of waste, where relevant; and
 - (ii) the use of natural resources, in particular soil, land, water and biodiversity; and
- (e) such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

On receipt of the application for a screening opinion the Local Planning Authority will consult the relevant organisations and respond to the request normally within 3 weeks. If the Local Planning Authority considers that the proposal could have significant effects on the environment then they will require an EIA to be submitted with the planning application.

If a proposed development is EIA Development (by virtue of either Schedule 1 or Schedule 2) then a request for a Scoping Opinion can be submitted to the Local Planning Authority. This will seek to provide sufficient information that the scope of an EIA can be agreed, i.e. the significance of the various impacts and the level of detail to be explored. The Local Planning Authority will consult the relevant organisations and respond to the request normally within 5 weeks.

An EIA application should be submitted with a full Environmental Statement (ES) and a non-technical summary. Technical appendices should also be included where relevant. An application proposing EIA Development has a target date for consideration of 16 weeks to allow the Local Planning Authority and all the interested parties' greater opportunity to consider the impacts of the proposed development.

PLEASE NOTE: Following the Court of Appeal Judgement *SAVE Britain's Heritage v SSCLG* the demolition of buildings is now classed as 'development'. As a result, where demolition works are likely to have a significant effect on the environment, by virtue of factors such as its nature, size, or location, EIA screening must be carried out to consider whether EIA is required.

Biodiversity

Biodiversity is a material consideration in the planning decision. Development which has the potential to impact on biodiversity will be required to be supported by adequate information about important species, habitats and geological features, and appropriate design solutions.

An ecological assessment and/or wildlife survey shall be submitted for all proposals where the development of the site might affect protected species and/or habitats, Biological Heritage Sites, Ancient Woodland, woodland areas, any water body, pond ditch, or other similar feature. This includes the conversion of existing buildings. Further advice in respect of the need for surveys can be found at Appendix A.

Further advice on where bats are likely to be present can be found at Appendix H

The report shall include the following:

- Details of the appointed ecologist to demonstrate their competence
- Confirmation that surveys were undertaken or updated within the last 3 years (the need for more recent surveys may become apparent during consultation)
- A detailed method for the ecological assessment/ survey
- Detailed results of the survey/ assessment and an evaluation of the ecological interest
- An assessment of likely impacts
- Proposals to avoid, mitigate or compensate for any ecological impacts
- In the case of developments affecting European Protected Species (e.g. bats, otters, great crested newts, badgers), information required to address the three licensing tests of the Habitats Regulations.

In addition where developments that are proposed adjacent to such a site, but it might have an impact upon it, will also be required to be submitted with a full assessment of the impact of the proposal on the feature of importance.

This requirement cannot be conditioned, as the Local Planning Authority is obliged by the law to make a full assessment of the impact of the proposed development at the time of its consideration.

In order to help achieve gain for biodiversity each new residential unit (this includes conversions of non-residential buildings and new dwellings built to replace demolished dwellings) shall provide at least one bat or bird box/ brick per unit within the scheme. Other developments (e.g. commercial) will be required to provide a scheme including integrated boxes for bats and birds.

Additionally following a High Court judgement the Council has a legal duty, as part of a planning application, to determine whether the three 'derogation tests' of the Habitats Directive implemented by the Conservation (Natural Habitats &c.) Regulations 1994 have been met when determining whether to grant planning permission for a development which could harm a European Protected Species. The three tests include:

- (a) the activity must be for imperative reasons of overriding public interest or for public health and safety;
- (b) there must be no satisfactory alternative and
- (c) favourable conservation status of the species must be maintained.

The Local Planning Authority undertake a hierarchical assessment of options for biodiversity on sites. The principle of the hierarchy is that enhancement should be the starting point when looking at the biodiversity of sites, before looking at avoiding and reducing impacts, then mitigating them, and only as a last resort compensating for their loss (please see Appendix G).

Archaeological Assessment

Any development which is situated within an area of known to have archaeological interest shall be accompanied by an Archaeological Assessment which sets out a programme of archaeological work including a scheme of investigation. This is to ensure that any archaeological assets are excavated and recorded correctly.

Heritage Statement

For planning applications which involve a Listed Building, impact on the setting of a Listed Building and/or involve work within a Conservation Area the planning application will be required to include a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and sufficient to understand the potential impact of the proposal on their significance. (Details of whether a property is within a Conservation Area can be found at https://www.ribblevalley.gov.uk/info/200359/conservation_and_listed_buildings/908/conservation_areas)

As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest an appropriate desk-based assessment and, where necessary, a field evaluation will be required.

This information together with an assessment of the impact of the proposal will be required as part of the explanation of the design concept. It should detail the sources that have been considered and the expertise that has been consulted.

It will not be possible to validate applications where the extent of the impact of the proposal on the significance of any heritage assets affected cannot adequately be understood from the application and supporting documents.

Applications for Listed Building Consent

Consent will be required from the Local Planning Authority for the following works to a Listed Building:

- Any works of demolition, alteration or extension that would affect the building's special character (Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990).
- For replacement windows or doors or any other features that will affect the character of the building (e.g. flood resilient doors)

Applications for listed building consent shall be accompanied by:

- Existing and proposed elevation plans at a scale of 1:50 or 1:100
- Detailed plans at a scale of 1:2 showing all new doors, windows, panelling, fireplaces, plaster moulding and other decorative details
- Details of any pre-application discussion
- Structural Survey of the Building (if required)
- Photographs/photomontages
- Statement of Significance relating to elements of building or area (if Conservation Area or historic park and garden) or setting to be affected. Statement should be proportionate to assets importance and sufficient to understand potential impact of proposal on significance.

Structural Surveys

For applications which include the reuse of existing buildings and include elements of demolition and rebuild, the application shall be accompanied by a specialist report on the condition of the building. This report should be undertaken by a qualified structural surveyor, structural engineer and/or timber-frame specialist if appropriate. The report must clearly identify the extent of any required rebuilding and detail, via a method statement, the means by which the retained structure is to be safeguarded.

Applications for demolition which include justification based on the structural integrity of the building/ structure shall also be accompanied by a Structural Survey

Proof of Marketing Statement

In accordance with Policy DMB1 of the Adopted Core Strategy the loss of existing employment sites and buildings to non-employment generating uses will only be supported when it can be demonstrated that attempts have been made to secure an alternative employment generating use for site (must be supported by evidence (such as property agents details including periods of marketing and response) that the property/business has been marketed for business use for minimum period of six months or information that demonstrates to the councils satisfaction that the current use is not viable for employment purposes.

Where the Council considers the loss of a commercial facility may have negative impacts for the local economy, it will be necessary to demonstrate there is no demand to retain the premises in commercial use. The property will be expected to have been offered for sale on the open market for a period of at least 12 months at a realistic price (confirmed by independent verification). Information on all offers made, together with copies of the sale particulars will also be required to accompany the application.

PLEASE NOTE: The methodology for marketing should first be agreed by the Council and it is advised this is agreed at pre-application stage. Guidance on what will be required to form part of the proof of marketing is attached at Appendix F

Proposals that have an adverse impact on existing community facilities will only be permitted as an exception where the proposed development would bring defined and demonstrable benefits.

Financial Viability Assessment

Where an application submitted which would be contrary to Core Strategy Policies (i.e. a reduced affordable housing contribution) the application will be required to be supported by a financial viability assessment containing the following information:

- Value of the land (2/3 different estate agents valuations)
- Abnormal development costs
- Construction costs
- Price Registered Provider will pay for the units (in the case of affordable housing)
- Open market value of the dwellings/ value of the development
- Developer return
- Details of the proposed obligations/ specific elements of the scheme which are proposed to be included (i.e. Open Space)

The Assessment may include 3 different scenarios to demonstrate the financial impacts of the scheme which include:

1. Details of the scheme with no financial obligations/ elements which increase costs on site
2. Details of the scheme with both the financial obligations and/or specific scheme details which accord fully with Planning Policy

3. Details of the scheme as proposed including proposed financial obligations and specific details of the scheme.

Any financial viability assessment submitted will need to accord with the RICS guidance note 'Financial viability in planning' 1st edition (GN 94/2012) or any subsequent amendment

Adoption Statement

It is essential that arrangements for the future management and maintenance of new roads/ drainage facilities within developments, is addressed at the planning stage. As such any development which involves the construction of new roads, alterations/ connections to existing highways, extensions to and/ or connections to services will be required to be accompanied by a statement which details the future arrangements.

The Adoption Statement shall include:

- An Estate Road Phasing and Completion Plan setting out the development phasing and phasing of the construction of the roads (if available).
- Full details of the proposed arrangements for the future management and maintenance of the proposed streets within the development.

It is the Council's preference that developments which involve the construction of new roads shall be accompanied by a Section 38/Section 278 Agreement with Lancashire County Council Highway Authority for the adoption of the highways. Similarly any application which involves connections/extensions to existing sewers/drains shall be accompanied by a Section 104 Agreement with United Utilities.

Any application which is not accompanied by the relevant legal agreements shall have to provide clear details of how the future management and maintenance of the highways and services will be dealt with. This shall include details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

Transport Statement, Transport Assessments (TA) and Travel Plan

Where developments will have the potential to have transport implications, the planning application shall be accompanied by a Transport Statement or a Transport Assessment and Travel Plan (dependent on the type and size of the development).

A Transport Assessment is a comprehensive and systematic process that sets out various transport issues relating to a proposed development. It identifies what measures will be taken to deal with the anticipated transport impacts of the scheme in relation to all forms of travel.

Sustainable travel should take precedent over measures to increase traffic capacity and increased use of vehicles.

In some cases, the transport issues arising out of development proposals may not require a full Transport Assessment. In these instances a simplified report in the form of a Transport Statement may be more appropriate.

For major development the Transport Assessment is normally accompanied by a Travel Plan, which is a report containing a package of measures tailored to the transport needs of the development aimed at increasing travel choices and reducing reliance on the private car.

