

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

DEFER AND DELEGATE

DATE: 10 January 2018

REF: RM RM

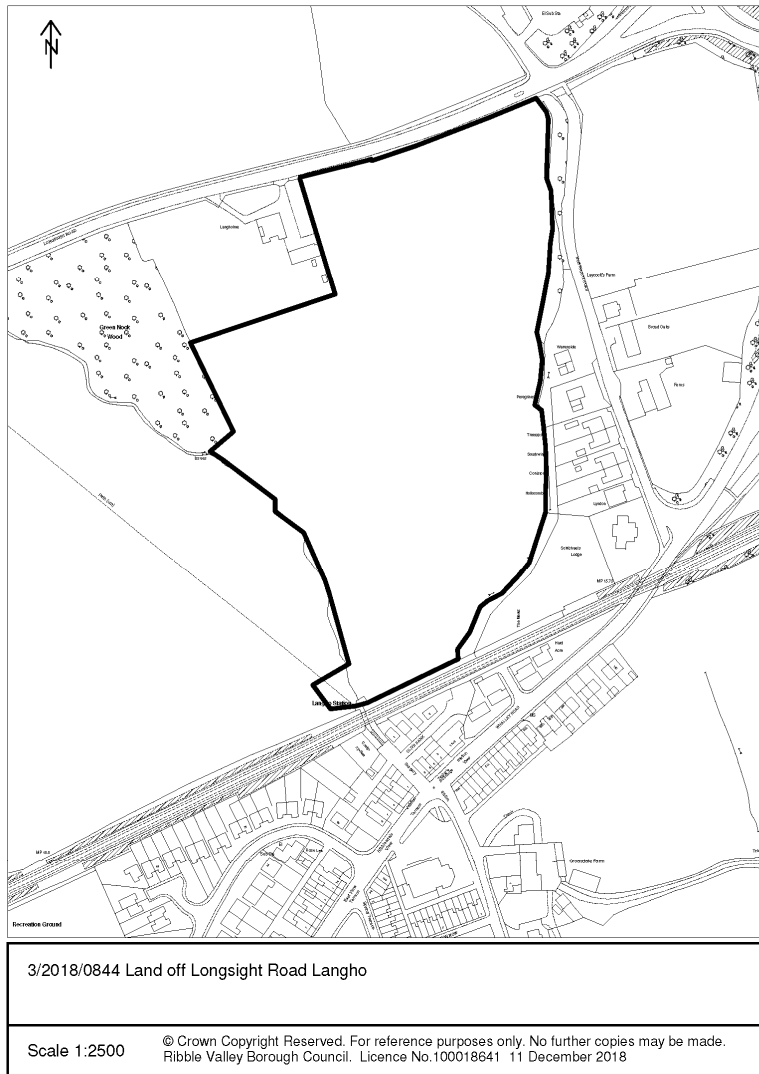
CHECKED BY:

APPLICATION REF: 3/2018/0844

GRID REF: SD 370482 434686

DEVELOPMENT DESCRIPTION:

ERECTION OF 42 NEW DWELLINGS, LANDSCAPING AND ASSOCIATED WORKS AT LAND OFF LONGSIGHT ROAD, LANGHO



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

Billington and Langho Parish Clerk:

Object to the application on the following grounds:

- The development will exceed the residual figures for new housing within Langho;
- The large size of the houses does not reflect the need for retirement bungalows and first-time buyers;
- There are many houses for sale in the area;
- The submitted Transport Statement shows vehicles will only exit the site to the left onto the A59;
- Highway safety at the junction onto A59;
- Excessive amount of car parking on the site;
- The estimated number of vehicle movements to and from the site is a gross underestimation;
- The development is outside the settlement boundary;
- There will be an increase in number of people using the railway station, however there is no car park at the station and no disabled access from the site due to steps;
- Limited public transport;
- Impact on infrastructure – doctors, schools, sewage system;
- The siting of the play area is a concern;
- The area is known to flood and this is of concern – the Council should seek the advice of the LLFA in respect of the adequacy of the site.

ENVIRONMENT DIRECTORATE (COUNTY SURVEYOR):

No objection to this application subject to conditions.

LCC EDUCATION:

No requirement for a financial contribution in respect of either primary or secondary education places.

UNITED UTILITIES:

No objection subject to conditions.

LOCAL LEAD FLOOD OFFICER (LLFA):

Unable to provide a substantive response as insufficient information has been provided with the application.

Additional information has been provided and the LLFA have been re-notified. Any additional comments received from the LLFA will be reported verbally to Members.

