



REPORT FROM: **PLANNING, ECONOMIC DEVELOPMENT AND REGULATORY SERVICES MANAGER**

TO: **BARROWFORD & WESTERN PARISHES COMMITTEE**

DATE: **5th March 2020**

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To comment on the attached planning application.

REPORT TO BARROWFORD & WESTERN PARISHES COMMITTEE 5th MARCH 2020

Application Ref: 19/0952/REM

Proposal: Reserved Matters: Major: Erection of 243 dwellinghouses (Use Class C3) (Appearance, Landscaping, Layout and Scale) with associated open space and infrastructure.

At: Land at Trough Laithe, Barrowford Road, Barrowford

On behalf of: Northstone Development Ltd

Date Registered: 19 December 2019

Expiry Date: 19 March 2020

Case Officer: Kathryn Hughes

Site Description and Proposal

The site is located on the western edge of the settlement of Barrowford with existing housing to the northern boundary and to some extent along the western boundary which abuts Carr Hall/Wheatley Lane Road Conservation Area (1984).

The site slopes down from Wheatley Lane Road towards Riverside Business Park which lies on the southern boundary.

The proposed development is a major application for the erection of 243 units consisting of 2 and 2.5 storey houses with a mixture of house types including 29 no. 2 bed, 142 no. 3 bed and 72 no. 4 bedroom dwellinghouses with off street parking provision.

The site is 9.42ha with a net developable area of 6.41ha gross density of the scheme would be 26 dwellings per hectare whilst the net density is 38 dph.

The principle of housing has been established on this site under planning application 13/15/0327P with vehicular access from Riverside Way.

A Flood Risk Assessment & Drainage Strategy, landscape design code, design compliance statement, ecological survey, arboricultural report and planning statement have been submitted in support of this application.

Relevant Planning History

13/15/0327P – Outline: Major: Residential development of up to 500 no. dwellinghouses with associated infrastructure, open space and landscaping (access only off Barrowford Road – Approved with conditions 14th January, 2017.

20/0031/FUL – Full: Formation of a Haul Road and construction compound associated with development at Trough Laithe for residential development – Pending.

Consultee Response

LCC Highways – I have viewed the plans, site layout NS004_SL_001j, Refuse vehicle tracking layout 30077-SUT-ZZ-00-DR-C-610-0001 Rev P03 and Refuse storage plan NS004_SL_003 and I have the following comments to make:

There are minor amendments requested below:-

1. The footway close to plot 41 should be placed around the radius rather than divergent from the main carriageway as shown.
2. The planting box/areas close to plots 145, 124 and 93 should be moved out of the service strip.
3. Each dwelling shall have an electric vehicle charging point and secure, cycle storage for at least 2 cycles.

Subject to the amendments, there is no objection to the proposal.

LCC (Education) – The latest information available at this time was based upon the 2019 School Census and resulting projections.

Based upon the latest assessment, taking into account all approved applications, LCC will be seeking a contribution for 52 primary school places.

Calculated at the rate detailed in the S106, this would result in a claim of:
Primary places:

= £12,029.62 per place
£12,029.62 x 52 places = £625,540.24

As detailed in the S106 agreement the owner is not required to fund the provision of the first 81 primary school places generated by the wider development. Therefore, as this phase generates a primary yield of 52 places there would be no requirement under the S106 for this phase to contribute towards primary school places. Any further reserved matters applications on this site would have the remaining 29 place yield removed from their calculation of need as per the S106 agreement. Anything over the 29 place yield would generate a contribution requirement from future reserved matters applications on the larger site.

PBC Footpath Officer – Public footpath 25 runs near the south west edge of the site, public footpath 33 runs along the north west edge of the site, public footpath 31 runs along the north eastern edge of the site and footpath 28 runs along the southern edge near Riverside Business Park.

The main issues are: securing sufficient connections between the proposed housing and the existing rights of way, ensuring that these connecting paths are constructed to a suitable standard, safeguarding the future maintenance and protection of any

new footpaths, having regard to the impact of numerous additional footpath users to the wider rights of way network and the protection of existing rights of way during the development of the site.

