



REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND REGULATORY SERVICES

TO: WEST CRAVEN COMMITTEE

DATE: 7th July 2020

Report Author: Neil Watson
Tel. No: 01282 661706
E-mail: neil.watson@pendle.gov.uk

PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning application.

REPORT TO WEST CRAVEN COMMITTEE 7TH JULY 2020

Application Ref: 19/0863/REM

Proposal: Reserved Matters: Major: Erection of 34 dwellinghouses (access, appearance, layout, scale and landscaping).

At: Land At Field Number 0087, Earby Road, Salterforth.

On behalf of: Cross Construction Ltd.

Date Registered: 02.12.2019

Expiry Date: 13.07.2020

Case Officer: Charlotte Pinch

Site Description and Proposal

This application has been deferred from the June committee to allow discussions with the applicant on relocation of the overhead power lines, which would run parallel to the new road.

The application is a Reserved Matters application for the access, appearance, layout, scale and landscaping for the erection of 34 dwellings. Outline planning permission (access and layout only) was granted in 2016 for the erection of 34 dwellinghouses on the site.

The application site is agricultural land located in the parish of Salterforth on the west side of Earby and lies outside the settlement boundary in Open Countryside.

The site is a triangular piece of land which measures 1.26ha and slopes down to the east. It is bounded by housing on Kenilworth Drive to the east, Open Countryside to the south and Earby Road to the north.

The scheme consists of six 2 bedroom semi-detached units, eight 4 bedroom detached units, four 4 bedroom semi-detached units, eleven 2 bedroom terraced bungalows and four two bedroom apartments.

Access is proposed to be gained off Earby Road.

Relevant Planning History

16/0329/OUT

Outline: Major: Erection of 34 dwelling houses (1.26ha) (Access and Layout only).
Refused. 2016.

16/0630/OUT

Outline: Major: Erection of 34 dwelling houses and creation of new access (Re-Submission).
Approved with Conditions. 2016.

Consultee Response

LCC Highways

There is an outline application (all matters reserved) approved under reference 16/0630/OUT for 34 dwellings.

Construction traffic

The construction traffic management plan submitted is acceptable.

The formation of the site access and all the highway works must be completed under an agreement with Lancashire County Council.

The applicant should be advised to contact Lancashire County Council, Highway Development Control email – developeras@lancashire.gov.uk in the first instance to ascertain the details of such an agreement and the information to be provided. It should be noted that the signing of an agreement can take up to 3 months and that no works should commence prior to the signing of the agreement.

The traffic management requirement on Earby Road during the formation of the site access will require a permit which must be obtained from Lancashire County Council by emailing – lhsstreetworks@lancashire.gov.uk with the completed forms which can be found on our website.

Site access and off-site highway works

The position of the site access is acceptable with visibility splays of X2.4m by Y52m in both directions. Condition 11 on the outline application 16.0630 covers this.

The proposed change of road alignment on Earby Road and the provision of a 2m wide footpath from Kenilworth Drive to the west of site access is acceptable and will provide a safe place for pedestrians, protection of the sight lines and a better road alignment which should slow vehicle speeds to the east of the site access.

At outline stage a request for £22,000 to upgrade the two bus stops near the site to quality bus stops was made. It appears that since this application, the nearest bus stops have been upgraded to quality bus stop standard. Therefore the works are no longer required.

Internal layout

The turning head close to the pumping station appears too small. I have attached our standard turning head designs, alternatively you can provide tracking for the refuse vehicle specification attached. Please provide a service strip of at least 0.5m around the whole turning head. Please amend and/or provide the tracking to demonstrate the suitability.

An amendment is recommended at plot 20 to widen the driveway to provide 2 side by side spaces for practicality, otherwise it is likely that parking will occur on the road and cause an obstruction for large vehicles.

