

Planning Supporting Statement
&
Design and Access Statement

12 Units

Silver Hill Gardens, Lightfoot Green Lane, Fulwood.



(incorporating other statements and assessments)



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Introduction

This statement has been prepared to support the full planning application for the replan of 53 of the 125 already approved units at Silver Hill Gardens on land at Connemara, Lightfoot Green Lane, Fulwood. As planning permission has previously been granted for the development of this site, many of the supporting documents and plans have already been approved by Preston City Council, and remain valid and relevant for this scheme for 12 additional units. As a result, reference will be made to the existing approved documents, and appended to this overarching statement, rather than rehearsing all approved information again.

This statement and the associated documents demonstrate that the proposal is fully compliant with national and local planning policy, and planning approval should be granted without delay.

Background

Outline planning permission was granted in August 2013 under reference 06/2012/0094 following an Appeal. In 2016 Reserved Matters consent was approved for the development of 125 units – reference: 06/2015/0546.

The construction of the 125 units is now underway, however an application has recently been submitted following the decision to re-plan part of the northern portion of the site. This replan has created space within the same development boundary, to accommodate a further 12 units, and as a result, an application has been made to Preston City Council for 12 additional units, alongside this application for the replanned 53 already approved units. Together the replan plus the additional 12 units will increase the development within this allocated site to 137 units.

The development boundary will remain the same, as will all access and public open space arrangements.

Site Location

The subject site is located within a very sustainable area of North West Preston, adjoining the existing urban area. The site is bound to the north by the M55 motorway, with the West Coast main railway line running along the eastern boundary, with Lightfoot Lane to the south and Lightfoot Green Lane to the west.

Site Description

The subject site measures a total of 1.3 hectares and sits within the wider 4.5ha site. Formerly, the site was occupied by a large residential dwelling sat within extensive grounds. However, following planning approval detailed above, the property has since been demolished and construction of the 125 units is underway. As noted previously, an application is currently pending consideration for an additional 12 units here, which alongside this application for the replanned 53, will provide a total within this site of 137 units.

Proposed Development

This application is seeking full planning approval for the replanning of 53 units within the approved Silver Hill Gardens scheme boundary.

This planning application is accompanied by the following documents, which will be submitted either electronically or on CD, and some reports may also be incorporated within either Planning Supporting Statement or the Design and Access Statement.

- Planning Application Form;
- Application Fee Cheque;
- Planning Supporting Statement;
- Design and Access Statement;
- Site Location Plan;
- Site Layout Plan;
- Summary of the Application;
- Vibration Assessment;
- Noise Impact Assessment;
- Ecology Report and Addendum;
- Sustainability Assessment;
- Travel Plan;
- Tree Survey;
- Utilities and Foul Sewage Assessment;
- Phase I Risk Assessment;
- Affordable Housing Statement and Plan;
- Waste Management Plan;

- Statement of Community Involvement;
- Crime Impact Statement; and
- Open Space Assessment.

Following review, discussions with the associated consultants and considering the specific detail of this scheme, the following documents are not required, for the reasons given below:

- Flood Risk Assessment – as the site was assessed under the original FRA, which has been submitted;
- Transport Assessment – the site was covered under the original assessment, and following a discussions with the Transport Consultant. This application, although full constitutes an area already with planning permission – it is simply required for the replan of an already approved scheme; and
- Bat Survey – Following discussions with a senior ecologist at ERAP, it was confirmed a bat survey is not required for this application as the roost potential which was once present, in the form of the original dwellinghouse and outbuildings, has now been demolished, therefore there is limited scope for a new survey.

Planning Context

National Planning Policy

The National Planning Policy picture is one which supports the building of new housing, and the creation of new communities. New housing is needed to support the fundamental sustainable principles, which cover economic, social and environmental values. The National Planning Policy Framework (NPPF) is the national policy document regarding general planning principles which guide development across the country. New development should satisfy the guidelines outlined in the NPPF, as well as the adopted Local Policy.

A presumption in favour of sustainable development (paragraph 14) is the golden thread running through the NPPF, to ensure that development meets the needs of the current population while ensuring future generations' needs are not hampered. The development at this site will help further satisfy these needs, alongside the consented delivery of 125 units. The economic role is fulfilled by providing a range of houses in an area which requires new development; this development will provide

new houses at a reasonable cost. This in turn will help with the social elements of sustainable development principles by creating a diverse community, with access to a wide range of house sizes. Affordable housing will also be provided as part of the development. Although it can be considered that the development of Greenfield sites bring disruption to the natural environment, important ecological features will be retained and improved, the inclusion of SUDS will assist in reducing the flooding potential, and acoustic screening to reduce the noise impact of the adjacent motorway. These factors are just a few of the reasons why this development can be considered sustainable, and planning approval should be given in line with this, without delay.

Paragraph 47 is designed to ensure Preston City Council has a strong supply of housing available. A minimum of five years supply of housing is needed to ensure that there is not a shortage of housing to meet the needs of future residents. This housing needs to be deliverable, which clearly based on the fact it is within a site currently under construction, it is. Furthermore, in accordance with paragraph 50, this housing supply needs to be wide ranging providing market and affordable houses of varying sizes. The planning layout and house types accompanying this application demonstrate this will be provided across the wider site, through both the replan of the 53 units and the additional 12 units.