The site layout plan shows numerous linking footpaths from the new estate roads onto the surrounding rights of way network and these are welcomed. However, to provide a convenient means of access for all of the new residents, additional linking paths should be provided near plots 157, 33 and 197.

Any planning permission granted should be conditional on the applicant entering into a Section 38 agreement with the highway authority to include all footpaths within the site and all linking footpaths as public footways. These should be constructed as tarmac surface footpaths to the same standards as footways alongside adopted carriageways. The rights of the public will be protected to the same standard as other recorded rights of way if the new linking footways are included in a Section 38 agreement.

The proposed housing is likely to place an additional burden on the adjoining rights of way and therefore it is suggested that any planning permission granted is subject to a Section 106 Agreement which provides for the necessary improvement work to be carried out. For the first phase the section of footpath 28 running adjacent to the footpath should be upgraded to a surfaced footpath. This lies within the red line boundary of the site and therefore the developer should carry out this work itself.

There are various rights of way at risk from the direct impact of construction work.

Therefore could you please include a note on any planning permission which is granted.

United Utilities – With reference to the above planning application, United Utilities wishes to submit the following comments. It should be noted that we have previously commented on the Outline Application, Planning Ref: 13/15/0327P to which the above application relates.

Drainage Comments – Request for additional information.

Following our review of the revised information, we can confirm the proposals are not acceptable to United Utilities and we request further information and investigations regarding the approach to drainage prior to the determination of this reserved matters application.

Further to our review of the submitted Proposed Drainage Layout Ref: 30077-SUT-ZZ-00-DR-C-655-0001, Rev: P3, Dated: 17. 12.2019, the plans are unacceptable in principle to United Utilities.

This is because the foul drainage from the site outfalls within a proposed 225mm diameter foul pipe and communicates with an existing 150mm diameter public foul sewer within Riverside Way. United Utilities will not accept larger pipes communicating with our existing network. In addition, the peak foul flows emanating from the site may result in an increased risk of flooding on the receiving network. As

a result, an alternative point of connection will be required or the receiving 150mm diameter public foul sewer will need to be upsized at developer cost to the point where it upsizes to a 450mm diameter public combined sewer.

We would request that the applicant submits an amended drainage layout addressing the issues raised above. The applicant must prepare any supporting drainage layout in line with Building Regulations Part H that states no developments should create new hydraulic lows on our network.

Only after sufficient evidence has been provided in an updated FRA/Drainage Strategy, which addresses the approach to foul and surface water, can we provide updated comments to the application in question.

It should be noted by the Local Planning Authority and the applicant that we only hold the position outlined above as it is in response to a reserved matters application. A condition would usually suffice to address drainage details. It is our opinion that an amendment to the drainage layout is required prior to determination.

The applicant can discuss any of the above with Developer Engineer, Robert Brenton, by email at wastewaterdeveloperservices@uuplc.co.uk.

Please note, United Utilities are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

Natural England – No objection.

LLFA

Architectural Liaison Unit – Effective security measures and crime prevention strategies should be incorporated into the design at the earliest possible opportunity.

Environment Agency – No further comments.

PBC Conservation Officer – At outline stage I noted the potential for housing development to encroach on both the immediate and wider setting of the listed Laund Farmhouse. A landscaped area is shown adjacent to the LB, however this is not as large as that indicated at outline stage, and houses would come close to the W edge of the site, where both close-up and longer views of the important south elevation of the LB can be seen from the public footpaths. This could alter the view and setting of the farmhouse from a predominantly rural and secluded character to more of a 'suburban' one, and it is important that the existing landscaping along this edge is retained and reinforced in order to mitigate this. The provision of a more generous buffer zone of open land to the SE side of the listed building and along the western site boundaries, together with reinforcement of the existing trees and hedgerows by new planting, would help to preserve the settings of both LB and CA. To the south of Laund Farm effective screening along the track to Riverside Way will be important in order to break up and soften the lines of the buildings.