ADDITIONAL REPRESENTATIONS:

Letters of representation have been received from 18 individual households/addresses, as well as a letter from the North West Police Benevolent Fund at St Michael's Lodge, objecting to the application on the following grounds:

- Increase in number of units on the site from 18 to 42;
- Highway safety at the access off the A59 close to roundabout;
- Impact on infrastructure – shops, doctors, school places etc...;
- Loss of privacy through overlooking;
- Capacity of sewage system;
- Contrary to Core Strategy as the Council has surpassed its housing figures for Langho;
- No need for additional dwellings, there are a large amount of unsold dwellings in the area;
- Previous applications for residential development of this site and for a burial ground nearby have been refused on highway safety grounds;
- Loss of green field;
- No economic benefits;
- If approved the applicant will potentially apply for more houses on this site;
- Increase in crime levels;
- The applicant's land management company has informed RVBC that they can provide 400 units across three fields (including this site);
- Lack of social cohesion between application site and village of Langho;
- Limited public transport;
- Impacts on biodiversity and ecology;
- Lead to future development on adjacent land;
- Poor access to village through underpass by the railway;
- Site is within the open countryside;
- Blocking/loss of views;
- Noise pollution from future residents and construction work;
- Invasion of privacy;
- Concern over location of public open space/play area in relation to St Michael's Lodge;
- Siting/location of affordable housing.

1. **Site Description and Surrounding Area**

- 1.1 The application relates to an agricultural field measuring 5.4 hectares on the edge of Langho. The site has both outline (3/2015/0010) and reserved matters (3/2018/0392) consent for the erection of 18 dwellings and is located within the draft settlement boundary of Langho, specifically being allocated as a "Committed Housing Site" on the proposals map.
- 1.2 The southern boundary of the application site is adjoined by a railway line and beyond this is the settlement of Langho. There is a pedestrian underpass beneath the railway line at the south western corner of the site linking the site to the main centre of Langho to the south. There is also a public footpath running in a north westerly direction through the adjacent field, from the pedestrian underpass serving the railway station to the A59.
- 1.3 The northern boundary of the site is adjoined by Longsight Road (A59) and a residential property known as 'Langholme', with its associated gardens and woodland. On the opposite side of Longsight Road is Northcote Manor. To the west, the site is adjoined by

other agricultural land; and the eastern boundary comprises a row of trees, a brook and the rear gardens of several residential properties fronting Northcote Road, as well as property known as St Michael's Lodge which is occupied by the North West Police Benevolent Fund.

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

2.1 This application seeks full planning permission for the erection of 42 dwellings on land directly to the south of Longsight Road, Langho. The proposed dwellings would be accessed via a new access point to be created directly off Longsight Road, at the northern end of the site, however this access point has already been approved under the previous outline consent for 18 dwellings on this site (3/2015/0010).

2.2 The proposed dwellings would be large in size and the following housing mix would be provided:

- 2 x 2-bed dwellings
- 8 x 3-bed bungalows
- 3 x 3-bed dwellings
- 8 x 4-bed dwellings
- 21 x 5-bed dwellings

2.3 A total of 13 of the 42 dwellings would be affordable (30%):

- 8 x 3-bed bungalows
- 3 x 3-bed dwellings
- 2 x 2-bed dwellings

2.4 In terms of affordable tenure mix the applicant has proposed all the units to be discounted sales, however discussions are currently taking place with the Council's Housing Officer to provide a mixture of discounted sales and shared ownership units, however the final affordable housing tenure mix would be secured by way of legal agreement. Additionally, 8 dwellings (19%) would be life-time home complaint bungalows, with 7 (15%) of these specifically reserved for persons over the age of 55's, again secured within the legal agreement.

2.5 The application includes a pedestrian footway running along the main access road through the development and this would provide pedestrian access from Longsight Road to the train station. The application includes a number of areas of informal public open space (green areas) throughout the site, including a play area at the southern end of the site, close to the settlement of Langho. The application includes a detailed landscaping scheme showing the existing trees to be retained both within and on the edge of the site, along with new tree/hedge planting throughout the site. A potential water pumping station would be sited at the front of the site, close to Longsight Road, and three attenuation swales would be provided to hold surface water before discharging in to the existing brook that runs to the east of the site.

2.6 The houses would be large relatively in size and will clearly appeal to the higher value end of the housing market as a result of their size and low density proposed by this development. The dwellings would be constructed/finished with a mixture of coursed

stone and render with stone surrounds/mullions on window openings. In terms of design they would be traditional in appearance with the use of forward projecting pike features and bay windows.

- 2.7 The affordable units would be located at the southern end of the site, closest to the train station and the amenities within the settlement of Langho.

3. **Relevant Planning History**

3/2018/0392 – Reserved matters - granted subject to conditions

3/2015/0010 - *Application for outline consent for 18 residential dwellings, including 5 affordable homes and associated access, landscaping and other necessary works – granted subject to conditions*

3/2014/0687/P – *Outline application for up to 132 residential dwellings and associated access, landscaping and other necessary works - Refused.*

4. **Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement EN2 – Landscape

Key Statement EN3 – Sustainable Development and Climate Change

Key Statement H1 – Housing Provision

Key Statement H2 – Housing Balance

Key Statement H3 – Affordable Housing

Key Statement DMI1 – Planning Obligations

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMH1 – Affordable Housing Criteria

Policy DMG3 – Transport and Mobility

Policy DME2 – Landscape and Townscape Protection

Policy DMB4 – Open Space Provision

Policy DME3 – Site and Species Protection and Conservation

Policy DME6 – Water Management

Policy DMB5 – Footpaths and Bridleways

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

- 5.1.1 This is a full planning application for the erection of 42 dwellings on a plot of land that currently has an extant permission for the erection of 18 dwellings, within the

draft settlement boundary of Langho which was taken to the Examination In Public (EIP) of the Housing and Economic Development Development Plan Document and on a site that is identified as a committed housing site on the Core Strategy Proposals Map.