The surface water drainage from the road is proposed by a requisitioned sewer to be offered for adoption by Yorkshire Water and should be read in conjunction with comments by Local Flood Risk Authority. Separate drainage consents will be required. If the drainage is adopted by Yorkshire Water and the layout is amended as detailed above then the infrastructure will be acceptable for adoption.

Maintenance and management Plan (open spaces, footpaths and hedges) – There is a drawing included in appendix 5 which shows the area highlighted light blue which will be offered for adoption by the LA. The area covers the hedgerow and landscaping adjacent to the new footpath on Earby Road. Assuming LA refers to Lancashire County Council as Highway Authority, this should be amended to exclude the landscaping. There are 2 road sections highlighted brown and communal car parking areas highlighted dark beige which will not be acceptable for adoption and

these should be included in this plan to set out how they will be maintained in the future including road surface, street lighting and surface water drainage.

A connection from the site to footpath 13-5-FP48 is not proposed. I can see that the red edge does not directly adjoin the public right of way which is likely to mean that a link cannot be created without the consent of the landowner.

Conclusion

To conclude there are minor amendments required to the layout to make it acceptable. The CTMP is acceptable and the Maintenance and Management Plan requires a minor amendment and additional information including.

Update; Revised information was submitted on 5th March 2020, it was confirmed by LCC Highways that these additional details satisfied their previous concerns. All outstanding matters were therefore resolved.

Lancashire Constabulary

Thank you for providing Lancashire Constabulary with the opportunity to comment on this Reserved Matters Application for 34 dwellings.

Please can I ask that you signpost the applicant to the Secured by Design New Homes 2019 design guide via www.securedbydesign.com so that physical security measures can be incorporated into the dwellings to keep the residents safe and feeling safe. I recommend that the applicant develops the scheme to achieve Secured by Design certification. Application forms can be found on the Secured by Design website.

Natural England

Natural England currently has no comment to make on the reserved matters application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yorkshire Water

Yorkshire Water has no objection to the approval of the reserved matters application.

The developer should note the following points in relation to existing clean water infrastructure:
a) there is a private main shown close to where the road is to be widened which may require diverting (at developers cost); and
b) a 4" main close to where the footpath is to be extended (on Kenilworth Drive). We strongly recommend that the exact location of the main is traced prior to construction, again, at the developer's cost.

LCC Lead Local Flood Authority

No objection to the proposed development, subject to the requirements of conditions 12, 13, 14 and 15 of outline planning permission 16/0630/OUT being fully satisfied.

PBC Environmental Health

No objections, recommendations for conditions.

Earby Town Council

The outline application has been passed, however Earby Town Council may have objected if it had been consulted prior to this. Evidence of consent from the Environment Agency to discharge water into New Cut Beck.

Public Response

Four letters of objection were received from neighbouring occupiers, their comments can be summarised as follows:

- Flooding and drainage issues, which will affect adjacent properties and local roads.
- Overlooking impacts onto Kenilworth Drive as a result of the proposed three storey dwellings.
- Unacceptable development on pasture land.
- Lack of sufficient parking on site, per property, which could result in dangerous overflow parking elsewhere.
- The proposed houses which back onto the gardens of Kenilworth Drive are too close, loss of privacy and amenity.
- Loss of natural division between Earby and Salterforth, they will become one and lose individuality.
- Existing problem with new build properties, which are overpriced, in the area.
- Hazardous main road, where accidents are common. The development will bring more traffic and congestion.
- Narrowing of the road to incorporate a footpath would not be beneficial and cause congestion.
- Lack of boundary screening proposed.
- Increased pressure on local facilities, including doctors and schools.
- Loss of trees and hedgerows, which are home to birds and wildlife.

Officer Comments

Policy

Pendle Local Plan Part 1: Core Strategy

Policy ENV1 (Protecting and Enhancing Our Natural and Historic Environments) seeks to ensure a particularly 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 its surroundings.

Policy ENV7 (Water Management) does not allow development where it would be at risk of flooding and appropriate flood alleviation measures will be provided and/or would increase the risk of flooding elsewhere.