The houses proposed to this western edge of the site should complement the historic character and vernacular of the adjoining area. Due to the importance of this edge I would welcome submission of visuals to more clearly indicate elevational details and materials for these house types, also annotated elevations indicating materials and design details. The houses closest to the site boundary do incorporate some natural stone in their designs, however this appears to be confined to the ground floor elevations only, where it is used in conjunction with brick. Cedar cladding (dark grey?) appears to be proposed for the upper floors. My initial view is that the textures created by natural stone and brick will be sensitive to the context, however the use of dark grey cladding at upper levels, particularly for the prominent gabled roof forms, have potential to appear stark against the softer tones and textures of the stone and brick. Visuals would assist in assessing how these materials would work together within the context. My preference would be for stone to be used for both ground and first floors for at least some of the units along this edge. Plots 3, 4, 5 and 6 would also benefit from stone to their front elevations, being located at the entrance to the site.

Careful selection and design of house types, building forms, roofscapes and materials, will be crucial to ensure that the development beds into its context, and contributes to local character and distinctiveness, particularly given that this sloping site will be visible in both nearer and long distance views. Overall, a contemporary approach to house design is welcomed, and the different types and textures of buff brick should work well together, with details such as the plain eaves and verges, and recessive colours of the grey slate roofs and pale grey aluminium windows, helping the development to recede into the landscape. Care particularly needs to be taken with the roofscapes, and it is noted that many of the house types have steeply gabled frontages, which when clustered together in the streetscene might be unduly prominent when seen in longer views. The house types with roofslopes facing to the road, with windows sitting just beneath the eaves, are a more locally characteristic form. The strong eaves line is another locally distinctive vernacular feature, and it is for this reason that the dropped eaves houses, where windows project above the eaves line with heavy surrounds, tend to stand out within the streetscene. There are relatively few of these types overall, and they do assist in orientation; however a more recessive colour for the surrounds would be preferable. The 2.5 storey type (type 1151) have a strong vertical emphasis and visuals would assist in assessing the proportions of these.

Houses do generally face outwards, and natural stone boundary walls along the W edge would be welcomed; the reuse of stone salvaged from the site should be conditioned, together with design details for the boundary walls. Colours and detailed designs for front door canopies, window frames, doors, and window surrounds to dropped eaves houses also need to be conditioned, together with materials samples. Similarly the development should incorporate and enhance existing landscape elements such as dry stone walls, stone gateposts, stone stiles and wrought iron gates to create a more locally distinctive public realm. Floorscape should preferably be in grey or buff tones.

PBC Environment Officer – Concerns have been raised regarding the amount of trees proposed to be removed on the site including the five protected trees and a

numerous category A and B trees within the site. This has been raised with the Agent.

The proposed replacement trees and landscaping proposals are not considered appropriate for the site and need to be reconsidered.

The submitted Ecology Assessment and mitigation measures proposed during and after constructed are acceptable and these can be controlled by an appropriate condition.

Barrowford Parish Council – wishes to make the following comments to the planning application.

The developer held a consultation meeting with Borough & Parish Councillors at Holmefield House on Thursday 21st November 2019. The Parish Council had previously forwarded its thoughts on mitigation of impact as a result of the loss of this large greenfield site and on how to reduce the development's impact on the road infrastructure through improved non-vehicular access to local services and amenities.

These thoughts were expanded at that meeting concentrating on:

1. Improving non-vehicular access into Barrowford and the wider surrounding area using the existing network of public rights of way (PROW).
1. Green wildlife corridors through the site linking the river to the land above Wheatley Lane Road utilising both existing PROW's and the line of electricity pylons and their requisite easement corridor.
2. The provision of energy efficient and well insulated housing with the provision of vehicle charging points.
3. A 20% element of affordable housing.
4. Surface Water run-off and attenuation schemes.
5. Local infrastructure problems including highways and services.

Lexington Communications responded to the Parish Council's submission to the consultation held in November 2019 (appendix 2). The response covered all the points raised and explained which points Northstone could materially incorporate within their development and which they could not.