Planning applications for the following types and size of developments shall include either a Transport Statement or Travel Assessment and Travel Plan (**PLEASE NOTE:** These thresholds are for guidance purposes and should not be read as absolutes as some parts of the local highway network will be more sensitive to change than others. Early pre-application consultation with Lancashire County Council as the Highway Authority is recommended to determine the level and scope of the assessment that may be required):

Land use	Unit measure	Transport Statement	Transport Assessment and Travel Plan
Food retail (A1)	GFA	>250 <800sq.m	>800sq.m
Non-food retail (A1)	GFA	>800 <1500sq.m	>1500sq.m
Financial and professional services (A2)	GFA	>1000 <2500sq.m	>2500sq.m
Restaurants and cafes (A3)	GFA	>300 <2500sq.m	>2500sq.m
Drinking establishments (A4)	GFA	>300 <600sq.m	>600sq.m
Hot food takeaway (A5)	GFA	>250 <500sq.m	>500sq.m
Business (B1)	GFA	>1500 <2500sq.m	>2500sq.m
General industrial (B2)	GFA	>2500 <4000sq.m	>4000sq.m
Storage or distribution	GFA	>3000 <5000sq.m	>5000sq.m
Hotels (C1)	Bedroom	>75 <100 bedrooms	>100 bedrooms
Hospitals and nursing homes (C2)	Beds	>30 <50 beds	>50 beds
Residential education (C2)	Students	>50 <150 students	>150 students
Institutional hostels (C2)	Residents	>250 <400 residents	>400 residents
Dwelling houses (C3)	Unit	>50 <80 units	>80 units
Non-residential institutions (D1)	GFA	>500 <1000sq.m	>1000sq.m
Assembly and leisure (D2)	GFA	>500 <1500sq.m	>1500sq.m
Any development which it is considered would have a significant impact on the highway network			

Full details of what should be included within a Transport Statement and Transport Assessment can be found at:

<https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements>

Lancashire County Council's Sustainable Travel Team will be able to advise on the requirements for a Travel Plan Tel (01772 530201) or Email sustainabletravel@lancashire.gov.uk

Affordable Housing Statement

For housing schemes which require an element of affordable housing (in accordance with Policy DMH1 of the Adopted Core Strategy) the planning submission will be required to detail how the required percentage of affordable housing will be achieved on site, the tenure of the proposed affordable units, the number of bedrooms of the proposed affordable units and details of the Registered Provider / Housing Association who will manage the affordable units (if applicable). The scheme should demonstrate how the split responds to local needs.

For proposed affordable discount sale housing units within a development the following calculation will be utilised to set a maximum sales value for these units:

The average weekly fulltime income in the borough x 1.5 = for weekly household income x 52 for the annual income X 4 for the which is the standard mortgage calculation.

Unless otherwise agreed with the Council, a relaxation of the Policy requirements of Policy DMH1 of the Adopted Core Strategy will only be considered if it is demonstrated that this would result in the development being financially unviable based on the findings of an economic viability assessment submitted to and approved by the Council. The Assessment should include the following:

- Value of the land (2/3 different estate agents valuations)
- Abnormal development costs
- Construction costs
- Price Registered Provider will pay for the units
- Open market value of the dwellings
- Developer return
- Details of the percentage of affordable units which can be accommodated on the site

Where the Council is not in agreement with the findings of the assessment an independent auditor will be appointed, at the cost of the applicant, to undertake a site-specific economic viability assessment.

Affordable housing will be provided on-site as part of a suitable mix of housing for the site. In rare situations the Council may assess a locations as unsuitable for affordable housing. In those cases financial contributions, instead of on-site affordable housing, may be considered acceptable.

Land Stability Report

A Land Stability Report is required where development is proposed on or adjacent to unstable or potentially unstable land. The report should establish the nature and extent of the instability and any gas emissions that might be associated with any land filling.

Statement of Community Involvement

Planning applications for major development should include a Statement of Community Involvement [**PLEASE NOTE:** Other types of application may benefit from pre-application community involvement and this should be discussed at pre-application stage]. The aim of the Statement of Community Involvement is to ensure that all sections of the community, from individual members of the public through to representative organisations, have the opportunity to participate in the preparation of planning proposals for the Borough's towns, villages and countryside.

Developers are encouraged to incorporate community involvement into their development programme to allow for enough time to be devoted to involve the community in a particular scheme. Options for involvement include

- Arrange a meeting with relevant Ward Councillors and Parish/ Town Council;

- Circulate a letter and statement in the locality explaining proposals with plans or a diagram;
- Circulate a specially prepared leaflet;
- Arrange an exhibition and invite local people;
- Arrange a press release/advertisement in local newspapers;
- Arrange a public meeting;
- Arrange a meeting with particular groups in the community.

The Localism Act 2011 proposed mandatory pre-application consultation with local communities for major applications and although to date this has not been activated (apart for Wind Energy Proposals as set out above) more formal pre-application consultation is encouraged where the proposal constitutes “major development”. “Major development” is defined as:

- the provision of dwellinghouses where —
 - (i) the number of dwellinghouses to be provided is 10 or more; or
 - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development will provide 10 or more dwellinghouses;
- the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- development carried out on a site having an area of 1 hectare or more.

The omission of pre-application consultation may result in a major planning application being invalid on receipt where there is likely to be significant public interest in the proposals.

For small-scale proposals such as house extensions or advertisements applicants are encouraged to discuss their proposals with the occupiers of any neighbouring property(ies) who will be affected and to take account of their concerns where possible. This can reduce the need for changes after the application has been submitted to the Council, increase the prospect of planning permission being granted and speed up the time taken for proposals to be dealt with.

Flood Risk Assessment

A flood risk assessment (FRA) will be required to accompany most planning applications for development proposals within one of the flood zones.

This includes development:

- in flood zone 2 or 3 including minor development and change of use
- more than 1 hectare (ha) in flood zone 1
- less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)
- in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency

Further information on whether your site is located within a flood zone can be sought from the Local Planning Authority

For householder applications located within a Flood Risk Zone the planning application shall be accompanied by a simple flood risk assessment. Further guidance can be obtained at: <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#what-to-include-in-your-assessment>

Drainage

If an application proposes to connect a development to the existing drainage system then details of the existing system should be shown on the application drawing(s) along with full details of the proposed drainage arrangements within the site.

It should be noted that in most circumstances surface water is not permitted to be connected to the public foul sewers. Where the development involves the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer, then a fuller foul drainage assessment will be required including details of the method of storage, treatment and disposal. A foul drainage assessment should include a full assessment of the site, its location and suitability for storing, transporting and treating sewage.

Where connection to the mains sewer is not practical, then the foul/non-mains drainage assessment will be required to demonstrate why the development cannot connect to the public mains sewer system and show that the alternative means of disposal are satisfactory.

If the proposed development results in any changes or replacement to the existing system or the creation of a new system, scale plans of the new foul drainage arrangements will also need to be provided. This will include a location plan, cross sections/elevations and specification. Drainage details that will achieve Building Regulations Approval will be required. If connection to any of the above requires crossing land that is not in the applicant's ownership, other than on a public highway, then notice may need to be served on the owners of that land.

Applications should include details of the disposal of surface water run-off. Where it is proposed to drain this to existing drains the location of those drains should be indicated and where Sustainable Drainage Solutions (SuDS) are proposed there should be sufficient engineering, geotechnical and hydrological information provided to demonstrate the feasibility and suitability of the proposed solution

Land Contamination Assessment

Where there is reason(s) to suspect contamination of land, controlled waters, property or ecological systems (such as the existence of former industrial uses, infilled ground, or other indications of potential contamination) and for particularly sensitive end-uses such as a day nursery or housing likely to be used by families with children, a planning application shall be accompanied by either a Desk study or a Land Contamination Assessment.

Initially a desk study should be undertaken of the readily-available records assessing the previous uses of the site and their potential for contamination in relation to the proposed development. If the potential for contamination is

confirmed, further studies by the intending developer to assess the risks and identify and appraise the options for remediation will be required.

Where the potential for contamination is confirmed a Land Contamination Assessment shall be submitted which includes: an assessment of ground contamination (The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary), and any necessary remediation proposals to render the site capable of development (the remediation proposals shall include an implementation timetable and monitoring proposals). Upon completion of the remediation works, a validation report containing any validation sampling results shall be submitted to and approved in writing by the Local Planning Authority.

For small scale housing developments (no more than 3 houses) the Assessment form found at Appendix C can be should be completed and submitted as part of the planning application

Noise Impact Assessment

Proposals which are likely to generate noise located close to noise sensitive areas (e.g. close to residential areas) are required to be accompanied by a Noise Impact Assessment. The assessment shall indicate the levels of noise expected to be created and methods for mitigating any impact.

Similarly proposals for noise sensitive developments within areas of noisy development (e.g. adjacent to a railway line/ motorway) will be required to detail measures to protect the new development from noise.

For developments located close to existing residential dwellinghouses the planning application shall be accompanied by full details of the proposed construction hours, full details of the access arrangements during construction and full details of the site compound and parking for construction traffic during the construction period.

Planning Statement

For major planning applications a Planning Statement will be required as part of the submission. Planning Statement's may also be useful for minor planning applications, where the development is likely to be controversial or to enable the case for the development to be put forward, this can be identified at pre-application stage. The Statement shall provide an explanation of and justification for the proposals in the context of relevant national and local planning policies affecting the site. The Statement shall include: an assessment of the site and its context, a description of the development proposal, an assessment of the planning policy context and an appraisal of the proposed development against relevant planning policies affecting the site

Tree Survey

For proposals which have the potential to impact on trees (either within the application site or adjacent to the application site) the planning application shall be accompanied by a Tree Survey.

The survey shall indicate on a plan all of the trees and vegetation present within/ adjacent to the application site, shall indicate the species and height of the trees/ vegetation plus canopy diameter, shall indicate which trees/ vegetation will be retained as part of the development and shall indicate, including justification, which trees/vegetation are proposed to be removed.

The survey shall also incorporate a tree constraints plan, a tree retention plan and a root protection plan in accordance with BS5837:2005.

Tree Works

For applications which relate to works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area the following information will be required:

- Sufficient evidence to support the case for works to trees protected by a TPO in the form of a report from a qualified expert or diagnostic information (**PLEASE NOTE:** failure to provide sufficient information may result in the application being invalidated/ rejected/ refused.)
- A sketch plan clearly identifying the trees subject to the application (the plan should also identify other trees on the site clearly marked that they are not subject to the application). The sketch plan should include the site boundaries, the adjacent properties (including house names/ numbers), distances between the trees and nearby features on the site, an arrow indicating north, the position of the trees in relation to nearby buildings and the individual trees/ groups of trees should be numbered. (Please see appendix D for a suitable example).
- If individual trees cannot be clearly identified (i.e. they are part of a woodland/ group on trees) the approximate location should be marked on the plan and identified as part of a site visit with the case/ tree officer.
- Photographs can be utilised to identify the trees subject to the application and/ or specific features of the trees which directly relate to the application.
- Full details of the condition of the trees and/ or the damage they are causing
- The presence and impact of pests, diseases or fungi that require work to be carried out to the trees should be described in written evidence or diagnostic information from an arboriculturist or other appropriate expert. Arboricultural evidence must be provided to support applications that suggest the tree has defects that may be of concern to the future or future safe retention of the tree or parts of the tree.

Full details as to whether a tree is subject to a TPO can be found by contacting planning@ribblevalley.gov.uk or 01200 414499.

Waste Management Strategy (Bin store/refuse disposal/recycling details)

All proposals which will include the creation new dwellings or extensions to existing ones, or new retail, business, industrial developments will be required to submit details of the proposed facilities for the storage & collection of refuse, as well as for the provision of recycling facilities. Hot food takeaways should indicate the provision of litter bins along with a regime for litter picking associated with the hot food takeaway use.

Landscape

The Council requires the inclusion of basic information, including provision of levels at an early stage. Landscape strategies may be required for especially complex or phased developments where an overview or framework is needed.