Policy LIV1 (Housing Provision and Delivery) sets out the requirement for housing to be delivered over the plan period. This policy allows for non-allocated sites within the Settlement Boundary as well as sustainable sites outside but close to a Settlement Boundary.

Policy LIV3 (Housing Needs) provides guidance on the housing needs in order to provide a range of residential accommodation.

Policy LIV4 (Affordable Housing) sets out the targets and thresholds required to contribute towards the provision of affordable housing.

Policy LIV5 (Designing Better Places to Live) requires all new housing to be designed and built in a sustainable way. New development should make the most efficient use of land and built at a density appropriate to their location taking account of townscape and landscape character. Provision for open space and/or green infrastructure should be made in all new housing developments.

Replacement Pendle Local Plan

Policy 16 'Landscaping in New Development' requires all development proposals to include a scheme of landscaping sympathetic to the site's character and vicinity.

Policy 31 'Parking' supports car parking in new developments in line with the Maximum Car and Cycle Parking Standards. All new parking provisions should be in line with these standards unless this would compromise highway safety.

National Planning Policy Framework

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. It states that there are three dimensions to sustainable development: economic, social and environmental. The policies in the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

Section 12 of the Framework relates to design and makes it clear that design is a key aspect of sustainable development. Paragraph 130 of the Framework states that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

Principle of Development

The principle of residential development on this site has been established by the previously approved outline application 16/0630/OUT.

Design and Visual Amenity

The application site is not in a prominent location or significant in landscape views. It is sited adjacent to Earby Road, a key link road between Earby and Salterforth, as well as the Kenilworth Drive residential development.

The site is predominantly screened from Earby Road by an extensive band of mature trees and hedgerow. The southern boundary of the site also benefits from dense boundary treatment comprising of mature trees. Therefore, the site is not readily visible from public vantage points and this natural boundary treatment provides an effective buffer and softening of the built form within the landscape. The majority of the existing boundary trees are to be retained as part of this development, with an additional hedgerow added along the southern boundary of the site.

In addition to areas of planting throughout the site, the layout proposes an area of designated open space at the southern end of the site. It is set away from the proposed development, and whilst part of it is designated for an underground pumping station, this still leaves a sufficient area of open space in relation to the scale of the proposed development.

The layout of the proposed dwellings forms a 'T' shape, which allows for sufficient separation between the dwellings and results in very few gardens backing onto each other. All properties benefit from a rear garden in excess of 10m deep, many over 16m deep. These are suitable garden sizes and appropriate for the scale of the dwellings proposed. Moreover, this ensures that the development does not result in a cramped built form with a suitable density of houses.

The proposed dwellings comprise of 5 house types, including single storey bungalows, 1.5 storey semi-detached properties, two storey semi-detached, three storey detached and a two-storey apartment block. All the dwellings have comparable features including simple pitched roofs, gable features and larger windows on the front and rear elevations. Although of simple design, the range in house types provides suitable variation throughout the development.

The dwellings are to be constructed of natural coursed stonework, ashlar stone quoin edging and natural blue slate roof tiles. The fenestration will comprise of white woodgrain UPVC and black conservation style roof lights. These materials would be acceptable for this setting, location and form of development.

Residential Amenity

The site proposes a mix of house types in a relatively regimented layout throughout the site. The majority of the plots face into the site, with the rear elevations and gardens backing onto the boundary of the site.

Plots 7-11 are single storey bungalows and have properties to the front and rear. However, they would retain a 10m deep rear garden and be 12m from the side elevation of Plot 12.

Plots 32-34 would be sited adjacent to the entrance of the site and would be located 15m from the side elevation of Plot 31.

Plots 18-23 comprise of a block of four apartments and two semi-detached properties, these would be sited 15m from the side elevation of Plot 24.