The Parish Council would like to make the following comments regarding this application:

1. The proposed new pedestrian routes shown in the plan provided by Northstone (appendix 3) would greatly improve connectivity throughout the site and into the surrounding footpath network, but these need to be hard surfaced and preferably wide enough to accommodate both cyclists and the disabled. The use of a hard surface is essential for these paths to be seen as all year-round non-vehicular connections into the wider area and not just for summer use.

2. The proposal to mitigate the impact on the ecology of the site by planting new boundary hedgerows and the creation of new habitats within the green corridors and unmanaged areas of the site is welcomed. The writing of a Biodiversity Management Plan for the site is essential as a reference to work to be carried out to improve the biodiversity of the site. The proposed planting scheme with its blocks of different colour and the use of predominantly ornamental species is at odds with the need for this large development to blend into the natural landscape of this sloped site, which is seen from large parts of Nelson.

The Parish Council considers that the proposed Biodiversity Management Plan should be considered as a material document to the planning application and, after approval, adhered to; that the planting scheme should be reconsidered in both concept and species choice, including more of the scarce indigenous species in order to create a more natural local landscape by blending height and colour, producing a natural carpet which changes through the seasons across the whole site, enhancing the setting of the site whilst preserving both the visual amenity of the listed Laund Cottages and the nearby Carr Hall and Wheatley Lane Road Conservation Area and preserving the setting of the Green Belt above the Strategic Housing Site.

3. The measures outlined in the response to the consultation regarding carbon impact of construction and energy efficiency measures including exceeding Building Regulations for energy efficiency standards, the use of large window openings to south facing aspects with smaller openings to north facing aspects, the incorporation of smart meters and the reuse of heat from shower water will all help but should be quantified to allow comparison.

The use of solar panels is being 'explored' and the use of ground source heat pumps is being considered by the developers. *But as a large number of houses on new developments are sold off plan the Parish Council believes these green technologies should be offered as an option, as installation at the construction stage is more cost effective than retro fitting.*

The Parish Council considers the provision of infrastructure for car charging points during the construction phase as essential future proofing and should be installed to all properties including the 20% affordable. Although this may not meet what LCC would like, it is a useful compromise until all cars are fitted with a standardised charging system.

4. *The Parish Council is happy that 20% affordable housing has been included in the proposed development, but this needs to be guaranteed and not removed by a future variation of granted permission or removal of condition application at a post approval stage.*

If a subsequent application to remove the affordable housing element is considered at a later stage a substantial sum should be sought vigorously for the provision of affordable/social housing elsewhere within Barrowford

5. Surface Water run-off and water attenuation schemes: A comprehensive water run-off and attenuation scheme was submitted with the scheme report going into

great detail. But the Parish Council does not have the technical qualifications to assess this scheme expertly. The Council supports the use of large diameter under road pipes as holding tanks linked through SWALES to each set of tanks as a means of reducing the rate of surface water discharge into the river; this method of maintaining current run-off flow into the river would appear adequate for this section of the development in isolation.

The Parish Council asks that the Planning Officer gauge the suitability of this scheme and its water flow figures in the context of being linked to additional surface water run-off and water attenuation measures needed for the second phase of the development to the Wheatley Lane Road end of the site. Consideration should also be given to how the proposed scheme would discharge across the land contained in the approved Business Park and then into the river.

6. Local infrastructure problems including highways and services: Although all major infrastructure concerns should have been dealt with at the Outline Planning Stage, this does not mean that minor improvements and tweaks cannot be requested at the Reserved Matters Stage.

The Parish Council raised concerns in its response to the Northstone Consultation, and considers an undertaking to improve non-vehicular access to the wider area will help reduce short car journeys to local services. The Parish Council asked if the developer had considered a small convenience store/newsagent to service the 500 houses when the site is finally finished, which again would reduce the need for car journeys for everyday essentials and thus reduce vehicle movements on the A6068 villages by-pass and the roundabout at Junction 13.

The original increases in peak time traffic envisaged by this development should now be considered in conjunction with the proposed Lomeshaye Industrial Estate expansion which will also be accessed off the A6068 by-pass, close to the access to this site.