It is recommended that landscape strategies are included either as supporting information or as part of Design and Access Statements or EIAs.

For sites that are considered to be particularly sensitive in landscape or visual terms Landscape and Visual Impact Assessment (LVIA) will be required. For example:

- where large scale developments are proposed, particularly vertical developments;
- where developments are within areas with a national or international landscape or landscape heritage designation (eg AONB);
- where developments may affect the settings of the above areas; or
- where developments will be particularly visible from publicly accessible viewpoints.

LVIA's should be carried out by qualified landscape professionals in accordance with the Landscape Institute and Institute of Environmental Management and Assessment's Guidelines for Landscape and Visual Assessment (GLVIA) 3rd Edition (2013) or any subsequent amendment.

Certificate of Lawfulness

The burden of proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

In accordance with article 39 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as a minimum this should include:

- a) a plan identifying the land to which the application relates drawn to an identified scale and showing the direction of north;
- b) such evidence verifying the information included in the application as the applicant can provide; and
- c) a statement setting out the applicant's interest in the land, the name and address of any other person known to the applicant to have an interest in the land and whether any such other person has been notified of the application.

This evidence required in respect of criteria (b) above may include the following:

- Existing and Proposed floor plans (for all applications involving use of a building) to a scale not less than 1:100
- Existing and proposed extensions (for all proposed building works) to a scale not less than 1:100
- Sworn affidavit(s) from people with personal knowledge of the existing use or works carried out
- Description of all uses of land within the site (if relevant)
- Supporting Planning Statement (to include statement of grounds on which the Certificate is sought)

Access Ramp Details

Applications which include a new external access ramp shall include floor plans detailing the position and gradient of the ramp along with a plan detailing any handrails/ barriers and anti-skating measures.

Flues & Ventilation extraction details

All applications which involve the sale or preparation of cooked food, laundrettes and other uses which require air conditioning or extraction and filtration equipment shall be accompanied by full details of the proposed equipment. The details shall include the manufacturer's specifications, plans detailing the location of the equipment and the dimensions of the proposed equipment.

Shopfront Details

Applications for new shopfronts shall be accompanied by:

- A section plan detailing the projection of any signage, canopies and roller shutters,
- Elevation plans detailing the existing and proposed shopfront, at a scale of 1:10 or 1:20, and
- A section plan of proposed shopfront, at a scale of 1:1 or 1:2

Telecommunications Development

Applications incorporating telecommunications shall be accompanied by:

- Standard application forms
- Layout Plan (scale 1:100/1:200) detailing the position of the structure
- Elevation Plan (scale 1:50/ 1:100) detailing height and design of the structure
- Section through structure (scale 1:10/1:20) detailing width of structure
- Elevation and layout plan (scale 1:100/1:200) of associated equipment
- Certificate/ Statement confirming compliance with ICNIRP and diagram indicating beam of greatest intensity
- Existing and proposed coverage maps
- Details of alternative sites rejected (including existing masts, structures and other buildings) with justification for rejecting them.

Lighting Assessment

Planning applications which include new external lighting shall be accompanied by a Lighting Assessment.

A lighting scheme should include the following:

- Plans detailing the location of the lighting
- Specific Site survey – including District Ambient Brightness Category
- Calculations – determining Glare, Intensity and Spill and recommendations to control these
- Risk assessment – in relation to crime and disorder and impact on light sensitive premises
- Schedule of installation
- Equipment design – must be identified & used to determine aim, glare and overspill
- Measured luminance of the proposed scheme
- Hours of illumination

Sequential Assessment and Impact Assessment

A sequential assessment will be required for main town centre uses that are not proposed in an existing centre and are not in accordance with an up-to-date Local Plan. Proposals for main town centre uses should be located in town centres, then in edge of centre locations and only if suitable sites are not available will out of centre sites be considered.

The assessment shall demonstrate:

- that sites have been assessed for their availability, suitability and viability.
- that all in-centre options have been thoroughly assessed before less central sites are considered
- that there are no town centre sites to accommodate a proposed development, (in these circumstances preference will be given to edge of centre locations which are well connected to the centre by means of easy pedestrian access)

For proposals on the edge of existing centre developers shall demonstrate flexibility in terms of:

- scale: reducing the floorspace of their development;
- format: more innovative site layouts and store configurations such as multi- storey developments with smaller footprints;
- car parking provision; reduced or reconfigured car parking areas; and
- the scope for disaggregating specific parts of a retail or leisure development, including those which are part of a group of retail or leisure units, onto separate, sequentially preferable, sites.

PLEASE NOTE: This sequential approach will not be applied to applications for small scale rural offices or other small scale rural development.

Applications for retail, office and leisure development outside of town centres, which are not in accordance with an up-to-date Local Plan, will be required to be supported by an impact assessment if the development is over 1,000m² (200m² in the case of extensions to existing premises).

The assessment shall include:

- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.

Air Quality Assessment

Regard must be had for the impact on Air Quality as a result of the development and where the development will worsen the air quality for those already living in the area mitigation measures will be required. Any such application shall be accompanied by an Air Quality Assessment setting out the identified impacts and the suggested mitigation measures.

In 2015 Central Government released the damage costs associated with Nitrogen Dioxide levels, with the document “Valuing Impacts on Air Quality – Updates in valuing changes in emissions of Oxides of Nitrogen (NOX) and concentrations of Nitrogen Dioxide (NO2) (September 2015). Within this document it is suggested that there are health effects associated with the Nitrogen Dioxide levels below those targets set by the National Air Quality Objectives.

Additionally in accordance with National Guidance the Council is keen to promote the use of alternative fuels for transport purposes.

One suggested form of mitigation is the inclusion of electric vehicle charging within schemes for new residential dwellings.

Demolition of Buildings (including conservation areas)

Following the Court of Appeal Judgement *SAVE Britain’s Heritage v SSCLG*, the demolition of buildings is now classed as ‘development’. As such an application is required to the planning authority to ascertain whether the authority requires prior approval of the method of demolition along with details of the future use/ restoration of the site.

Applications for prior approval shall be accompanied by:

- Details of the method of demolition
- Details of the proposed restoration of the site
- Confirmation from a licenced Ecologist that the demolition will not adversely impact on any ecological assets or protected species
- Confirmation from an accredited archaeologist that the demolition will not adversely impact on any items of archaeological significance at / adjacent to the site.

If you live in a conservation area, you will need planning permission for relevant demolition in a conservation area to do the following:

- Demolish a building with a volume of more than 115 cubic metres.

- To demolish a gate, fence, wall or railing over 1 metre high next to a highway (including a public footpath or bridleway) or public open space; or over 2 metres high elsewhere
- Any building erected since 1 January 1914 and in use, or last used, for the purposes of agriculture or forestry.

The application shall be accompanied by:

- Floor Plans and Elevations of the building/ structure to be demolished
- A structural survey.
- An Ecological survey and report (to include where necessary a bat survey).
- A tree survey/Arboricultural implication where trees exist on the site or are immediately adjacent to areas of work.

Agricultural applications

Applications for new agricultural buildings/ horticultural enterprises/ agricultural workers dwellings will be required to be accompanied by the following information in respect of the existing and proposed site arrangements:

- Full details of all the land which forms part of the agricultural holding
- Full details of the business enterprise
- Full details of the employees of the business
- Financial details directly linked to the proposed development
- Full details of existing farm buildings and their uses

The Council have produced a pro-forma document which can be found at https://www.ribblevalley.gov.uk/download/downloads/id/10001/agricultural_information_form.pdf which should be completed and attached to any application for new agricultural buildings/ agricultural workers dwellings (including prior notification applications)

S73 Applications and Minor Non-material amendments

Applications for removal/ variation of condition(s) (submitted under S73 of the Town and Country Planning Act 1990) or applications for minor non-material amendments will be required to be accompanied by the following information:

- The description of the development on the application forms (question 5 on the application forms for removal or variation of a condition and question 7 on the application forms for a non-material amendment) shall list all of the amendments proposed.
- A supporting statement which specifically details all of the amendments proposed.
- A copy of the originally approved plan(s) and a copy of the amended plan(s) with the amendments clearly identified on the plan(s).

Mineral resource assessment

Proposals located with a mineral safeguarding area should be accompanied by a minerals resource assessment. This is to ensure sufficient information is available on mineral resources to enable Ribble Valley Borough Council to determine the application.

The mineral resource assessment should specify whether there are minerals present and, if so, whether it is practicable or sustainable to extract them. Information could be provided on:

- the depth of overburden,
- the quantity and quality of any mineral present,
- the height of the water table,
- the proximity and nature of any surrounding land uses,
- the size of the site.

The level of detail should be appropriate to the scale and nature of the proposed development. Details of whether a site is located within a mineral safeguarding area can be downloaded at

<https://www.lancashire.gov.uk/media/305791/Proposals-Map-2-MSA-A0.pdf>

Prior Approval Applications- Part 3, Classes C, J, M, N, O, P, PA, Q, R, and S of the Town and Country Planning (General Permitted Development) Order

The Town and Country Planning (General Permitted Development) Order 2015 includes provisions to change the use of a building without the need to apply to the Local Planning Authority for planning permission (Part 3 of the GPDO, Classes C, J, M, N, O, P, PA, Q, R, and S) however prior to undertaking the development a developer is required to make an application to a local planning authority for a determination as to whether the prior approval of the authority will be required.

The application must be accompanied by—

- a written description of the proposed development, which, in relation to development proposed under Class C, M, N or Q of this Part, must include any building or other operations;
- a plan indicating the site and showing the proposed development- floor plans and elevations of the existing and proposed development, preferably at a scale of 1:50/ 1:100 or with the written dimensions on the plans, should be provided.
- in relation to development proposed under Classes M, N, O, P, PA and Q of this Part, a statement specifying the net increase in dwellinghouses proposed by the development
- the developer's contact address;
- the developer's email address if the developer is content to receive communications electronically;
- a site specific flood risk assessment (where the site is in an area within Flood Zone 2 or Flood Zone 3; or in an area within Flood Zone 1 which has critical drainage problems)
- The required fee.

PLEASE NOTE: The local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application, which may include—

- (a) assessments of impacts or risks;
- (b) statements setting out how impacts or risks are to be mitigated; or
- (c) details of proposed building or other operations.

Wind Energy Applications²

All wind energy applications will be required to meet the requirements listed within Appendix F. Additional information may also be requested by Ribble Valley Borough Council prior to the validation of wind energy applications depending on the specific details and nature of the application or the nature or character of the area within which the application site is situated. Applicants or their agents are advised to seek advice on the need for such additional information from the Council at pre-submission stage.

PLEASE NOTE: In accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015 applicants/ developers carry out consultation on a proposed application for planning permission, prior to the submission of the planning application to the Local Authority, for any development involving an installation for the harnessing of wind power for energy production where—
(a) the development involves the installation of more than 2 turbines; or
(b) the hub height of any turbine exceeds 15 metres.