- 5.1.2 Core Strategy Key Statement DS1 states that as a part of the overall apportionment of future housing development in the Borough, Langho is regarded as a Tier 1 Settlement. Both Key Statement DS1 and DMG2 of the Core Strategy, when taken together, permit development proposals in the Tier 1 Settlements, including Langho, which accord with the development strategy and consolidate, expand or round-off development so that it is closely related to the main built up area.
- 5.1.3 Being located within the draft Settlement Boundary this site is therefore considered to be a sustainable location and the broad principle of residential development on this site has already been established and is considered to be acceptable.
- 5.1.4 In respect of housing numbers, it is accepted that the residual figure for Langho has been met by the existing consent for 18 dwellings on this site, and at the most recent published position (Sept 2018) the Council can currently demonstrate 6.1 years housing land supply. As such the main consideration in determining the principle of this development is whether the addition of 24 units on this site, proposed by this application, would result in harm to the development strategy. In respect of this Key Statement DS1 of the Core Strategy stresses that *'in general the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area'*.
- 5.1.5 The strategic harm is therefore measured against these factors. The resultant scale of growth generated from this level of development is considered to be modest overall, and the Core Strategy requirement and residual figures are expressed as a minimum and not a target. Members will be aware that the Core Strategy requirement is a minimum and not a target, this does not imply that unrestricted development will be approved within the Borough. Each proposed development has to be determined on a case by case basis.
- 5.1.6 In this particular case, the key consideration in the determination of the principle of this development is as to whether the net increase in housing supply would result in substantial harm to the development strategy for the borough, and whether the increase in population above what has previously been approved at this site, would have a significant impact upon local services and facilities.
- 5.1.7 In respect of this issue the Highway Officer has raised no objection to the application. The proposed access point onto Longsight Road has been established by the previous approval for residential development and it is not considered that the additional vehicles movements associated with the additional 24 dwellings would have any significant impact upon the highway capacity of the A59 (Longsight Road). A number of objectors have commented on a lack of public transport facilities however the application site is located adjacent to

Langho train station and bus routes on both Longsight Road and from the main road through Langho. As such the application site is considered to be a sustainable location in respect of access to public transport.

- 5.1.8 Objections have been received in respect of the extra demand for school places and health facilities as a result of this development, as well as the lack of shops and services within Langho. With regard to school places, LCC Education have not objected on the grounds of school places and have commented that there are sufficient primary and secondary school spaces within the catchment area of this site and thus a financial contribution for school places is not required in this instance. It is relatively uncommon for LCC Education to not request a financial contribution in respect of school places for new developments and thus this has been double checked by the LPA and LCC Education have confirmed that due to extensions taking place at nearby Schools they will not be at capacity for student number and thus there is no justification for a contribution in respect of this proposal.
- 5.1.9 With regard to health facilities, this is a common objection to planning applications for new housing, however no evidence has been provided by the NHS to suggest that additional health facilities are required in the borough. In respect of shops, it is considered that the existing facilities within Langho are sufficient to cater for the level of development proposed by this application.
- 5.1.10 In addition to the above, the application site measures 5.4 hectares and the previous approval of 18 dwellings on this site achieved a density of just 3.3 dwellings per hectare. Nationally, housing developments are encouraged to achieve a housing density of between 30 and 50 dwellings per hectare, and being a more rural borough Ribble Valley aims to achieve a density of around 25 – 30 dwellings per hectare on new sites. The previously approved 18 dwellings on this site (3.3 dwellings per hectare) is significantly below this figure and this is considered contrary Chapter 11 of the NPPF (Making Effective Use of Land) which specifically requires Councils to “Achieve appropriate densities” by optimising the use of land and avoid low density developments (paras 122 & 123). In view of this, the proposal to increase the density of housing on a committed housing site, within the draft settlement boundary of Langho accords with National Planning Guidance. It should be noted that this application for 42 dwellings would achieve a density of 8 dwellings per hectare which is still considered to be very low, however the applicant is seeking to appeal to the higher end of the housing market and is therefore satisfied with the proposed density.
- 5.1.11 The Council’s Planning Policy department have raised no objection to this application, or in the increase in housing numbers, commented that the addition of 24 dwellings to the housing supply would not be significantly harmful to the sustainability of Langho or prejudice the overall development strategy for the Borough. However the Planning Policy section have commented that this does not imply, or should be read as a precedent for future development on the adjacent parcels of land which are located outside of the draft settlement boundaries.

5.1.12 In view of the above, it is considered that the addition of 42 dwellings (24 above what has previously been approved) in this location would not have a significant impact upon local services and facilities, and therefore represents sustainable development. The principle of this development is therefore considered to be acceptable.

5.2 Impact upon Residential Amenity:

5.2.1 All proposed dwellings within the application site meet the Council's recommended separation distances of 21m between principal elevations and 13m between principal and secondary elevations, and in the majority of cases the dwellings achieve far greater distances than these recommendations because of the low density of the proposed development . As such the future occupants would be provided with an acceptable level of residential amenity.