Moreover, Plots 12-17 back onto the rear of existing properties on Kenilworth Drive. However, the proposed dwellings are only 1.5 storey in height and would retain a 12m separation distance from the rear boundary of the site.

The proposed siting of the dwellings would result in sufficient separation distances to ensure no significant detrimental overlooking or overbearing impacts on future or existing neighbouring occupiers.

House type 3 proposes one second floor side facing window on each property. Given the siting of these properties, these windows would be within close proximity of adjacent properties side elevations and rear garden areas. Therefore, given two other roof lights serve these second-floor master bedrooms, a condition will be applied to ensure the side facing windows are obscure glazed.

Similarly, house type 5, which comprises of four apartments, proposes two first floor side facing windows on the east and west elevations. No concerns are raised regarding the western elevation, as this faces onto an access road and retains significant separation distance with Plot 32. However, the eastern elevation would be within a close distance of Plot 19, therefore the two first floor windows on the eastern side elevation will be obscure glazed by condition.

Landscaping

A landscaping plan has been submitted as part of this application, it provides details of the existing trees to be removed, the existing trees to be retained, hedgerow planting and new trees proposed within the site.

The scheme shows a large proportion of the existing northern and southern boundary trees to be retained, in addition to hedgerows comprising of Hawthorn and Hazel. Moreover, 50 additional trees are to be planted within the site and as screening along the eastern boundary of the site with Kenilworth Drive. These will comprise of a mix of Alder, Silver Birch, Holly, Hawthorn, Maple, Beech and Cherry.

The remainder of the site, including the open space will be grassed, with block paving for the parking areas. The frontages of the proposed dwellings will remain open and grassed, softening the hard landscaping elements within the development.

As a result, the proposed landscaping is considered acceptable.

Highways

Access to the site was dealt with as part of the outline application and suitable conditions applied.

The internal layout proposed has been amended during the course of the application, to ensure a suitably sized turning head at the south of the site and footways which run along the full vehicular access route.

In accordance with Saved Policy 31, which sets out the parking standards, the maximum parking provision should be adhered to in this case given the location of the site. Each unit benefits from a combination of driveway parking and a single or double garage. The proposed apartments have two allocated parking spaces per apartment, within close proximity of them. As a result, there is sufficient on plot parking within the site, in accordance with Policy 31.

Flood Risk and Drainage

Concerns have been raised regarding drainage and flooding issues on the site, and the impacts this will have on surrounding existing properties. These aspects were dealt with as part of the outline application and suitable conditions applied.

The scheme proposes a sustainable drainage system, which has been controlled by a condition. No objections were raised previously by the Lead Local Flood Authority and Yorkshire Water have raised no objection to the approval of this reserved matters application.

Overhead Power Lines

Discussions have been undertaken with the applicant in relation to the proposed overhead power lines. It has been agreed that these lines can be routed underground and therefore not visible. A condition will be applied to ensure the lines are placed underground prior to the occupation of the proposed dwellings.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development accords with the Local Plan and National Planning Policy Framework. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

1. This notice constitutes an approval of matters reserved under Condition 1 of Planning Permission No. 16/0630/OUT and does not by itself constitute a planning permission.

Reason: The application relates to matters reserved by Planning Permission No.16/0630/OUT

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

CROS/19 Dwg02C, CROS/19 Dwg09B, CROS/19 Dwg20A, CROS/19 Dwg21, CROS/19 Dwg22, CROS/19 Dwg23, CROS/19 Dwg24A, CROS/19 Dwg00, CROS/19 Dwg01 and CROS/19 Dwg08.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to first occupation of each dwelling, the on plot parking provision as shown on the approved plan CROS/19 Dwg02C, must be constructed, surfaced and marked out. The parking spaces shall thereafter always remain unobstructed and available for parking.

Reason: In order to ensure satisfactory levels of off street parking are achieved within the site, to prevent parking on the highway to the detriment of highway safety.