(The above requirements do not apply to applications made pursuant to section 73 of the 1990 Act or applications of the description contained in article 20(1)(b) or (c) (consultations before the grant of a replacement planning permission subject to a new time limit))

The application for planning permission to the Local Planning Authority must be accompanied by particulars of—

- (a) how the applicant complied with section 61W(1) of the 1990 Act;**
- (b) any responses to the consultation that were received by the applicant;**
- and**
- (c) the account taken of those responses by the applicant.**

Please note that turbine height should be taken as the maximum height to the blade tip, rather than just the height of the mast or tower.

The following information expands on some of the requirements of the validation checklist listed in Appendix F which are specific to these types of applications:

FEE: To calculate the fee, you must work out the total land area over which the blades of the turbine(s) can rotate (the total swept area), plus the area of any ancillary structures, engineering works and newly constructed access roads. As the fee for wind turbine developments is based on the area covered by the sweep of the turbine blades, the red line on the site location plan only needs to encompass this along with the ancillary works and new access tracks, rather than the whole site (please see appendix F)

Transport Statement shall include:

- The proposed total number of lorry and crane movements and routes of travel
- Details of what measures will be required to accommodate oversize loads on the road network

² PLEASE NOTE: All references to distances from the wind turbine etc. within this section are applicable unless a different approach is fully justified by the applicant.

- Details of the proposed engineering design and construction of access tracks, including details of their permanence or removal once the wind turbine(s) are erected, and source of materials.
- Details of crane hard standings
- Details of any concrete mixing to be carried out on site, and details of disposal of excess concrete and washing out of equipment
- Location and design of construction compound where appropriate
- Design and location of any electricity transmission equipment
- Proposed hours of construction

Landscape and Visual Impact Assessment

A landscape and visual impact assessment which demonstrates how visual impacts have been minimised / mitigated and how the proposed turbine(s) will fit into the landscape. The assessment should include details of the following:

- Alternative sites which have been considered for the development
- Alternative turbine amounts / layouts / configurations which have been considered
- Alternative turbine heights / models / appearances which have been considered
- Alternative access arrangements / routes which have been considered
- Landscaping arrangements which have been considered to mitigate the visual / landscape impact of the proposed turbine(s)

For the above, it should be clearly demonstrated why the chosen arrangements represent the best option in terms of visual and landscape impact minimisation. The cumulative visual impact of the proposed turbine(s) with other existing operational or permitted turbines, or turbines currently subject to a planning application should be fully addressed in the Landscape and Visual Impact Assessment.

Heritage Statement (which can be incorporated into the required Planning Statement): Applications shall include an assessment of the impacts of the proposed turbine(s) on significant cultural, recreational or heritage assets which could potentially be affected. This should include any potential sub-surface archaeological issues. For turbines with a total height of under 40m, this should cover assets within a minimum radius of ten times turbine height (the Council reserves the right to request an assessment of the impacts on significant assets outside this radius if it is deemed necessary). For proposed turbines with a total height of 40m or above, the assessment should extend to significant assets within a radius of 5km of the nearest boundary of the site. For schemes of greater than 100 metre total height the 5km distance may be extended.

Photomontage and/or Wireframe Diagrams: The Council will expect all wind turbine applications to be accompanied by a representative range of photomontages and/or wireframe diagrams to demonstrate how the proposed turbine(s), ancillary equipment and access roads will fit into the landscape. Photomontages and wireframe diagrams should be created by a suitably qualified person or organisation. Locations for photomontage and wireframe diagram viewpoints should be agreed with the Council at the pre-submission stage.

Zone Theoretical Visibility Maps: Unless the application is for a single turbine with a height of 25m or less (which is not within 1km of any other operational or permitted turbines, or turbines currently subject to a planning application), the Council will expect applications to be accompanied by two Ordnance Survey based maps showing the Zone Theoretical Visibility (ZTV) of the proposed turbine(s):

- The first of the maps should show the ZTV of the proposed turbine(s) only.
- The second map should show the cumulative ZTV of the proposed turbine(s) along with any other operational and permitted turbines (and those currently subject to a planning application). Applicants should contact the Council to obtain an up to date list of such turbines.

The radius of the ZTV maps required depends on the proposed height of the turbine(s) in the application and other factors- please see Appendix F.

Public Rights of Way Map: The Council will expect a plan to be submitted which identifies all Public Rights of Way within a radius of 10 times turbine height from the centre of the turbine. The impact on locally and sub-regionally significant or recreational routes or long distance trails should be fully addressed where the turbine(s) will be located within 1km of such a route applicants are advised to contact the Council's Development Control department for clarification where they are unsure if such a route exists in proximity to the proposed turbine(s).

Noise & Shadow Flicker Assessment: For all wind energy applications the Council will expect that a plan is submitted which identifies any occupied buildings situated within a radius of ten times turbine height from the centre of the proposed turbine. In exceptional circumstances a greater distance may be prescribed. Site-specific noise assessments for all buildings within the identified radius should be carried out and full details and recommendations included within a report accompanying the planning application. The report should demonstrate that any noise is compliant with ETSU-R-97, as amended. Depending on the size of the proposed turbine(s) and the proposed location, submission of manufacturers' standard noise output specifications for a given turbine model may or may not be sufficient, as such specifications do not generally address site-specific conditions. Applicants should contact the Council at pre-application stage to confirm the likely requirements for information relating to noise.

In terms of shadow flicker effect, the Council will expect a report to be submitted which demonstrate that the impact on occupied properties within a radius of 10 times turbine height and if necessary any mitigating measures. The effects of Shadow flicker on the users of bridleways within a 10 times turbine height radius should also be addressed. Such reports should be carried out by a suitably qualified person or organisation, and set out clear recommendations.

Details of Decommissioning Bond / Arrangements: An indication of how decommissioning will be undertaken shall be provided. For all single wind turbines over a height of 40m (or multiple turbines of any height), the Council will expect that evidence is provided to demonstrate that a bond has been put in place with the Local Authority to cover the entire costs of decommissioning and removing the wind turbine(s) from site once they have reached the end of their 25 year operational period. This should be done through a Unilateral Undertaking. This is necessary to prevent redundant wind turbines from remaining in the landscape once the end of their operating life has been reached, and acts as a

safeguard in case of any financial constraints which may prevent the owner / operator of the turbine(s) from carrying out decommissioning works in future.

Details of proposed Community Benefits: Applicants for wind energy developments with a total generating capacity of 250kW or above should indicate how consideration has been given to compensating the community for the negative effects of the proposal. Provision of a community benefit scheme to compensate the communities likely to be most heavily impacted by proposed turbines will be expected for proposals generating 1Mw of power or greater.

Details of impacts on communications / broadcast equipment: The Council will consult the Ministry of Defence (Defence Infrastructure Organisation) and National Air Traffic Services (NATS) on wind turbine applications. As such, there is no requirement for applicants to consult with these two bodies prior to submission of an application. However, it is the responsibility of the applicant to demonstrate that the proposed turbine(s) will not cause any interference to the operation of any communications or broadcast equipment, through consultation with the operators of any masts or antennae which may be subject to adverse effects from the proposed turbine(s). Consultation responses from any such individuals or organisations should be submitted to the Council alongside the planning application.

Applicants should also demonstrate that any possible effects on telecommunications equipment, including television reception, have been considered and if necessary mitigation measures taken.

Appendix A

Timetable for works involving protected species, habitats and vegetation

Part 1 Local Requirements For Protected Species

If the application involves any of the development proposals shown in Table 1 (Column 1), a protected species survey and assessment must be submitted with the application. Exceptions to when a survey and assessment may not be required are also explained in this table. The Survey should be undertaken and prepared by competent persons with suitable qualifications and experience and must be carried out at an appropriate time and month of year, in suitable weather conditions and using nationally recognised survey guidelines/methods where available*. The survey may be informed by the results of a search for ecological data from a local environmental records centre. The survey must be to an appropriate level of scope and detail and must:

- Record which species are present and identify their numbers (may be approximate);
- Map their distribution and use of the area, site, structure or feature (e.g. for feeding, shelter, breeding).

The Assessment must identify and describe potential development impacts likely to harm the protected species and/or their habitats identified by the survey (these should include both direct and indirect effects both during construction and afterwards). Where harm is likely, evidence must be submitted to show:

- How alternative designs or locations have been considered;
- How adverse effects will be avoided wherever possible;
- How unavoidable impacts will be mitigated or reduced;
- How impacts that cannot be avoided or mitigated will be compensated.

In addition, proposals are to be encouraged that will enhance, restore or add to features or habitats used by protected species. The Assessment should also give an indication of how species numbers are likely to change, if at all, after development e.g. whether there will be a net loss or gain.

The information provided in response to the above requirements are consistent with those required for an application to Natural England for a European Protected Species Licence. A protected species survey and assessment may form part of a wider Ecological Assessment and/or part of an Environmental Impact Assessment.

Exceptions for When a Full Species Survey and Assessment may not be Required:

- a) Following consultation by the applicant at the pre-application stage, the LPA has stated in writing that no protected species surveys and assessments are required.
- b) If it is clear that no protected species are present, despite the guidance in the above table indicating that they are likely, the applicant should provide evidence with the planning application to demonstrate that such species are absent (e.g. this might be in the form of a letter or brief report from a suitably qualified and experienced person, or a relevant local nature conservation organisation).
- c) If it is clear that the development proposal will not affect any protected species present, then only limited information needs to be submitted. This information should, however,
 - demonstrate that there will be no significant effect on any protected species present and

- Include a statement acknowledging that the applicant is aware that it is a criminal offence to disturb or harm protected species should they subsequently be found or disturbed.

In some situations, it may be appropriate for an applicant to provide a protected species survey and report for only one or a few of the species shown in the Table above e.g. those that are likely to be affected by a particular activity. Applicants should make clear which species are included in the report and which are not because exceptions apply.