5.2.2 With regard to existing neighbouring residents, the nearest residential properties are the large detached dwelling at Langholme (to the north west) and the properties fronting Northcote Road to the east. With regard to Langholme, the nearest proposed dwellings would be approximately 60m from the main dwelling and at such a distance there is not considered to be any loss of residential amenity. It is noted that the property at Langholme has outbuildings situated closer to the shared boundary with the application site, including a swimming pool, and the rear elevations of proposed plots 17 and 18 would be approximately 13m from this swimming pool building. These outbuildings have are not considered to be habitable rooms and therefore are not afforded the same level of amenity as habitable rooms within the main dwelling. Notwithstanding this, the fact that these outbuildings have been located close to the shared boundary should not prejudice development on neighbouring land. Furthermore the proposed rear garden levels for plots 17 and 18 measure 13m and this is considered to be acceptable (normally the Council seek to achieve 10.5m rear garden lengths). In addition, there is substantial tree planting along the boundary shared with Langholme which provides screening.

5.2.3 With regard to the properties on Northcote Road to the east, these are located on the opposite side of a ditch and the rears of these properties would face towards the rear of the proposed dwellings to be erected along the eastern boundary of the site. At the nearest points a separation distance of 30m would be achieved between the existing and proposed properties and this comfortably complies with Council requirements (normally 21m). Additionally, there are existing trees along the boundary of the site and these would again provide additional screening.

5.2.4 To the south of the site runs the railway line and the dwellings on the opposite side of this railway line would be more than 50m from the nearest dwelling on the application site. With regard to the relationship between the future residents of the proposed dwellings and the railway line, at the nearest point the dwellings would be 27m from this railway line and at such a distance it is not considered that noise from the railway would unduly impact upon residential amenity, particularly given that existing dwellings on Whalley Road are sited within 8m of this railway line. Nevertheless, a noise assessment has been undertaken and this has made recommendations/mitigation measures to be carried out to ensure that future residents are not unduly affected by noise from the railway line. The

noise assessment has also made a number of recommendations in respect of the proposed dwellings to be sited closest to Longsight Road. These mitigation measures have been secured by condition.

- 5.2.5 An objector has raised a concern in respect of noise and disturbance during the construction process, however this is not a valid reason to refuse planning permission. Nevertheless a condition has been attached restricting the hours of operation on site in line with other residential developments throughout the borough.
- 5.2.6 To the south east is the commercial property at St Michael's Lodge, which is a rest/care/rehabilitation centre for police officers. This property has been extended at the rear and comes to within approximately 12m of the boundary of the application site. The nearest properties on the development site would be plots 39 and 40 which are bungalows, with the rear elevations of these properties being 29m from the building at St Michael's Lodge and more than 20m from St Michael's outdoor areas. The owners of St Michael's lodge have raised concerns in respect of a loss of privacy at the rear of their property and also noise from children using the areas of open space, particularly the play area, having an impact on the work they do at this facility which requires peace and tranquillity for users.
- 5.2.7 Both the LPA and the applicant respect the work that is undertaken at St Michael's Lodge and have both (separately) visited staff at this facility to discuss the proposal. After these meetings the applicant has amended the scheme to move the bungalows (plots 39 & 40) further from the boundary and removed an area of public open space directly to the rear of St Michael's Lodge and replaced this with tree planting to provide a larger buffer and better screening. This area will not be accessible to the public but will have gated access for the management company to maintain the trees within this area.
- 5.2.8 The revised plan has been sent to St Michael's Lodge, however their objection remains that the proposed development would have a detrimental impact upon the work they carry out at this facility, as well as raising concerns in respect of affordable properties being located adjacent to their property. Nevertheless, the Benevolent Fund have made enquiries with regard to purchasing two of the "affordable bungalows" to be used in conjunction with their use of St Michael's Lodge.
- 5.2.9 With regard to the concern raised that it is the affordable units that will be sited close to the boundary, it is considered that the occupiers of St Michael's Lodge would not be any more impacted by residents of affordable units than by residents of open market units and therefore this is not a valid reason to refuse the application. Furthermore, the siting of the affordable units at this end of the site provides better access to facilities in Langho (public transport). In respect of St Michael's Lodge seeking to purchase two of the affordable units/bungalows, this has been discussed with the Housing Officer and it is considered that the Benevolent Fund would not meet the required criteria to purchase two of the affordable units and thus is not supportive of this suggestion.