The flexibility of thought shown by Northstone and their apparent willingness to positively address some of the Parish Council's concerns is to be welcomed.

Public Response

Site and press notices posted and nearest neighbours notified by letter. 4 responses have been received objecting to the proposal on the following grounds;

- As it is too late to stop the decimation of the rural landscape and greenfield I would like to see a positive outcome in relation to the finished scheme;
- Trees have been removed and construction of the haul road has stated before planning permission has been obtained;
- No objection to a substantial landscaping buffer zone between the site and Listed Buildings and Conservation Area- boundary treatments should be rural in design rather than urban;
- Support green routes and high level of tree planting;

- There are some anomalies regarding the plot numbers on the coloured layout plan and site layout plan NC004_SL_001j;
- The house types on the western boundary, although listed as stone, appear to have very little stone which seems to be cladding wrapped around the lower part of the house frontages only. I do not see how this would complement the existing environment as the rear views of these dwellings are brick/timber and more typical of urban developments;
- This development should never have been passed and is totally inappropriate for Barrowford. This is the view of Pendle's MP. I agree. Barrowford is not large enough with the appropriate infrastructure to support it:
 - The road system is gridlocked;
 - There will be too many cars congesting the roads;
 - Pollution not considered and associated health risks;
 - No schools to support the development;
 - No health care to support the development;
 - Killing of wildlife;
 - Increase risk of flooding;
- I did not buy my house to live next to a building site and the catastrophic effect on the view and outlook from my house as well as pollution, risk of earth movement and impact on value of my property;
- What screening will be in place and what is the size/height of the houses adjacent to my property? My grave concern is the height will be greater than my house;
- Our property is one of the few that shares a boundary with the proposed development. On the plans it is unclear if the stone wall is to remain and therefore we are concerned for our privacy if this is removed and replaced with hedgerow or grass verge;
- The new footpath from Lower Laithe Drive is causing us great concern;
- Parking is extremely limited for the existing residents and we feel that adding to this access could give the potential for residents from the development to park on Lower Laithe Drive to avoid driving through the estate increasing the already overburdened parking;
- The green space that was to be left by our cottages is now being replaced with a large car park – the number of spaces unclear on the plans. This again causes us concern with security, noise levels, privacy and lighting issues. Due to the lie of the land this will mean our back garden and rear bedrooms will be on eye level of the car park;
- What is proposed with the existing natural water course that runs down the boundary of the development and across the back of our shared boundary wall? Could the removal of this increase the risk of flooding to our property?
- Only a few years ago these fields were designated greenbelt;
- Our main concern is the South Easterly corner of the development which borders our property. The current plans are not clear and show 3 properties and not the 4 cottages?
- Currently our properties are secluded and quiet being isolated and surrounded on 3 sides by fields – creating a car park brings potential for crime, drug use and anti-social behaviour;
- The plans show the majority of social housing will be places in the lower South East corner of the development next to the majority of existing

properties. Can someone please clarify if this is the equivalent of affordable housing?

- Why destroy the local green spaces when so many brownfield sites are available;
- The houses would be built on a flood plain with the road flooding problems on Wheatley lane road being made worse by the housing development; and
- Wheatley Lane Road is dangerous enough with cars speeding through Church Street and then up on the main road without more people using it as a rat run;

28 responses have been received supporting the proposal on the following grounds:

- The area is in need of new build houses and will improve the area. How many affordable houses will there be as many young adults and families interested;
- Would move back to Barrowford if house prices were more affordable;
- This development would bring more money to the businesses in Barrowford;
- I hope there will be a good mixture of housing including bungalows for older people;
- Area is in needs of 2/3/4 bed accommodation; and
- Lack of big family homes in Barrowford.

Officer Comments

The main issues to be considered with this application are impact on residential amenity, impact on conservation area, layout, design and materials, open space, landscaping/protected trees, flood risk/drainage and public rights of way.