TABLE 1

Proposals for Development that will trigger a Protected Species Survey	Species likely to be affected and for which a survey will be required									
	Bats	Barn Owls	Breeding Birds	Great Crested Newts	Otters	Water Vole	Badger	Reptiles	Amphibians	Plants
<p>Proposed development which includes conversion, modification, demolition or removal of buildings (including hotels, schools, hospitals, churches, commercial premises and derelict buildings) which are:</p> <ul style="list-style-type: none"> • agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams; • buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water; • pre-1960 detached buildings and structures within 200m of woodland and/or water; • pre-1914 buildings within 400m of woodland and/or water; • pre-1914 buildings with gable ends or slate roofs, regardless of location; • located within, or immediately adjacent to woodland and/or immediately adjacent to water; • Dutch barns or livestock buildings with a single skin roof and board-and-gap or Yorkshire boarding if, following a preliminary roost 	•	•	•							

assessment (see Chapter 8 for details) the site appears to be particularly suited to bats.										
<p>Development affecting built structures:</p> <ul style="list-style-type: none"> tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures; unused industrial chimneys that are unlined and brick/stone construction; bridge structures, aqueducts and viaducts (especially over water and wet ground). 	•									
<p>Floodlighting of:</p> <ul style="list-style-type: none"> churches and listed buildings, green space (e.g. sports pitches) within 50m of woodland, water, field hedgerows or lines of trees with connectivity to woodland or water; any building meeting the criteria listed in (1) above. 	•	•	•							
<p>Felling, removal or lopping of:</p> <ul style="list-style-type: none"> woodland; field hedgerows and/or lines of trees with connectivity to woodland or water bodies; old and veteran trees that are more than 100 years old; mature trees with obvious holes, cracks or cavities, or which are covered with mature ivy (including large dead trees). 	•		•				•			•

Proposals affecting water bodies: <ul style="list-style-type: none"> in or within 200m of rivers, streams, canals, lakes, reed beds or other aquatic habitats. 	•		•		•	•			•	•
Proposals located in or immediately adjacent to: <ul style="list-style-type: none"> quarries or gravel pits; natural cliff faces and rock outcrops with crevices or caves and swallets. 	• •		• •					• •		
Proposals for wind farm developments of multiple wind turbines and single wind turbines	•									
Proposed development affecting any type of buildings, structures, feature or location where protected species are known to be present	•	•	•	•	•	•	•	•	•	•
	Bats	Barn Owls	Breeding Birds	Great Crested Newts	Otters	Water Vole	Badger	Reptiles	Amphibians	Plants

Part 2 Local Requirements for Designated Sites and Priority Habitats

If the application is likely to affect any of the designated sites, priority habitats or biodiversity features listed in Table 2 a survey and assessment for the relevant feature must be submitted with the application. Exceptions to when a survey and assessment may not be required are also explained in these tables. The Survey should be undertaken and prepared by competent persons with suitable qualifications and experience and must be carried out at an appropriate time and month of year, in suitable weather conditions and using nationally recognised survey guidelines/methods where available*. The survey may be informed by the results of a search for ecological or geological data from a local environmental records centre. The survey must be to an appropriate level of scope and detail and must:

- Record which habitats and features are present on and where appropriate around the site;
- Identify the extent/area/length present;
- Map their distribution on site and/or in the surrounding area shown on an appropriate scale plan.

The Assessment should identify and describe potential development impacts likely to harm designated sites, priority habitats, other listed biodiversity features or geological features (these should include both direct and indirect effects both during construction and afterwards). Where harm is likely, evidence must be submitted to show:

- How alternatives designs or locations have been considered;
- How adverse effects will be avoided wherever possible;
- How unavoidable impacts will be mitigated or reduced;
- How impacts that cannot be avoided or mitigated will be compensated.

In addition, proposals are to be encouraged that will enhance, restore or add to designated sites priority habitats, other biodiversity features or geological features. The Assessment should give an indication of likely change in the area (hectares) of priority habitat on the site after development e.g. whether there will be a net loss or gain. An ecological/geological survey and assessment may form part of a wider Environmental Impact Assessment.

Exceptions When a Full Survey and Assessment May Not Be Required

International and National Sites: A survey and assessment will not be required where the applicant is able to provide copies of pre-application correspondence with Natural England, where the latter confirms in writing that they are satisfied that the proposed development will not affect any statutory sites designated for their national or international importance.

Regional and Local Sites and Priority Habitats: A survey and assessment will not be required where the applicant is able to provide copies of pre-application correspondence with the Local Planning Authority's ecologist (where employed), or ecological advisor and/or the local Wildlife Trust that they are satisfied that the proposed development will not affect any regional or local sites designated for their local nature conservation importance or any other priority habitats or listed features.

Table 2

<p>1. Designated Sites</p> <p>Nationally designated sites</p> <p>Regionally/ Locally designated sites</p>	<p>Sites of Special Scientific Interest (SSSI)</p> <p>Historic Parks and Gardens</p> <p>Biological Heritage Site (BHS)</p> <p>Geological Heritage Site</p> <p>Ancient Woodland</p> <p>Ancient Woodland buffer zone</p>
<p>2. Priority Habitats</p> <hr/> <p>Arable field margins</p> <hr/> <p>Traditional orchards</p> <hr/> <p>Hedgerows</p> <hr/> <p>Aquifer-fed naturally fluctuating water bodies</p> <hr/> <p>Eutrophic standing waters</p> <hr/> <p>Mesotrophic lakes</p> <hr/> <p>Oligotrophic and dystrophic lakes</p> <hr/> <p>Ponds</p> <hr/> <p>Rivers</p> <hr/> <p>Lowland calcareous grassland</p> <hr/> <p>Lowland dry acid grassland</p> <hr/> <p>Lowland meadows</p> <hr/> <p>Purple moor-grass and rush pastures</p> <hr/> <p>Upland calcareous grassland</p> <hr/> <p>Upland hay meadows</p> <hr/> <p>Lowland heathland</p> <hr/> <p>Mountain heaths and willow scrub</p> <hr/> <p>Upland heathland</p> <hr/> <p>Calaminarian grasslands</p> <hr/> <p>Inland rock outcrop and scree habitats</p> <hr/> <p>Limestone pavements</p> <hr/> <p>Open mosaic habitats on previously developed land</p> <hr/> <p>Blanket bog</p> <hr/> <p>Lowland fens</p> <hr/> <p>Lowland raised bog</p> <hr/> <p>Reedbeds</p> <hr/> <p>Upland flushes, fens and swamps</p> <hr/> <p>Lowland beech and yew woodland</p> <hr/> <p>Lowland mixed deciduous woodland</p> <hr/> <p>Upland mixed ashwoods</p> <hr/> <p>Upland oakwood</p> <hr/> <p>Wet woodland</p> <hr/> <p>Wood-pasture and parkland</p>	

Table 3 Ecological Survey Seasons

Optimal Time



Extending Into



	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Badgers		Optimal Time			Extending Into					Optimal Time	Extending Into	
Bats (Hibernation Roosts)	Optimal Time										Optimal Time	
Bats (Summer Roosts)				Extending Into	Optimal Time				Extending Into			
Bats (Foraging/ Commuting)				Extending Into	Optimal Time				Extending Into			
Birds (Breeding)			Optimal Time			Extending Into						
Birds (Over-Wintering)	Optimal Time										Optimal Time	
Great Crested Newts			TERRESTRIAL Optimal Time							Extending Into		
			AQUATIC Optimal Time									
Otters	Optimal Time											
Reptiles				Optimal Time					Optimal Time			
Water Voles			Extending Into	Optimal Time					Extending Into			
White Clawed Crayfish							Optimal Time					

Habitats/ Vegetation			WOODS			
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Points to note regarding surveys are as follows:

- For certain species and habitats surveys can be carried out at any time of year, but for other species, particular times of year are required to give the most reliable results, as indicated in Table 3
- Surveys conducted outside of optimal times (Table 3) may be unreliable. For certain species (e.g. Great Crested Newt) surveys over the winter period are unlikely to yield any useful information. Similarly negative results gained outside the optimal period should not be interpreted as absence of a species and further survey work may be required during the optimal survey season. This is especially important where existing surveys and records show the species has been found previously on site or in the surrounding area. An application may not be valid until survey information is gathered from an optimum time of year.
- Species surveys are also very weather dependent so it may be necessary to delay a survey or to carry out more than one survey if the weather is not suitable, e.g. heavy rain is not good for surveying for otters, as it washes away their spraint (droppings). Likewise bat surveys carried out in wet or cold weather may not yield accurate results.
- Absence of evidence of a species does not necessarily mean that the species is not there, nor that its habitat is not protected (e.g. a bat roost is protected whether any bats are present or not).
- Local Biological / Environmental Records Centre may have useful existing information and records.
- Competent ecologists should carry out any surveys. Where surveys involve disturbance, capture or handling of a protected species, then only a licensed person can undertake such surveys (e.g. issued by Natural England). Surveys should follow published national or local methodologies.

Appendix B

Small scale residential development Contamination Assessment Form

Site Description (including grid reference)

Include details of layout and ground covering, any evidence of former buildings or site activities, any evidence of made/ filled ground, any signs of subsidence or contamination (e.g. ground staining/ discolouration, odours, vegetation distress/ dieback)

--

Site History (tick all that apply)

	Domestic	Agricultural	Commercial	Industrial	Other (give details)
Proposed Land Use					
Current Land Use					
Past Land Use- last 150 years					

If the past land use has changed, please give date of changes (please use category types from previous table)	From	To	Land Use

What have the existing buildings on site been used for?		
Are there any buildings constructed from suspected asbestos containing material?	Yes	No

	Yes	No
Have any fuels been stored onsite?		
Have there been any fuel/chemical spills or leaks?		
If 'Yes' to either of the above, please state fuel./chemical, storage method and location, and details of any spillages		

Have there been any pollution incidents, either reported or unreported?	Reported		Unreported	
	Yes	No	Yes	No

Provide details of any surface water present onsite (including drains, ponds, streams and rivers)	
Provide details of any groundwater or surface water abstractions (including wells and boreholes)	

	Yes	No
Have any waste disposal activities (including the burning of waste) been carried out on site?		
Have any waste disposal activities been carried out on surrounding land within 250m of the site?		
Is there any evidence of demolition activities (e.g. rubble) onsite?		
If 'Yes' to any of the above, please provide details		

Adjacent Land Use

	Domestic	Agricultural	Commercial	Industrial	Other (give details)
Current Land Use					
Past Land Use- last 150 years					

Provide details of any surface water present onsite (including drains, ponds, streams and rivers)	
Provide details of any groundwater or surface water abstractions (including wells and boreholes)	

Previous Land Contamination Reports

Have any land contamination reports previously been completed for the site	Yes (please provide a copy)	No
--	-----------------------------	----

Imported Soil

Do you intend to import and soil or soil forming materials onto the site for use in garden areas, soft landscaped areas or to raise ground levels?	Yes (if so please refer to the YAHPAC guidance on Verification Requirements for Cover Systems)	No
--	--	----