4. The windows in the second floor side elevations of House Type 1 and the two windows in the first floor eastern side elevation of House Type 5 of the development hereby permitted shall at all times be glazed only with obscure glass of Level 4 or above. Any replacement glazing shall be of an equal degree of obscurity and the windows shall be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening.

Reason: In order to protect and preserve the privacy and amenity of the occupiers of the adjoining dwelling.

5. Prior to first occupation of the first dwelling on site, works for all power lines to be placed underground must be completed and shall thereafter remain underground permanently.

Reason: In order to protect the visual amenity of the site and rural character of the surrounding area.

Application Ref: 19/0863/REM

Proposal: Reserved Matters: Major: Erection of 34 dwellinghouses (access, appearance, layout, scale and landscaping).

At: Land At Field Number 0087, Earby Road, Salterforth.

On behalf of: Cross Construction Ltd.

REPORT TO WEST CRAVEN COMMITTEE ON 01 JUNE 2016

Application Ref: 20/0035/REM

Proposal: Reserved Matters: Major: Erection of 129 dwellings and associated roads, infrastructure and parking (appearance, landscaping, layout and scale) of Outline Planning Permission 13/16/0054P.

At: FORMER BARNSAY SHED AND ADJ FIELD LONG ING LANE
BARNOLDSWICK

On behalf of: Seddon Homes Limited

Date Registered: 16/01/2020

Expiry Date: 31/07/2020

Case Officer: Alex Cameron

As this application is for 60+ dwellings it has been brought before Committee for comments only, the Committee's comments will be reported to Policy and Resources Committee.

Site Description and Proposal

The application site is located to the east of the settlement Barnoldswick and to the south of Long Ing Lane. The west/southwest boundary of the site is formed by the Leeds Liverpool canal with the Silentnight factory beyond, then open land to the south and east of the site with to the north west the land rising up to both isolated farm properties and a residential area. Approximately half of the site, to the north east west side falls within the settlement boundary and is designated as protected employment land. This was the former site of Barnsay Mill.

This is a reserved matters application pursuant to an outline planning permission (access only) for up to 148 dwellings approved in 2016. The application relates to the reserved matters of appearance, landscaping, layout and scale for the erection of 129 dwellings. The proposed development would comprise a mix of 3 and 4 bed detached, semidetached and mews properties finished in reconstituted stone, with slate effect tile roofs and upvc windows and doors.

Relevant Planning History

13/81/0987P - Change of use of weaving shed to warehouse, construction of new vehicular access and vehicle park and construction of two overhead conveyor bridges at Barnsay Mill. Approved.

13/90/0619P - Outline: use of land for Business (B1), general industry (B2) and storage distribution, Barnsay Mill site. Refused.

13/93/0175P - Outline: industrial building of approximately 250,000 sq ft on the site of the former Barnsay Mill. Approved.

13/93/0381P - Reserved matters of 13/93/0175P. Approved.

13/00/0411P - Outline: Use of land for B1 (Business), B2 (General Industrial) & B8 (Storage or Distribution) development. Approved.

13/07/0242P - Reserved Matters: Major: Erection of 2000sqm B1, 9300sqm B2 and 1100sqm B8 of industrial floorspace and formation of access road, parking and landscaping. Approved.

13/16/0054P - Outline: Major: Residential development (5.07Ha) of upto 148 dwelling houses with access from Long Ing Lane and new access via footpath 10 (Access only) (Re-Submission).
Approved.

Consultee Response

LCC Lead Local Flood Authority - No objection subject to the requirements of the conditions of the outline permission and an additional condition for a watercourse replacement scheme.

LCC Highways - No objections subject to details of refuse collection points, a vehicle restraint barrier system adjacent to the canal, widening of the access roads and provision of footways, an additional pedestrian cycle link and a structural survey of the culvert prior to commencement of the estate road. Proposed car parking is acceptable, each dwelling should have secure cycle storage and an electric vehicle charging point.

Lancashire Fire and Rescue – Comments relating to Building Regulations.