1. Relevant Planning Policies

Pendle Borough Council Local Plan Part 1: Core Strategy (2011 – 2030):

Policy ENV1 (Protecting and Enhancing our Natural and Historic Environments) seeks to ensure a high design standard that preserves or enhances the character and appearance of the area and its setting. It states that the impact of new developments on the natural environment, including biodiversity, should be kept to a minimum;

Policy ENV2 (Achieving Quality in Design and Conservation) identifies the need to protect and enhance the heritage and character of the Borough and quality of life for its residents by encouraging high standards of quality and design in new development. It states that siting and design should be in scale and harmony with the wider locality.

Policy ENV4 (Promoting Sustainable Travel) requires new development to have regard to potential impacts that may be caused on the highway network. Where residual cumulative impacts cannot be mitigated, permission should be refused;

Policy ENV7 (Water Management) states that proposals within a designated flood zone should seek to eliminate or reduce the potential for flooding to occur, by

demonstrating that further investigation of the extent of risk, and the feasibility of options for prevention or mitigation, have been considered;

Policy LIV5 (Design Better Places to Live) states that the layout and design of new housing should reflect the site surroundings, and provide a quality environment for its residents, whilst protecting the amenity of neighbouring properties. Provision for open space and/or green infrastructure should be made in all new housing developments.

Saved Policy 31 (Parking) of the Replacement Local Plan which sets out appropriate parking standards for new housing developments is also relevant here.

National Planning Policy Framework (NPPF)

National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied and is a material consideration in determining planning applications, particularly where local plans are silent on an issue. Of relevance to this application is that there is a presumption in favour of sustainable development and that it seeks to deliver a wide choice of high quality homes. In addition, the NPPF states that Local Authorities should approve applications where practical to do so and attach significant weight to the benefits of economic and housing growth.

The NPPF also states: "This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise."

Paragraph 11 of the Framework states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (including where a local planning authority cannot demonstrate a five year supply of deliverable housing sites), granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (including policies relating to designated heritage assets); or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

2. Principal of Housing

This site has been allocated for housing in Policy LIV2 of the Pendle Local Plan: Core Strategy Part 1 and therefore forms part of the housing land supply.

This site is located in Barrowford and is the Strategic Housing Site for Pendle and therefore the principal of housing on this site has already been established by the

allocation in policy LIV2 and the granting of Outline planning permission under 13/15/0327P.

3. Impact on Residential Amenity

The development would be of relatively low density with a green spaces throughout. The design of the dwellings would be contemporary. The surrounding housing is a mixture of styles and in this context the proposed design of the development is acceptable.

The proposed development would not result in any unacceptable impacts on privacy, overbearing impacts or loss of light to adjacent dwellings subject to appropriate finished floor levels and sections through the site. An acceptable degree of residential amenity can be assured for the future residents of the proposed dwellings as well as those adjacent to the site.

4. Impact on Conservation Area

There is potential for the housing development to encroach on both the immediate and wider setting of the listed Laund Farmhouse. Whilst a landscaped area is shown adjacent to the listed building this needs to be extended and proposed planting reinforced in order to successfully mitigate this. The provision of a more generous buffer zone of open land to the south east side of the listed building and along the western site boundaries, together with reinforcement of the existing trees and hedgerows by new planting, would help to preserve the settings of both the listed building and the conservation area.

To the south of Laund Farm effective screening along the track to Riverside Way will be important in order to break up and soften the lines of the buildings.

The houses proposed to this western edge of the site should complement the historic character and vernacular of the adjoining area. Due to the importance of this edge it would be appropriate to have visuals with clearly annotated elevational details with materials. The houses closest to the site boundary do incorporate some natural stone in their designs, however, this is confined to the ground floor elevations only. The dark grey timber cladding for the upper floors would appear stark against the softer tones and textures of the stone and brick. Visuals have been provided and these will be assessed as to how these materials would work together within the context. The preference would be for stone to be used for both ground and first floors for at least some of the units along this edge. Plots 3, 4, 5 and 6 would also benefit from stone to their front elevations, being located at the entrance to the site.