Suspected Contamination

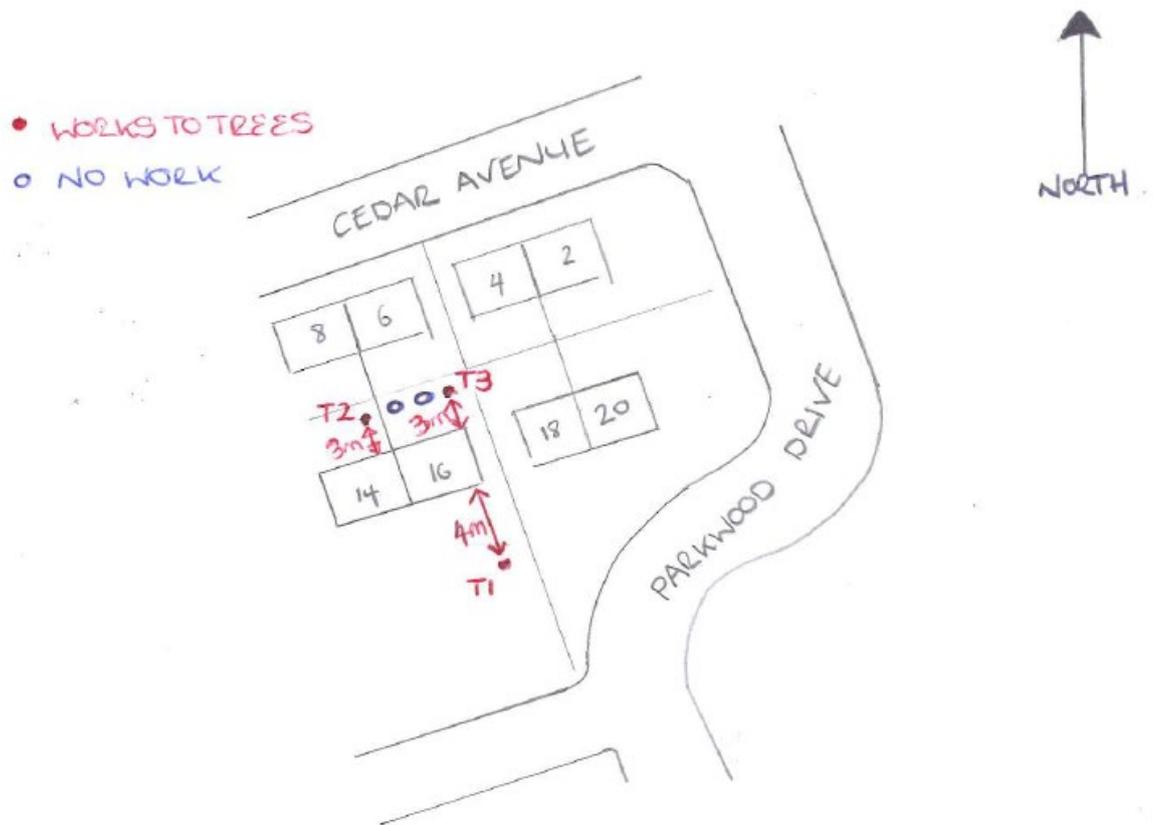
Based on the information you have provided in this form, do you think that contamination could be present at the site?	Yes	No
If 'yes' please provide details		

Please provide details of the sources of information you have used to complete this form

Signed..... Date.....

Appendix C

Example sketch plan for applications with works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area



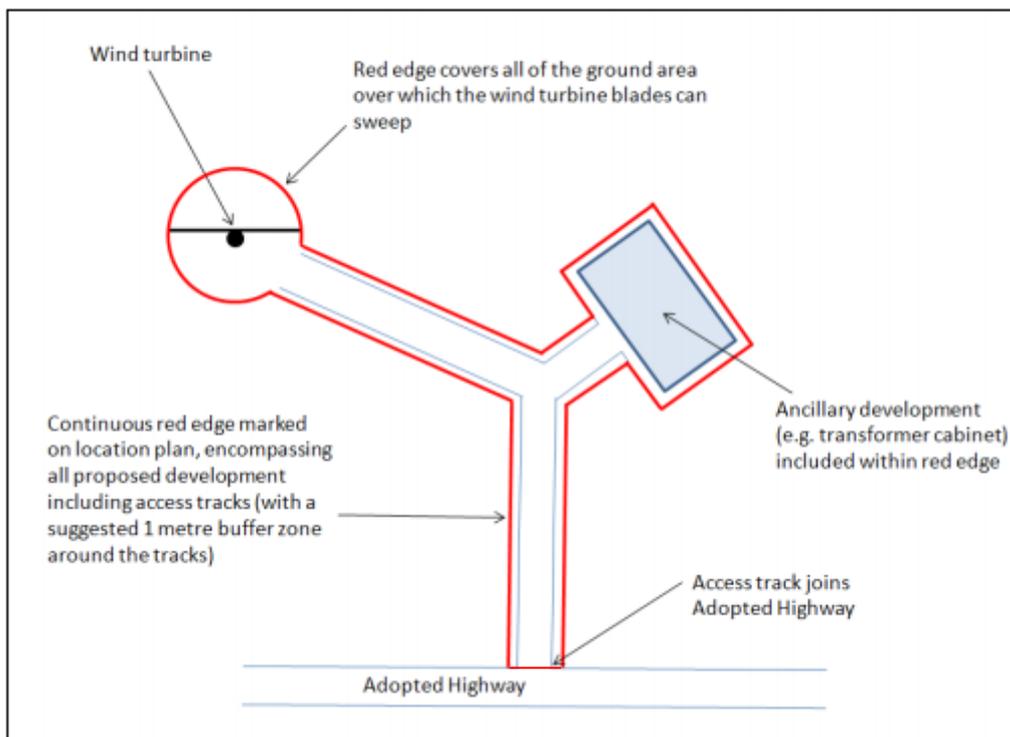
Appendix D

Wind Energy Applications

Applicants should ensure that applications include each of the items contained in the following table:

1.	A completed application form and the correct certificates
2.	The correct planning application fee
3.	Location Plan at 1:1250 or 1:2500 scale
4.	Site / Block Plan at 1:250 or 1:500 scale
5.	Elevation Plans of Turbines and Ancillary Equipment at 1:50 or 1:100 scale
6.	Transport Statement
7.	Landscape and Visual Impact Assessment
8.	Planning Statement/ Heritage Statement
9.	Photomontage and/or Wireframe Diagrams
10.	Zone of Theoretical Visibility (ZTV) Maps
11.	Public Rights of Way Map
12.	Ecological Assessment
13.	Noise & Shadow Flicker Assessment
14.	Pre-application Community Consultation (IF REQUIRED)
15.	Coal Mining Risk Assessment (IF REQUIRED)
16.	Details of Decommissioning Bond / Arrangements (IF REQUIRED)
17.	Details of proposed Community Benefits (IF REQUIRED)
18.	Environmental Statement / Environmental Impact Assessment (IF REQUIRED)
19.	Details of impacts on communications / broadcast equipment (IF REQUIRED)

Example of a Correctly Drawn Red Edge on Location Plan



ZTV Maps

The radius of the ZTV maps required depends on the proposed height of the turbine(s) in the application and other factors. The following table sets out the Council's general requirements:

Turbine Height (to blade tip)	Number of Turbines	Is the site within 1km of any other operational or permitted turbines, or turbines currently subject to a planning application?	Required Radius of ZTV Maps
0-25m	1	No	Not required
0-25m	1	Yes	2km
0-25m	2-5	No	10km
0-25m	2-5	Yes	15km
0-25m	6-10	No	20km
0-25m	6-10	Yes	20km
0-25m	10+	No	20km
0-25m	10+	Yes	30km
26-60m	1	No	20km
26-60m	1	Yes	30km
26-60m	2+	No	30km
26-60m	2+	Yes	30km
Over 60m	1	No	30km
Over 60m	1	Yes	30km
Over 60m	2+	No	30km
Over 60m	2+	Yes	30km

Appendix E

Householder Checklist

National Requirements	
<input type="checkbox"/>	Completed application form, signed and dated
<input type="checkbox"/>	Completed ownership certificate and agricultural land declaration (A, B, C or D) as required by Article 14 of the Town and Country Planning (Development Management Procedure) Order 2010
<input type="checkbox"/>	Where Ownership Certificates B, C or D has been completed, the Householder Notice to Owners must also be submitted and/or published in accordance with Article 13 of the Town and Country Planning (Development Management Procedure) Order 2010.
<input type="checkbox"/>	Site location plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of north (at a scale of 1:1250 or 1:2500)
	Plans, drawings and information necessary to describe the development which is the subject of the application, which can include:
<input type="checkbox"/>	Site plan (at a scale of 1:100 or 1:200) showing any site boundaries
<input type="checkbox"/>	Existing and proposed elevations (at a scale of 1:50 or 1:100)
<input type="checkbox"/>	Existing and proposed floor plans (at a scale of 1:50 or 1:100)
<input type="checkbox"/>	Existing and proposed site sections and finished floor and site levels (at a scale of 1:50 or 1:100)
<input type="checkbox"/>	Roof plans (at a scale of 1:50 or 1:100)
<input type="checkbox"/>	Design and Access Statement (for listed buildings or properties in a conservation area)
<input type="checkbox"/>	The appropriate fee

--

Ribble Valley Local Information Requirements – Supporting Information	
The following supporting documents (where relevant):	
<input type="checkbox"/>	Bat Survey
<input type="checkbox"/>	Flood Risk Assessment
<input type="checkbox"/>	Heritage Statement
<input type="checkbox"/>	Details of existing and proposed parking arrangements where the proposal will affect existing arrangements or include the creation of additional bedrooms.

Appendix F

Proof of Marketing

The Proof of Marketing should include as a minimum:

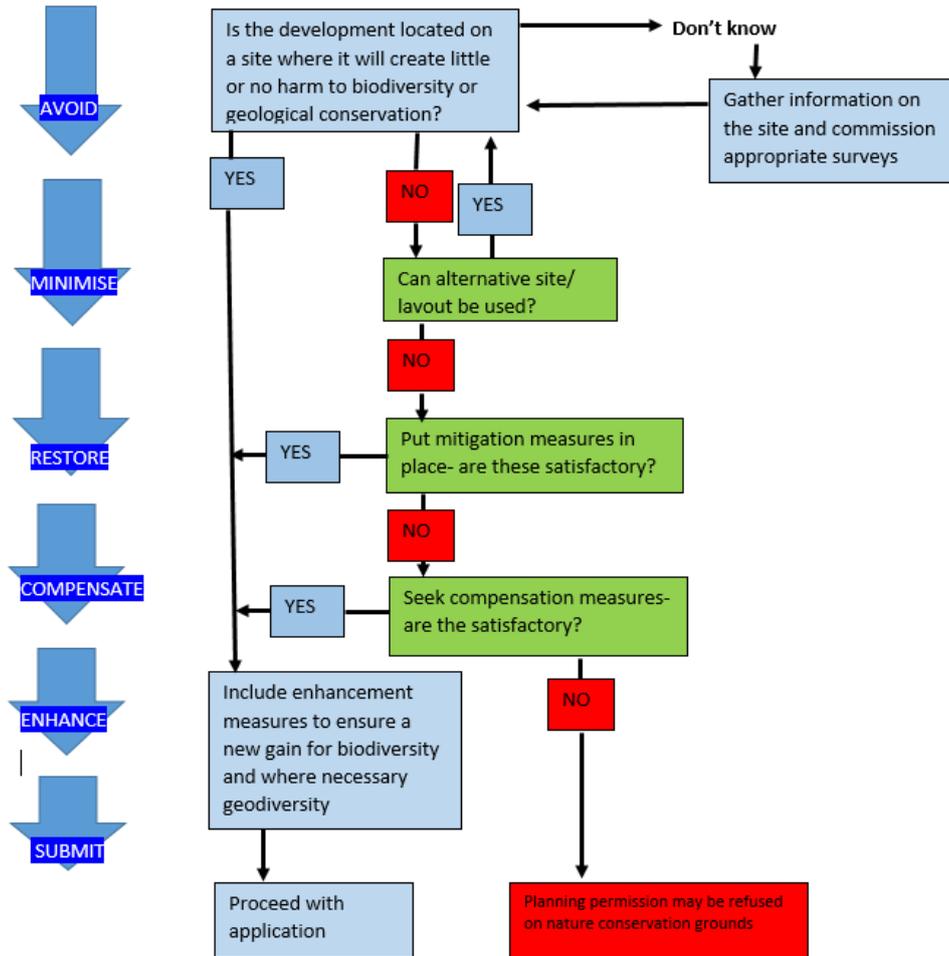
- a) The market price of the site/premises and an indication of this price relative to those prevailing for similar sites/premises in the local market, including details of an independent valuation;
- b) Details of any reductions in market price made during the course of marketing;
- c) The marketed use of the site which should include options for retaining the premises in commercial use including:
 - the potential for refurbishment;
 - redevelopment for new commercial uses;
 - sub-division,
 - amalgamation or selective demolition, in order to improve the format, layout and access arrangements;
- d) Details of the site particulars prepared, which should include the following information as a minimum:
 - Good quality internal and external photographs
 - A description of the site / premises
 - The current permitted use and all potential employment uses, subject to planning permission
 - Dimensions of the building / internal rooms / eaves height / door widths, if relevant/gross internal area / total size of the site, including any land. (Note: Any residential element to the property should be removed or subordinate to the commercial particulars.)
 - Extent of site, shown on a site plan
 - Site location, including map – the map extract should show the property in relation to the road network
 - Services e.g. electricity, gas, water and any other relevant information
 - Asking price & tenure – including both leasehold and freehold
 - All restrictions, conditions and covenants
 - Known costs, such as service charges, rateable value and any other known items
 - Terms and conditions associated with the sale
 - Parking availability and access to public transport
 - Contact details for viewing and more information
- e) The site should be continuously advertised by way of a commercial agent's advertisement board (minimum size 0.5 square metres in area) on each site frontage to the main highway throughout the period;
- f) The site should be continuously included on the commercial agent's website, the Councils' commercial property database/website and commercial property search sites, together with the agents own property papers and/or lists of commercial premises. Circulation should be undertaken to other local commercial agents, by way of mail shots