Lancashire Constabulary Architectural Liaison – general recommendations for security measures in accordance with Secured by Design principles.

Environment Agency - No objection subject to a contaminated land condition (the outline permission has a contaminated land condition attached).

United Utilities – Comments relating to surface water drainage, management and maintenance, supply of water and impact on United Utilities assets.

Yorkshire Water – No comments.

Natural England - No comments.

PBC Environmental Health – An additional noise assessment is required in relation to the impact of the Silentnight factory.

PBC Public Rights of Way – Further access points to the canal should be provided and a note attached relating to obstruction of public rights of way.

Canal and River Trust – Request conditions relating to the structural integrity of the canal, further investigation of the culverts under the site, a full landscaping plan, the design of the proposed access to the canal towpath and a contribution towards improvement of the towpath.

Barnoldswick Town Council - The south west area of the development is at high risk of flooding. This is noted in the report of the LLFA. Houses in this area should be removed from the development. Appropriate drainage would be needed for the rest of the site. There is a concern about the proposed noise cancelling fencing and would encourage the developers to either replace or add more natural sound barriers along the towpath. Concern about the reduction in trees on the north side. Could the perimeter have trees added to it? Lack of 1 and 2 bedroom units on the site. We would like to see a widening to the Rainhall Farm track and provision of a footpath. There are concerns for road safety between the site and the play area. Could the Coats Avenue calming measures or a crossing be added?

Public Response

Press and site notices have been posted and nearest neighbours notified. The following responses objecting the proposed development have been received:

- Concerns relating to flooding affecting the development and access road.
- Impact on wildlife.
- Noise impact from Silentnight.
- Impact of the development on air quality in the area.
- Highway safety issues relating to traffic from the development.
- Concerns relating to the capacity of the canal bridge to accommodate additional traffic from the development.
- Concerns relating to the stability of the culvert running under the site.
- Level of affordable housing proposed.
- Development of a greenfield site.
- Impact of the development on local health and education services.
- The noise survey submitted with the application and proposed mitigation measures are inadequate to deal with the noise coming from the Silentnight factory. The proposed development will have serious implications on the existing and future operations of the factory.
- Residents are likely to be affected by dusts from the Silentnight factory yard.

Officer Comments

As this is a reserved matters application, only matters related to the appearance, scale, layout and landscaping of the development at to be considered in determining this application, the principle of the acceptability, including access, of up to 148 dwellings on the site has been approved by the outline permission.

Policy

Pendle Local Plan Part 1: Core Strategy

Policy SDP1 takes a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy SDP2 sets out the roles each settlement category will play in future growth. Barnoldswick is a key service centre which provide the focus for future growth and will accommodate the majority of new development.

Policy SDP3 identifies housing distribution in West Craven Towns as 18%. The total housing requirement for Pendle at the present time is 5662. The amount of development proposed here is not disproportionate to the amount Barnoldswick could expect to accommodate over the 15 year plan period.

Policy ENV1 of the Replacement Pendle Local Plan seeks to ensure a particularly 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 of the Pendle Local Plan Part 1 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 its surroundings.

Policy ENV7 does not allow development where it would be at risk of flooding and appropriate flood alleviation measures will be provided and/or would increase the risk of flooding elsewhere.

Policy LIV1 sets out the housing requirement identified in Policy SDP3 above. At the present time sites have not yet been allocated in The Pendle Local Plan Part 2: Site Allocations and Development Policies.

Policy LIV4 sets targets and thresholds for affordable housing provision. For 15 or more dwellings in West Craven towns this is 5%.

Policy LIV5 states that layout and design 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.

Replacement Pendle Local Plan

Policy 31 of the Replacement Pendle Local Plan sets out the maximum parking standards for development.

National Planning Policy Framework

The Framework requires local planning authorities to identify a supply of deliverable housing sites to provide five years' worth of their housing requirements.