Careful selection and design of house types, building forms, roofscapes and materials, will be crucial to ensure that the development beds into its context, and contributes to local character and distinctiveness, particularly given that this sloping site will be visible in both nearer and long distance views. Overall, a contemporary approach to house design is welcomed, and the different types and textures of buff brick should work well together, with details such as the plain eaves and verges, and recessive colours of the grey slate roofs and pale grey aluminium windows, helping the development to recede into the landscape. Attention needs to be taken with the roofscape as many of the house types have steeply gabled frontages, which when

clustered together in the streetscene might be unduly prominent when seen in longer views. The house types with roofslopes facing to the road, with windows sitting just beneath the eaves, are a more locally characteristic form. The strong eaves line is another locally distinctive vernacular feature, and it is for this reason that the dropped eaves houses, where windows project above the eaves line with heavy surrounds would stand out within the streetscene. There are relatively few of these types overall, and they do assist in orientation; however, a more recessive colour for the surrounds would be preferable. The 2.5 storey type (type 1151) have a strong vertical emphasis and visuals would assist in assessing the proportions of these.

Whilst natural stone boundary walls along the western edge would be welcomed these need to be of an appropriate height and design. Colours and detailed designs for front door canopies, window frames, doors, and window surrounds to dropped eaves houses, together with materials samples can be conditioned.

The development should incorporate and enhance existing landscape elements such as dry stone walls, stone gateposts, stone stiles and wrought iron gates to create a more locally distinctive public realm. Floorscape should preferably be in grey or buff tones.

The agent has been requested to consider these issues and details of materials can be controlled by an appropriate conditions.

5. Layout, Design and Materials

In terms of layout for the 243 dwellinghouses this is generally acceptable although somewhat linear with pockets of open spaces where built development would not be permitted. The lack of trees to be retained is a concern which has been raised with the agent. The type and use of the open spaces also needs to be addressed as well as retaining structures and boundary treatments. Further information on these has been requested in order to assess the potential impact.

The design of the houses is very modern which is acceptable for a site of this size especially when the adjacent houses are of a variety of ages and design. The most important section is along the south west boundary to the Conservation Area see comment above.

The proposed materials are in the main acceptable with buff brick, grey roof slates and light grey aluminium windows. Some concerns have been raised regarding the dark grey cedar cladding, dark grey projecting square windows and steep gabled frontages and the agent has been requested to address these.

Subject to some minor changes in layout, samples and amendments to the conservation area boundary the scheme could be acceptable.

6. Highways and Public Rights of Way

The principle of the acceptability of the development in terms of access and its residual impacts of the highway network has been established by the outline approval.

The highway matters to be considered in this application relate to the design of the internal roads and car parking layout. LCC Highways have requested some minor changes to this development and subject to these have no objections to the scheme.

Public Rights of Way

Whilst none are directly affected linkages and improvements through the site can be provided. Some of the PROW's are proposed to be bounded by high stone walls and hedges which would lead to a lack of surveillance and possible crime prevention issues. This has been passed to the agent to consider. One of the link proposed through from the western side cannot be provided now due to the proposed land level differences.

7. Open Space and Landscaping/Trees

Full details of proposed landscaping have been submitted. This has been assessed and the potential loss of protected, category A and B trees has been raised with the agent.

It is clear that the proposed landscaping whilst substantial would not mitigate for the removal of so many mature and substantial veteran trees which would help to mitigate the housing scheme. This would seem to be contrary to the parameters plan submitted at Outline stage and would not create an effective landscaping or screening plan for this development. The agent has been asked to look into this as the loss of so many protected and veteran trees would not be acceptable.

Open Space

Six landscaped corridors with a total of 2.784ha of public open space are proposed with a linear green space along the northern edge of the site incorporating existing or enhanced public rights of ways and natural informal play areas around the site.

Policy LIV5 requires that provision for public open space and/or green infrastructure is made in all new housing developments. The proposed layout plan shows public open space areas throughout the site with some used as informal green areas and others as play areas whilst these spaces tend to be in areas where built form would not be allowed i.e. drainage areas and power lines. The total amount equals ha which is acceptable and accords with policy LIV5.