and/or hard copies of sales particulars, and circulated again if any significant details change;

- g) The site should be advertised in the regional and local press, including the property press and specialist trade papers, on a frequent basis (minimum 6 adverts) throughout the marketing period. Details of where and how often the site was advertised, with copies of all advertisements placed, including dates, must be produced;
- h) A monthly breakdown should be compiled, detailing contact details of interested parties in the property. All expressions of interest / offers received, including rental interest should be shown and progress with negotiations, including any offers rejected and the reasons for this. Where possible the applicant should obtain from interested parties the reasons why they were not able or willing to proceed. It is not sufficient evidence to just quote the number of viewings and generalise on the feedback;
- i) Details should be shown of any variations in the marketed use of the site / premises that were introduced in the course of marketing;
- j) Details should be provided of any variation in terms and conditions on which the site is being made available.

Appendix G

Biodiversity Hierarchy



Appendix H

Guideline list of where bats are likely to be present and where developers can reasonably be expected to submit a bat survey.

- a) Proposed development which includes the modification, conversion, demolition or removal of buildings and structures (especially roof voids) involving the following:
 - all agricultural buildings (e.g. farmhouses and barns) particularly of traditional brick or stone construction and/or with exposed wooden beams greater than 20 cm thick;
 - all buildings with weather boarding and/ or hanging tiles that are within 200 m of woodland and/or water;
 - pre-1960 detached buildings and structures within 200 m of woodland and/ or water;
 - pre-1914 buildings within 400 m of woodland and/or water;
 - pre-1914 buildings with gable ends or slate roofs, regardless of location;
 - all tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures; - all bridge structures, aqueducts and viaducts (especially over water and wet ground); and
 - all developments affecting buildings, structures, trees or other features where bats are known to be present.
- b) Proposals involving lighting of churches and listed buildings or floodlighting of green space within 50 of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water.
- c) Proposals affecting quarries with cliff faces with crevices, caves or swallets.
- d) Proposals affecting or within 400 m of rivers, streams, canals, lakes, or within 200 m of ponds and other aquatic habitats.
- e) Proposals affecting woodland or field hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies.
- f) Proposed tree work (felling or lopping) and/or development affecting:
 - old and veteran trees that are older than 100 years;
 - trees with obvious holes, cracks or cavities; and
 - trees with a girth greater than 1 m at chest height.
- g) Proposed development affecting any feature or locations where bats are confirmed as being present, revealed by either a data trawl (for instance of the local biological records centre) or as notified to the developer by any competent authority (e.g. planning authority, Statutory Nature Conservation Organisation or other environmental or conservation organisation).

Remember this is intended as a guide only and bats may be found in other situations beyond those listed above. For example, pipistrelle and brown long eared bats will frequently occupy modern buildings and built

structures. You may therefore be asked to submit a bat survey prior to determination even if your development type is not shown on this trigger list. Developers, and those acting for them, should be mindful that disturbance of any roosts or harm to a bat or bats is a criminal offence.



Appeal Decision

Site visit made on 5 February 2019

by Sarah Manchester BSc (Hons) MSc PhD MEnvSc

an Inspector appointed by the Secretary of State

Decision date: 14th March 2019

Appeal Ref: APP/T2350/W/18/3216184

32 Hall Street, Clitheroe BB7 1HJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr A Graham of Smart Property Investment & Management against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2018/0435, dated 17 May 2018, was refused by notice dated 5 October 2018.
 - The development proposed is demolition of existing property and associated outbuildings and proposed erection of 6 no. 3-bed town houses.
-

Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by Mr A Graham of Smart Property Investment and Management against Ribble Valley Borough Council. This application is the subject of a separate Decision.

Main Issues

3. The main issues are the effect of the proposed development on
 - i) the character and appearance of the area, and
 - ii) the living conditions of the occupiers of neighbouring properties, with particular regard to daylight and outlook.

Reasons

Character and appearance

4. The appeal site comprises a residential property and associated large garden with outbuildings. It is located to the rear of modern 2 and 3 storey properties on Copperfield Close. It is accessed from Hall Street, a primarily residential road with traditional terraced properties. Despite the mixture of housing types in the area, there is nevertheless a degree of consistency in terms of character and appearance as a result of the arrangement and grouping of similar styles of properties. Ribblesdale Wanderers Cricket and Bowling Club borders the site to the north and east, and the appeal site garden contributes to the open undeveloped character of this part of the area.

5. The proposed development is the demolition of the existing property and garden buildings and the erection of six 3 bedroom dwellings. Properties would be 2 storey and arranged in 2 perpendicular blocks, each with 1 detached and a pair of semi-detached dwellings. They would be of a relatively simple design with pitched roofs and small front entrance porch projections. Front elevations of all properties, and the south facing gable end of unit 4, would be finished in stone. All other elevations would be rendered. Rear gardens would be enclosed by 1.8 metre close-boarded timber fencing. There would be 2 car parking spaces for each dwelling.
6. Although maximising the use of the available space, the proposed arrangement of properties would not be in keeping with the character and appearance of residential development in the area. Plots 1 to 3 would not be a continuation of the adjacent terrace but would nevertheless be an incongruous and discordant addition to the end of Hall Street. Plots 4 to 6 would be tightly spaced, in close proximity to site boundaries, and at right angles to the arrangement of properties on Springfield Close. Consequently, the proposed development would not be sympathetic, or relate well, to surrounding built development.
7. While the appeal property is set back near to existing residential development, the large garden is adjacent to open recreational spaces and the rear gardens of properties on Springfield Close. The proposed layout would result in the gable ends of plots 4 and 6 being located close to garden and bowling club boundaries. As a result of their height and proximity, the gable ends would result in an awkward interface and unsympathetic relationship between the proposed development and the adjoining land uses.
8. By virtue of its design, density and layout, the proposed development would result in harm to the character and appearance of the area. It would be in conflict with the development plan, specifically Policy DMG1 of the Ribble Valley Borough Council Core Strategy 2008 – 2028 adopted December 2014. This requires, amongst other matters, that development should be sympathetic to existing and proposed land uses, paying particular regard to its appearance and relationship to its surroundings.

Living conditions

9. The proposed development would be immediately behind Copperfield Close. Although Plots 1 to 3 would have first floor windows facing Springfield Close, there would be sufficient separation between properties to avoid close overlooking or loss of privacy between facing windows. However, the small garden spaces to the rear of plots 1 to 3 would be overlooked to some degree by first floor windows in rear elevations of Springfield Close. The need to provide for vehicle access and parking to the rear of plots 1 -3 would result in noticeably smaller private garden space for plots 2 and 3 than for the remaining plots. The modest size of the gardens and their relationship to neighbouring properties would result in a reduction in usable space. While there are properties in the areas with limited private outdoor space, these tend to be traditional terraced properties and not more modern family dwellings as are proposed here. Although the Council does not have published guidance on garden space standards, the small overlooked rear gardens of plots 2 – 3, in particular, with vehicular access for neighbouring properties to the rear, would not meet the standard of living conditions that future occupiers might reasonably expect.

10. As a result of the density and layout of the proposed development, the gable end of plot 4 would be in close proximity to the rear boundary fences of Nos 32 and 33 Springfield Close. These 3 storey properties have habitable room in the rear elevations, including first floor living rooms. The proposed blank 2 storey gable would be in close proximity to the boundary fence and approximately 13 metres from the rear-facing windows of these properties. The Council does not have published guidance on acceptable separation distances between habitable room windows and gable ends. However, while traditional terraced properties tend to be closely spaced, more modern detached and semi-detached properties in the area are generally more widely separated. In this case, as a result of its height and proximity to the boundary, the proposed 2 storey gable end would be visually obtrusive and would be an overbearing form of development when viewed from the principal windows of habitable rooms in Nos 32 – 33 Springfield Close.
11. The proposed gable end of plot 4 would be on the northern side of the rear gardens of Nos 32 – 33 and would not result in significant overshadowing. However, my observation is that the parts of these gardens closest to the appeal site are likely to benefit from higher levels of light and sunlight than those parts in closer proximity to the 3 storey elevations, and consequently could be expected to be enjoyed by the occupiers of those properties. By virtue of its height and proximity to the boundary, the proposed gable end would be an overbearing form of development and would harm the living conditions of the occupiers of these properties when using their gardens.
12. I find that the proposed development would harm the living conditions of the occupiers of neighbouring properties as a result of loss of outlook and an overbearing form of development. The living conditions of the future occupiers of plots 2 – 3 would also be harmed as a result of the small garden space provided. The appeal scheme would be in conflict with Policy DMG1 of the Core Strategy which requires, amongst other matters, that development does not adversely affect the amenities of the surrounding area including providing adequate day lighting and privacy distances.