- 5.2.10 In terms of the revised layout, which involved moving the bungalows further from the shared boundary and the provision of the landscape buffer in place are an area of public open space, whilst St Michael's Lodge have maintained their objection, it is the Officer's view that this revised proposal has improved the situation and would prevent any issues of overlooking from the development site, as well as removing the area of public open space that would have been situated between these bungalows and the rear garden area of St Michael's Lodge.
- 5.2.11 With regard to the children's play area, this would be sited more than 35m from the boundary of St Michael's Lodge and the Benevolent Fund remain concerned that noise from this facility will have an impact upon their property/use. In response to this, whilst the LPA are sympathetic to this issue, it is not considered to be a justifiable reason for refusal as the noise level from the children's play area is not considered to be excessive or detrimental, particularly now that additional planting has been proposed along the boundary which will provide a noise screen.
- 5.2.12 As mentioned above the applicant has met with staff at St Michael's Lodge and the applicant has informally told the LPA that whilst they would like to retain the play area (as this would be an attraction for future residents) should the Council be concerned with this it could be removed from the proposal. It is the LPA's opinion that the public benefits this proposed play area would provide to both future residents of this development, and existing residents of Langho that would have access to this facility, outweigh the perceived harm to St Michael's Lodge. Nevertheless, should Members share the concerns of St Michael's Lodge and consider this to be a serious issue, as mentioned above the applicant would be willing to remove the play area from the proposal.
- 5.2.13 With regard to relocating the play area, this would require a full re-plan of the layout and this in turn could affect the viability of the scheme as a whole, and it is considered unreasonable for the LPA to insist on this when it considers that the relationship would be acceptable. Furthermore, to relocate the play area to an alternative location, more centrally, within the site would make it appear as though it is a facility specifically for the residents of this development, rather than for existing residents of Langho. The advantage of its proposed siting from a community point of view is that it is closest to the village of Langho and could be used by families whilst waiting for trains at Langho train station. Furthermore, the principle of residential development of this site, with residential properties set close to the boundary shared with St Michael's Lodge, and areas of public open space (including a play area) at the southern end of the site closest to the village of Langho, has been established and approved as part of previous applications for housing on this site.
- 5.2.14 In view of all of the above it is considered that the proposal as amended shares an acceptable relationship with neighbouring land uses in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5.3 Density/Visual Amenity/External Appearance:

Layout

- 5.3.1 The proposed residential estate would be served via one road directly off the A59, with this internal road then splitting into two within the site to provide access to all 42 dwellings. Pedestrian links are also provided throughout the site to ensure that the future residents have good access to facilities within the settlement of Langho to the south.
- 5.3.2 The proposed dwellings would be aligned so as to front onto the main highways within the site and would be set back more than 20m from the A59 so as to provide a visual buffer, with this intervening land landscaped. The application proposes nine different house types including 29 large detached open market dwellings, two semi-detached dwellings, a row of three terrace properties and eight semi-detached bungalows.
- 5.3.3 In terms of density, as mentioned earlier the application proposed 42 units on 5.4 hectares of land, providing a housing density of 8 dwellings per hectare. This is a much lower density than the surrounding area, however the development has clearly been designed for the higher end of the housing market with large dwellings with substantial residential curtilages.
- 5.3.4 The application also includes various areas of green space designated as public open space, and play area would be provided at the southern end of the site close to the village of Langho. This play area would not be reserved for residents of the development and could be used by existing residents within Langho. A condition is attached which requires details of the equipment and furniture to be used on proposed play area and areas of open space to be submitted for the written approval of the LPA, and these to be provided prior to the 20th dwelling being occupied. .

Scale

- 5.3.5 The scale of the development proposed is largely two storey, with the exception of the eight bungalows. The surrounding area is characterised by two storey housing and the scale and size of the dwellings proposed would reflect the existing characteristics of the vicinity.

Appearance:

- 5.3.6 As detailed above the proposed development consists of nine different house types/designs across the site and each design is considered to be acceptable and in keeping with the surrounding area. The properties would be finished using a mixture of stone and render to provide a traditional design that is in keeping with the semi-rural mature of the surrounding area.

Landscaping:

- 5.3.7 The submitted application includes detailed landscape proposals for the whole of the site, including all trees to be retained both on the edge of and within the application site. Concerns have been raised by an objector in relation to the potential loss of trees however the submitted plans show that all existing trees will be retained. The Council's Countryside Officer has reviewed the submission and visited the site, and is satisfied that the proposed development can take

place without negatively impacting upon existing trees. A condition has been attached requiring protective fencing to be erected around the root protection areas of all trees shown to be retained on the approved plans.

- 5.3.8 At the access point (onto the A59 – Longsight Road), the application does involve the removal of a substantial section (approx. 80m in length) of the existing hedgerow fronting the A59. This amount of hedgerow needs to be removed to provide the access point and the necessary visibility splays in order to preserve highway safety at this new junction and thus the removal of this section of hedgerow is unavoidable. To compensate for this loss a new native hedgerow will be planted, however it would be set back from the highway to provide the above mentioned visibility splays. Additionally, a new footway would be created at this entrance point.
- 5.3.9 In addition to the above mentioned replacement hedgerow, the application includes vast amounts of new tree and hedge planting throughout. It is considered that the level of planting will result in a net increase in biodiversity on the site in comparison to the existing use as an agricultural field.
- 5.3.10 As detailed elsewhere in this report the application includes vast areas of public open space and children's play area. Conditions have been attached requiring the applicant to provide precise details of the proposed play area and furniture, a timetable for implementation of the proposed play area and planting works, in order ensure that the proposed landscaped areas are carried out within an acceptable period of time, and a . Landscape Management Strategy detailing how existing and proposed landscape features (including the play area) will be maintained.