8. Ecology

An Ecology survey was submitted with the Outline application which identified that the proposal would impact on bats and birds appropriate mitigation measures were proposed and controlled by condition.

9. Drainage and Flooding

Flood risk was assessed at the Outline stage and conditions attached to that permission to control foul and surface water drainage. A full scheme was required to be submitted as part of the Reserved Matters application. This has been done.

UU have objected to the scheme and the agent has been requested to provide the amendments. LLFA have yet to respond.

Subject to a scheme being accepted then this can be controlled by an appropriate conditions.

10. Other Issues

Education

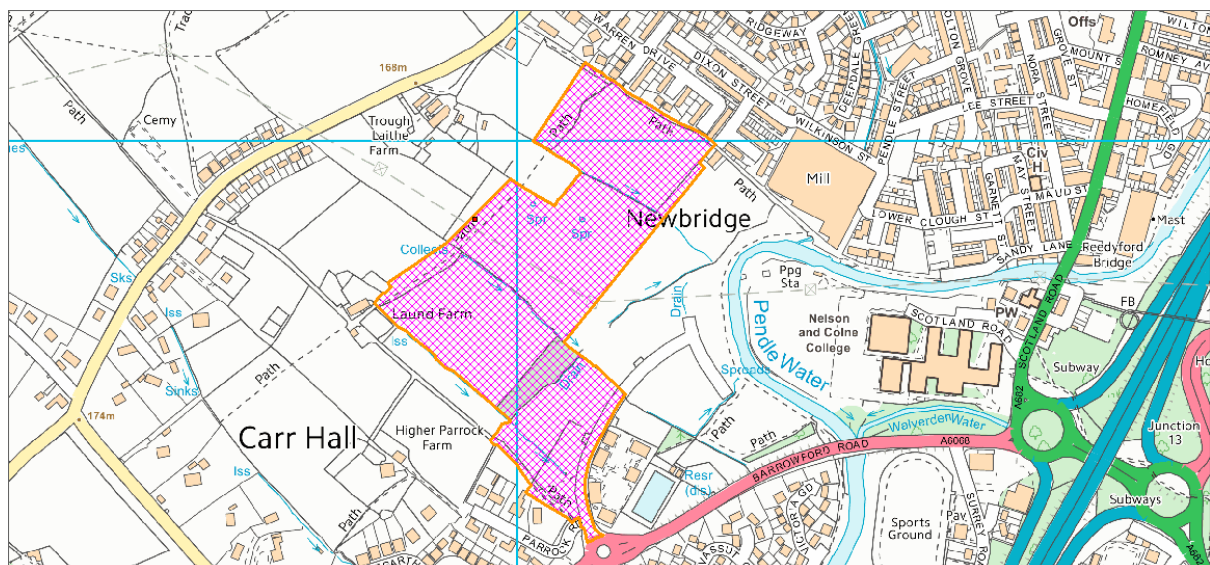
It was demonstrated at the outline stage that a contribution towards the provision of school places would be acceptable. A condition was attached requiring this to be part of the contributions included in the S.106 therefore this matter is controlled under the Outline planning permission.

Affordable Housing

Policy LIV4 sets out targets and thresholds for the provision of affordable housing. For this site it would be 20%. This was agreed at the Outline stage. A total of 49 affordable units are proposed and all of these would be provided on site within this application. This results in 20.2% which is acceptable and accords with policy LIV3.

RECOMMENDATION

The application is brought before the Area Committee for comment. These comments will be included in the final report which will make a recommendation to the Policy and Resources Committee. Members are asked therefore to make a resolution incorporating the Committee's comments on this application.



Application Ref: 19/0952/REM

Proposal: Reserved Matters: Major: Erection of 243 dwellinghouses (Use Class C3) (Appearance, Landscaping, Layout and Scale) with associated open space and infrastructure.

At: Land at Trough Laithe, Barrowford Road, Barrowford

On behalf of: Northstone Development Ltd

LIST OF BACKGROUND PAPERS

Planning Applications

NW/MP

Date: 25th February 2020