Visual Amenity

The design and layout of the proposed housing would be similar to other modern housing developments in the area, finished in reconstituted stone, with slate effect tiles and upvc windows and doors. The Design and Access Statement demonstrates that the development has been designed in accordance with Building For Life 12 principles and would be sympathetic to the surrounding area.

Residential Amenity

The proposed development would provide an adequate level of privacy living environment for the proposed dwellings in relation to spacing between the buildings and windows.

The Silentnight factory to the west has the potential to cause noise that could affect the amenity of residents of the proposed development that in turn could affect the operation of the factory. A noise assessment has been submitted with the application addressing this potential impact. However, we have received a response from Silentnight raising concerns relating to the timing and methodology of the survey.

Environmental Health have advised that further noise survey work is required to address the issues raised. It has been accepted that that this can be resolved in principle in the approval of the outline permission, however, it could potentially require alterations to the layout and/or design of the dwellings and so this could not be dealt with by condition.

We are currently awaiting the submission of an additional noise assessment by the applicant.

Affordable Housing Provision

It was agreed at the developer's request that the details of affordable housing be dealt with at the reserved matters stage. Policy LIV4 sets a target of 5% affordable housing for developments of this scale in West Craven. Six affordable housing units are proposed in accordance with the policy LIV4.

Ecology

The ecology survey submitted with the outline application recommended that further survey work be undertaken prior to the submission of reserved matters in relation to bats and birds. Additional surveys have been submitted with this application.

The survey identifies an elm tree at the southern end of the north east boundary of the site as a potential bat roosting site, the site is also used by foraging and commuting bats. The elm tree is proposed to be retained by the proposed layout of the development and the report recommends mitigation measures relating to lighting and enhancements by the provision of bat boxes to ensure that there are no unacceptable impacts upon bats.

The survey concludes that the grassland habitats to be lost are of limited value to birds. It recommends a pre-development nesting bird check if within breeding season and bird boxes are installed around the site to mitigate for the loss of immature woodland habitats.

The report identifies the possibility that the adjacent canal is used by otters and water voles. Dependent on the drainage proposals further surveys are required prior to commencement of the development to establish whether mitigation measures are necessary in relation to otters and water voles.

Hedgehogs are likely to be present within the site and the report makes recommendations for mitigation to protect and enhance the sites habitat value.

The report concludes that the proposed development has the potential to provide significantly higher value habitats for wildlife than are currently present.

Open Space

Policy LIV5 requires that provision for public open space and/or green infrastructure is made in all new housing developments. The proposed layout includes areas of green space around the site and a green corridor running through the centre of the site to the canal, this would provide green infrastructure which the ecology report concludes, which other mitigation, would result in a significant enhancement in the ecological value of the site.

Drainage and Flood Risk

A number of concerns have been raised regarding drainage and flooding. This is a matter that was considered in principle at the outline stage, the Lead Local Flood Authority are satisfied that the risk of flooding both on and off site would not be unacceptable subject to the requirements of the conditions attached to the outline permission and an additional condition relating to the works proposed to increase capacity of a section of culvert to the east of the site.

Highways

The access has been approved by the outline permission, this application can only consider matters relating to the internal road and parking layout. Amended plans have been received widening of the northern access to 5.2m and providing a footway and altering the levels to provide additional pedestrian access to the canal. An acceptable level of car parking is proposed for each dwelling. The matters of relating to bin collection and barriers for the canal could be addressed by condition.

Application Ref: 20/0035/REM

Proposal: Reserved Matters: Major: Erection of 129 dwellings and associated roads, infrastructure and parking (appearance, landscaping, layout and scale) of Outline Planning Permission 13/16/0054P.

At: FORMER BARNSAY SHED AND ADJ FIELD LONG ING LANE
BARNOLDSWICK

On behalf of: Seddon Homes Limited

LIST OF BACKGROUND PAPERS

Planning Applications

NPW/MP

Date: 23rd June 2020