Other matters

13. The Council's locational strategy is set out in Key Statement DS1 of the Core Strategy. This directs the majority of new housing to principal settlements including Clitheroe. In this respect, the proposed development is in a suitable location for new residential development. However, the Council is able to demonstrate a 5 year housing supply, and the provisions of paragraph 11 of the National Planning Policy Framework do not therefore apply.

Conclusion

14. For the reasons set above, I conclude that the appeal should therefore be dismissed.

Sarah Manchester

INSPECTOR



Costs Decision

Site visit made on 5 February 2019

by Sarah Manchester BSc (Hons) MSc PhD MIEnvSc

an Inspector appointed by the Secretary of State

Decision date: 14th March 2019

Costs application in relation to Appeal Ref: APP/T2350/W/18/3216184 32 Hall Street, Clitheroe BB7 1HJ

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
- The application is made by Mr A Graham of Smart Property Investment and Management for a full award of costs against Ribble Valley Borough Council.
- The appeal was against the refusal of planning permission for the demolition of existing property and associated outbuildings and proposed erection of 6 no. 3-bed town houses.

Decision

1. The application for an award of costs is dismissed.

Reasons

2. Planning Practice Guidance advises that, irrespective of the outcome of the appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. The application is seeking to recover the full costs incurred in the appeal process. The applicant considers that the Council behaved unreasonably because the appeal site is within a principal settlement for the purposes of Core Strategy key statement DS1, and Council Members refused permission contrary to the professional advice received and without adequate reason to do so.
4. Council Members were entitled not to accept the professional advice of Officers so long as a case could be made to the contrary. In this case, the Council exercised its planning judgement based on local knowledge and representations from local residents, and concluded that the proposed development would be in conflict with development plan Policy DMG1. As can be seen from my appeal decision, I agree with the Council. Notwithstanding that the appeal site is in a location that is suitable for new residential development, the Council's decision was therefore not unreasonable.
5. The applicant exercised a right of appeal but planning permission was not unjustifiably withheld given the harm I have found. The parties are expected to meet their own costs in the appeal process. I find that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Planning Practice Guidance, has not been demonstrated.

Sarah Manchester

INSPECTOR



Appeal Decision

Site visit made on 22 January 2019

by Felicity Thompson BA(Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22nd March 2019

Appeal Ref: APP/T2350/W/18/3214602

Eatoughs Barn, Fleet Street Lane, Ribchester, UK, PR3 3XE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Mr Robert Midgley against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2018/0447, dated 10 May 2018, was refused by notice dated 11 October 2018.
 - The application sought planning permission for change of use from barn to dwelling, including alterations to elevations to reduce number and size of window and door openings, without complying with a condition attached to planning permission Ref 3/2017/0765, dated 28 September 2017.
 - The condition in dispute is No 6 which states that: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved unless planning permission has first been granted by the Local Planning Authority.
 - The reason given for the condition is: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area in accordance with Policy DMG1 of the Ribble Valley Core Strategy.
-

Decision

1. The appeal is allowed and planning permission is granted for change of use from barn to dwelling, including alterations to elevations to reduce number and size of window and door openings at Eatoughs Barn, Fleet Street Lane, Ribchester, UK, PR3 3XE in accordance with the application Ref: 3/2018/0447 dated 10 May 2018, by varying condition 6, previously imposed on planning permission Ref: 3/2017/0765 dated 28 September 2017 and subject to the conditions in the attached schedule.

Background and Main Issue

2. The site has a planning history including a number of planning permissions for the conversion of the barn to a dwelling, the most recent being that subject of the appeal which it appears, on the basis of my site observations is in the process of being implemented.

3. The Council considers that removal of the condition would allow significant alterations and extensions to be carried out which could materially harm the character and appearance of the converted barn and the surrounding landscape. The appellant contends that the condition does not meet any of the 'six tests' for conditions set out in the National Planning Policy Framework (the Framework) and Planning Practice Guidance (PPG).
4. Therefore, on the basis of the above and submitted evidence, I consider the main issue is whether the condition is necessary, relevant to planning and; to the development to be permitted; enforceable; precise and; reasonable in all other respects.

Reasons

5. The appeal building is a mid-19th century two storey stone barn located in an open countryside location in close proximity to the former farmhouse with which it was historically and functionally connected. The barn is located off a private lane however, at my site visit I observed that there is a public right of way (PROW) which passes the site along the lane.
6. Policy DMH3 of the Ribble Valley Borough Council Core Strategy 2008-2028 A Local Plan for Ribble Valley (Core Strategy) seeks to protect the open countryside and designated landscapes from sporadic or visually harmful development in order to deliver sustainable patterns of development. Policy DMH3 sets out the limited circumstances under which planning permission for new development in the open countryside will be granted including, amongst others, the appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Policy DMH4 of the Core Strategy relates to the conversion of barns and other buildings to dwellings and sets out criteria which must be met, including amongst others, that the character of the building and its materials are appropriate to its surroundings and the building and its materials are worthy of retention because of its intrinsic interest or potential or its contribution to its setting.
7. The appellant contends that the building was substantially renovated around 2005 and is therefore essentially a modern building. I have had regard to a previous Inspector's decision in respect of an earlier proposal for conversion of the barn. However, I have little information about the former appearance of the barn including an aerial photograph from 1976 and the existing elevation drawings. Whilst the building may have little historic interest in terms of physical features, it seems to me that in granting planning permission for its conversion the Council must have determined that the building was worthy of retention in accordance with Policy DMH4 of the Core Strategy.
8. The PPG and the Framework advise that conditions restricting future permitted development rights should only be used in exceptional circumstances. However, exceptional circumstances are not defined and therefore it is necessarily a matter of planning judgement.
9. Whilst it may be the case that the appellant is unlikely to go to the expense of converting the barn in accordance with the permission and then subsequently make alterations to reflect the design of a previously refused scheme, the effect of removing the condition would be that various relatively significant alterations could be carried out to the barn. The Council's Statement provides

examples of development that could be carried out as permitted development which includes, single and two storey extensions, dormer windows and large curtilage buildings.

10. In this context, and exceptionally, I consider that the removal of permitted development rights relating to the barn is justified in order to safeguard the character and appearance of the barn. Whilst I appreciate that wider public views of the site are limited and the visual impact of such alterations would be reasonably localised in its extent, I consider they could nevertheless cause significant harm to the character and appearance of the building as a converted barn. That the building is not a listed building or in an Area of Outstanding Natural Beauty (AONB) are not matters which alter my judgement.
11. I have had regard to the previous permissions for conversion and whilst the arrangement and extent of openings were different to that being implemented it seems to me, overall, that they would respect the original character of the building. Therefore, the existence of these permissions does not weigh in favour of the proposal.
12. However, whilst I accept that curtilage buildings could be reasonably large and would to some extent effect the setting of the barn, given the appearance of the barn would be retained, I consider there are no exceptional reasons why permitted development rights in respect of curtilage buildings should be removed and I have varied the condition accordingly.
13. I agree with the appellant that it would have been preferable if the Council specified the relevant part and classes of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) which they were seeking to restrict however, the condition does specify the matters which they are seeking to control and in this respect the condition is sufficiently precise. In varying the condition, I have specified the part and classes of permitted development which the condition controls. By reference to the GPDO it is clear that the condition relates to planning and those matters which constitute development. On this basis and for the reasons given above, having regard to advice in the Framework and the PPG, I find that the condition is reasonable and necessary, relevant to planning and; to the development permitted; precise and enforceable.
14. In refusing the application the Council referred to Policies DMG1, DMH3, DMH4 and Key Statement EN2 of the Core Strategy however, the proposal is not for alterations or extensions to the property and as such I consider these policies are not directly relevant to the main issue and weigh neither for nor against the proposal.

Other Matters

15. The misgivings expressed by the appellant about the way the Council dealt with a previous application are separate from the planning merits of the proposal and they have no bearing on the outcome of this appeal.
16. The appellant has referred to the permitted development rights granted by Schedule 2, Part 3, Class Q(b) of the GPDO. However, whilst the starting point in determining proposals for such prior approval applications is that the permitted development right grants planning permission, that is subject to the prior approval of a number of matters including the design or external

appearance of the building. Therefore this is not an unqualified right. Furthermore, Part 1 permitted development rights do not apply if permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class Q. Therefore, this matter is of limited weight.

17. Article 4(1) of the GPDO 2015 provides that, if the Secretary of State or a local planning authority is satisfied that it is expedient that any development described in any Part, Class or paragraph of Schedule 2, with exceptions for Part 17, should not be carried out unless permission is granted on application, they may make a direction that the permission granted by Article 3 does not apply to all or any development of the Part, Class or paragraph in an area specified; or any particular development falling within that part of the paragraph, known as an 'Article 4 Direction'.
18. If an 'Article 4 Direction' were in place covering this part of the Borough relating to Part 1 rights, there would be no need to remove those rights by condition, similarly if the development was permitted and carried out under Part 3 Class Q(b) of the GPDO. Whilst the appellant refers to other properties retaining permitted development rights, existing permitted development rights can only be withdrawn retrospectively through the use of an 'Article 4 Direction'.
19. The appellant has referred to a number of planning permissions granted by the Council which appear to be for agricultural buildings. However, I have limited information and do not know the circumstances of those developments being permitted and therefore I give this little weight in my assessment. In any event I have considered the appeal scheme on its own merits.

Conditions

20. The guidance in the PPG makes clear that decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. The development was ongoing at the time of my visit and therefore I have omitted the standard time limit condition as this is no longer necessary. I have imposed a plans condition in the interests of certainty.
21. The Council have provided details in respect of those conditions where details have been submitted and approved but as the development is not complete these conditions have not yet been discharged. I have therefore imposed a condition which requires compliance with the approved details to ensure the development is completed in accordance with them. I have imposed a condition in respect of tree protection measures as they are required to protect trees and hedging throughout the duration of the construction works.

Conclusion

22. For the reasons given above and having regard to all matters raised, the appeal is allowed.

Felicity Thompson

INSPECTOR

Schedule of conditions

- 1) Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Proposed Plans - Drg. No: 17.16/10 - Rev: C

Proposed Elevations - Drg. No: 17.16/11 - Rev: C
- 2) The development shall be carried out in accordance with the following details approved by the discharge of condition application Ref: 3/2018/0112 dated 25 April 2018:
 - i) The external surfaces, including surfacing materials.
 - ii) Section details of each elevation.
 - iii) Window framing, glazing and glazing systems.
 - iv) Boundary treatments and retaining structures.
 - v) Bat access points and tiles.
 - vi) Barn owl box.
- 3) All tree works/tree protection shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment prepared by Bowland Tree Consultancy Ltd dated September 2017. The specified tree protection measures shall remain in place throughout the construction phase of the development and the methodology hereby approved shall be adhered to during all site preparation/construction works.
- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and re-enacting this Order with or without modification), no development other than that expressly authorised by this permission shall take place which would otherwise be permitted under Schedule 2 Part 1 Classes A, B, C, D and G of the Order.