5.3 Highway Safety and Accessibility:

- 5.4.1 A number of objections have been received in respect of the impact this proposal would have upon the surrounding highway network, particularly the access onto Longsight Road. As mentioned earlier the access point onto Longsight Road has already been established as part of the previous approval for residential development of this site and the Highway Officer has no objection to the addition of 24 dwellings utilising this access.
- 5.4.2 A number of objectors, including the Parish Council, have commented on a drawing included within the Transport Assessment which shows a vehicle turning left out of the access and assume this means that the access will be "left-turn only" when existing. This however is an incorrect assumption and vehicles will be able to turn both left or right onto Longsight Road out of this site (the drawing referred to was simply showing how refuse vehicles would leave the site).
- 5.4.3 The Highway Officer has made a number of observations in respect of the footways to be provided, commenting that ideally these should be provided on both sides of the carriageway. However the Highways Officer has stated that these are not objections and would be discussed with the developer as part of the highway adoption (S38), should the applicant want the internal layout to be adopted. Notwithstanding this the applicant has confirmed that they will not be seeking any adoption from LCC in respect of the internal layout/roads.

- 5.4.4 With regard to car parking it is considered that there is sufficient parking within the site and the highway officer has raised no objection on highway grounds, subject to the imposition of conditions.
- 5.4.5 The previous approval on this site did require the applicant to make a financial contribution in respect of improvements at the nearby railway station, however LCC Highways have made no such request on the current proposal. The LPA have contacted LCC Highways in respect of this issue but at the time of writing the report no further comments have been provided. With regard to the footpath, the submitted plans show that the proposed pedestrian access will be provided and this will connect to the existing footpath by the train station. A condition has been added requiring all pedestrian footpaths shown on the approved plans to be provided prior to occupation of the 20th dwelling on site.

5.5 Landscape/Ecology/Trees:

- 5.5.1 The submission includes an Arboricultural Impact Assessment which shows that all existing trees will be retained on site and protected during the construction process (secured by condition). As detailed elsewhere in this report the proposal includes significant levels of new planting throughout the site and the Countryside Officer is satisfied with these details, subject to a condition requiring the applicant to provide a timetable for the proposed planting works.
- 5.5.2 The application is also accompanied by an Ecology Report which has been reviewed by the Council's Countryside Officer has reviewed the submitted information and raised no objection subject to the imposition of conditions. These conditions include the development to be carried out in accordance with the mitigation measures detailed within the submitted Ecology Report, the removal of any hedgerows or vegetation outside bird breeding season (unless a further bird nesting survey is carried prior to its removal), the removal of invasive species from the site and details of bat/bird boxes to be installed on the proposed dwellings at a ratio of one per new dwelling.
- 5.5.3 Other measures that will improve biodiversity at the site include the use of habitat connectivity fencing (with gaps at the base), the introduction of water swales for attenuation, the introduction of new tree planting along the boundary with St Michael's Lodge to create a continuous row of vegetation along this boundary and a management plan for the areas of public open space.

5.6 Flood Risk and Drainage:

- 5.6.1 The application site is located within Floodzone 1 (least vulnerable). Nevertheless, being a "major" development the application is accompanied by a Flood Risk Assessment and Foul Drainage Assessment. United Utilities (UU) and Lead Local Flood Authority (LLFA) have been consulted on the application
- 5.6.2 United Utilities have raised no objection to this proposal subject to conditions, however the Lead Local Flood Authority have asked for additional information in respect of the proposed drainage scheme. Additional information has been provided and passed onto the LLFA. At the time of writing this report further

comments have not yet been provided by the LLFA and any comments received will be reported verbally to Members at Committee.

5.7 Developer Contributions:

5.7.1 In addition to the on-site areas of public open space and play area, the applicant will also be required to make financial contributions in respect of leisure facilities within the borough as a result of the increased demand these new dwellings would create. This contribution is calculated using the number of bedrooms within the proposed development and consequently the contribution for this proposal would be £28,066. The applicant, subject to approval of this application, will enter into a Section 106 Agreement to secure this contribution, as well as any potential highway contribution.

5.7.2 As detailed earlier LCC Education do not require any contribution in respect of school places as a result of this development.

5.8 Affordable Housing

5.8.1 In accordance with Policy DMH1, a development of this size would require 30% of the dwellings to be affordable (13 dwellings) and 15% of the units would specifically be for over 55s (7 units). The submitted application shows that these requirements will be met and these will be secured within the legal agreement (Section 106).

5.9 Other issues

5.9.1 The Parish Council have raised a concern that the proposal would not provide housing for the elderly or first-time buyers. In response to this comment, the application will provide eight affordable bungalows that will be Life Time Home Complaint (seven of which will be reserved specifically for persons over-55), as well as a total of five (two and three bedroom) affordable dwellings. The existing permission on this site for 18 dwellings provides only five affordable units, including three bungalows and two (two and three bedroom) dwellings. Furthermore, eight of the open market dwellings have a double bedroom and ground floor level which could also appeal to over 55's that do not meet the affordable housing criteria. As such the proposed development would provide a wide range of house types and a greater level of houses for the demographic highlighted by the Parish Council in comparison to the extant consent.

5.9.2 Concerns have been raised in respect of approval of this application setting a precedent for further development on adjacent fields. In response to this each application is judged on its on merits and this application should not be refused on the grounds of what may or may not happen on adjacent land, Nevertheless, this site is significantly different to the adjacent fields in that it is located within the draft settlement boundary for Langho and is identified as a committed housing site on the proposals map.

6. Conclusion

- 6.1 The application site is considered to be a sustainable location, within the Draft Settlement Boundary of Langho and the principle of residential development on this site has already been accepted, hence the site be allocated as a committed housing site on the draft proposals map. It is not considered that the uplift in housing numbers (additional 24 dwellings) would cause significant harm to the development strategy and conforms with national policies which seek to make effective use of land for housing.
- 6.2 The proposal will contribute towards the supply of housing within the borough, and in particular contribute towards the provision of over 55s accommodation (by way of eight bungalows) and affordable housing. Statutory consultees have raised no objection to this application and it is considered that the layout/design would share an acceptable relationship with surrounding land uses.
- 6.3 As such, in accordance with paragraph 11 of the NPPF, which states that planning permission should be granted unless the adverse impacts of this proposal would significantly and demonstrably outweigh the benefits, the application for residential development on this allocated housing site is considered to be acceptable.

RECOMMENDATION: That the application be DEFERRED and DELEGATED to the Director of Economic Development for approval subject to no objection being received from the LLFA and the satisfactory completion of a Legal Agreement, within 3 months from the date of this Committee meeting or delegated to the Director of Community Services 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:

CONDITIONS

Details

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004

Plans

2. 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:

18/082/L01
18/082/P01 Rev B (amended plan received 28/11/18)
18/082/P02 Rev A (amended plan received 28/11/18)
18/082/P03 Rev B (amended plan received 11/12/18)
18/082/P04 Rev A (amended plan received 28/11/18)
18/082/P05 Rev A (amended plan received 28/11/18)
18/082/P06 Rev A (amended plan received 11/12/18)
101 Rev E (amended plan received 11/12/18)
201 Rev C (amended plan received 11/12/18)
202 Rev C (amended plan received 11/12/18)

203 Rev C (amended plan received 11/12/18)

House Types:

18/082/H01 Rev A (amended plan received 28/11/18)

18/082/H02

18/082/H03

18/082/H04

18/082/H05

18/082/H06

18/082/H07

18/082/H08

18/082/H09

18/082/H10

18/082/H11

18/082/H12

18/082/H13

18/082/H14

18/082/H15

18/082/H16

18/082/H17

18/082/H18

18/082/G01

18/082/G02

18/082/G03

18/082/G04

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

Materials

3. Notwithstanding the submitted details and the requirements of condition 2 of this approval, precise specifications or samples of all external surfaces including, door/window surrounds and framing materials, fascia/barge boards and roofing/ridge materials including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. Prior to any above ground works taking place, details of the design and position of the external meter boxes shall have be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the details shall indicate that no meter boxes will be located on the primary elevations of the proposed dwellings or on locations that that are afforded a high level of visibility upon the streetscene. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and results in acceptable standard of appearance in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Residential Amenity

5. Unless otherwise agreed in writing by the Local Planning Authority, no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

REASON: In order to protect the amenities of existing residents and land uses in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. Notwithstanding the requirements of condition 2 of this approval, the following windows shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed:
 - All first floor windows in the side elevations of the Haworth, Grantley, Farnley and Cavendish House Type;

The duly installed window shall be retained as such thereafter.

REASON: To ensure satisfactory levels of amenity for future residents of the proposed development in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

7. The development hereby approved shall adhere to the mitigation measures detailed within Section 5 of the submitted "Noise Assessment" (Ref: MCP2122 – August 2018).

REASON: To ensure satisfactory levels of amenity for future residents of the proposed development in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

Highways

8. Prior to the commencement of the development a scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the site access and off site highway works shall be completed in accordance with the approved details prior to the occupation of the first dwelling on the site.

REASON: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.

REASON FOR PRE-COMMENCEMENT: The site access needs to be provided and agreed before works can commence on site.

9. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. It shall provide details in respect of:

- Timing of delivery of all off site highway works
- The parking of vehicles of site operatives and visitors
- The loading and unloading of plant and materials
- The storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding
- Details of working hours
- Contact details for the site manager
- 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)
- Routes to be used by vehicles carrying plant and materials to and from the site
- Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.

REASON: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings and to ensure the development would not be of detriment to the safe operation of the immediate highway during the construction of the development

REASON FOR PRE-COMMENCEMENT: This information needs to be provided and agreed before any workman or machinery enter the site to ensure the safety of surrounding road users.

10. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones and mud being carried onto the public highway to the detriment of road safety in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

11. Each residential property hereby approved shall include the facility to charge an electric vehicle within its residential curtilage. The electric vehicle charging point to serve each individual dwelling shall be provided prior that dwelling being first occupied.

REASON: To ensure that the development provides adequate and appropriate sustainable transport options and in the interest of lowering emissions resultant from vehicular movements associated with the development.

12. Within each dwelling where no garage is being provided, cycle storage facilities shall be provided in accordance with a scheme that has first been approved by the Local Planning Authority. The cycle storage facilities shall be provided in accordance with the approved details before each unit hereby permitted becomes operative and shall be retained as such thereafter.

REASON: To ensure that provision is made for cycles and to support sustainable methods of travel in accordance with Key Statement DMI2 and Policy DMG3 of the Core Strategy.

13. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 2015 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2015, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

14. The new estate road for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development takes place within the site and shall be further extended before any development commences fronting the new access road.

REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

15. Within three months of commencement of development on site, details of proposed arrangements of future management and maintenance of the proposed streets within the development shall have been submitted for the written approval of the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

REASON: In to ensure safe access for residents of the estate and to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Ecology and trees

16. The development hereby approved shall be carried out in complete accordance with the recommendations and ecological enhancement measures detailed within the submitted Ecological Survey and Assessment (Ref: 2018-272 September 2018).

REASON: In the interests of biodiversity and to enhance opportunities for species of conservation concern and reduce the impact of development in accordance with Policies DMG1 and EN4 of the Ribble Valley Core Strategy.

17. Notwithstanding the submitted details and requirements of condition 16, no above ground level works shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall be submitted on a dwelling/building dependent bird/bat species site plan and include details of plot numbers and the numbers (there shall be at least 1 nest brick/bat tile per dwelling) of artificial bird nesting boxes and artificial bat roosting site per individual dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into those individual dwellings during 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 protected species in accordance with Section 9 of the NPPF, and Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

18. Notwithstanding the submitted details or the requirements of condition 16, no development, including any site preparation, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site place until a detailed method statement for the removal or long-term management/eradication of Indian Balsam and Montbretia on the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of Indian Balsam and Montbretia during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/ root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall thereafter proceed in strict accordance with the duly approved method statement.

REASON: Indian Balsam and Montbretia are invasive plants, the spread of which is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment.

REASON FOR PRE-COMMENCEMENT CONDITIONS: The removal of invasive species from the site needs to take place prior to work commencing on site.

19. All trees identified to be retained within the approved plans and in the tree survey schedule for the arboricultural impact appraisal (dated 20th July 2018) shall be enclosed with temporary protective fencing in accordance with BS5837:2012 [Trees in Relation to Demolition, Design & Construction]. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

REASON: To ensure that existing trees are adequately protected during construction in the interests of the visual amenity of the area in accordance with Policy DME1 of the Ribble Valley Core Strategy.

20. No clearance of any vegetation in preparation for or during the course of development shall take place during the bird breeding season (March - August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local

Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird breeding season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

REASON: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

21. Notwithstanding the submitted details or the requirements of condition 16, no building works shall commence on site until details of a scheme for any external building or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the local planning authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

The lighting schemes(s) be implemented in accordance with the approved details and retained as approved unless agreed in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

22. Notwithstanding the submitted details or the requirements of condition 2, prior to any dwelling being occupied, details at a scale of not less than 1:20 of the proposed boundary walling, gates and fencing shall have been submitted to and approved by the Local Planning Authority and these details shall identify the measures to be taken to encourage habitat connectivity throughout the site. 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 to enhance biodiversity in accordance with Policies DMG1, DME3 and DMH3 of the Ribble Valley Core Strategy.

23. Within three months of commencement of development on site, a scheme of phasing for the approved landscaping areas shall have been submitted for the written approval of the Local Planning Authority. The development shall be carried out in strict accordance with the duly approved timings and phasing's and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

REASON: To ensure the proposed landscaped areas are provided on a phase by phase basis in accordance with Policy DME1 of the Ribble Valley Core Strategy.

24. Prior to occupation of the first dwelling, a landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas referred to in condition 23 (other than within curtilages of buildings), shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the proper long-term management and maintenance of the landscaped areas in the interests of visual amenity and biodiversity enhancement, in accordance with Key Policy DMG1 and DME3 of the Ribble Valley Core Strategy.

Play area and footpaths

25. Prior to occupation of any dwelling hereby approved, full details of the location and design of all street furniture and play equipment, including public benches, tables and details of the equipment for the proposed play area, shall have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and all play equipment and street furniture shall be erected on site as agreed prior to occupation of the 20th dwelling, or within two years of the first dwelling on site being occupied, whichever is sooner.

REASON: To provide adequate and usable areas of public open space in accordance with Policy DMB4 of the Ribble Valley Core Strategy.

26. Unless otherwise agreed in writing with the Local Planning Authority, the proposed new internal footpaths and areas of public open space throughout the site shall be provided in strict accordance with the details shown on the approved plans prior to occupation of the 20th dwelling, or within two years of the first dwelling on site being occupied, whichever is sooner.

REASON: To provide adequate and usable areas of public open space and to ensure adequate permeability and connectivity with adjacent development and the existing highway/pedestrian network in accordance with Key Statement DMI2 and Policies DMG1 and DMG3 of the Ribble Valley Core Strategy

Drainage

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

REASON: In order to reduce the risk of flooding in accordance with Policy DME6 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

28. 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 in accordance with Policy DME6 of the Ribble Valley Core Strategy and the National Planning Policy Framework.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2018%2F0844