The design of a new development should be a strong element in sustainable development (as described in paragraph 56). The proposal should reflect the locality and have a consideration for important factors such as scale, massing, materials, layout and density. The National Planning Policy Guidance (NPPG) expands upon these principles that make up good design. A well designed site is intended to meet planning objectives, which include a regard for the local character, connectivity, use of green spaces and security. This site meets these, plus more, and this allows for the development to have longevity and be a sustainable extension to the Lightfoot Lane area.

The role of the NPPF as a material consideration is fundamental in the determination of planning applications for Preston City Council. Therefore, decision-taking should place strong weight on the NPPF and its pro-growth principles.

Local Planning Policy

Central Lancashire Core Strategy (2012)

This adopted document represents a strong Duty to Cooperate between three Central Lancashire Local Authorities. This is a strategic document which allows for an appropriate spread of housing within each Local authority, and the policies which promote this sustainably.

Strategic locations have been identified for future growth within these three authorities. North West Preston (which covers the application site) is among these. This strategic location accounts for 2,500 dwellings in the Plan period, with the delivery split weighted towards the later stages of the Plan, as shown below:

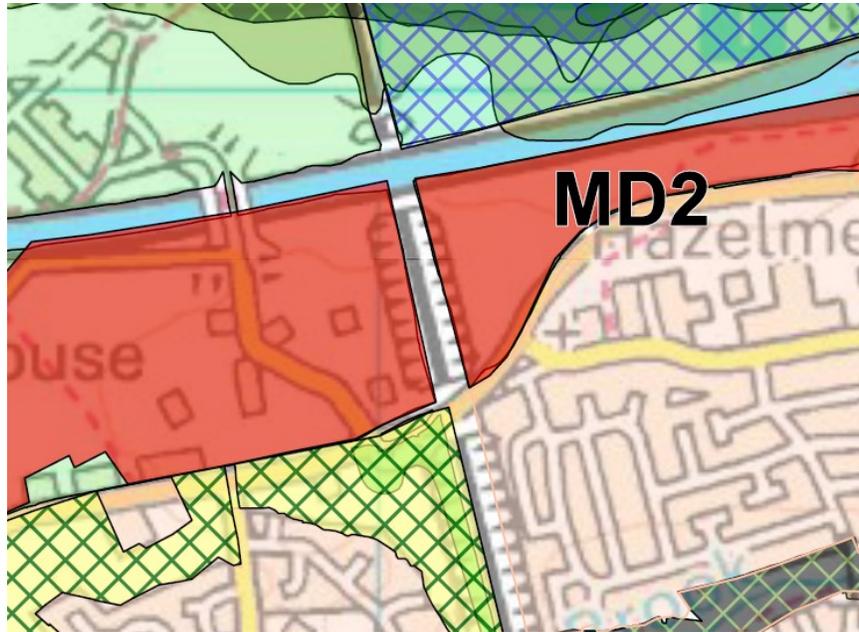
- 2010 – 2016 – 600 houses;
- 2016 – 2021 – 900 houses; and
- 2021 – 2026 – 1000 houses.

North West Preston is one of the largest strategic sites and will accommodate 11% of the entire allocations within the plan. As demonstrated due to the wider site currently being under construction, the subject site at Silver Hill Gardens is deliverable now.

Preston Local Plan

The Preston Local Plan 2012-2026 (Site Allocations and Development Management Policies DPD) was adopted on the 2nd July 2015. Coupled with the Central Lancashire Core Strategy, which was adopted in July 2012, this forms the Development Plan for all parts of Preston, excluding the City Centre.

As shown in the below Proposals Map extract, the site is allocated for housing:



The 53 units which are the subject of this application already benefit from planning permission, as they are contained within the 125 unit consent currently under construction. However, due to sales and demand factors, it has been decided a replan is required for the 53 units proposed towards the northern boundary. However, this full application is the only available route to pursue planning permission for this replan. The replan sits within the approved development parameters fully accords with the aspirations of the Preston Local Plan.

Consultation – Statement of Community Involvement

Extensive consultation was undertaken for the wider planning application of 125 units (which encompasses the 53 units), and as the site is currently under construction, further consultation for the replan has not been undertaken.

Public Open Space Assessment

A Public Open Space Assessment for this application has already been provided, and therefore for a replan it is not required. The site boundary is not altering from that which was approved under planning application reference: 06/2015/0546 therefore the public open space will remain as approved; this application does not affect it.

Affordable Housing Statement

The development of 137 units will provide 41 affordable units, as shown on plan C-LGL.308C

Crime Impact Statement

The site lies within the Preston rural North ward, within which according to the Mario Lancashire website, there is a relatively low risk of crime. The replan of already approved units within this development will not affect or increase the risk of crime here.

Design and Access Statement

A full Design and Access Statement was submitted to support the Reserved Matters application for the original 125 units, a copy of which is appended to this Joint Planning Supporting Statement and Design and Access Statement. As a result of this, as many of the principles will apply to this application, as it is within the same application boundary, this document will not repeat the information in Appendix 1.

Introduction:

This application has been prepared on the basis of the parameters set by the Outline planning permission. The majority of the technical information presented at Outline and the previously approved Reserved Matters applications is still relevant, especially as there has not been a change of land use since the time of the assessments, construction is now well underway on the site. However, to ensure the Council has all the required information, we have updated some reports and these have taken into consideration our proposed layout. We have also sought confirmation from the appropriate consultants' to confirm updates are not required to certain reports.

Design and Access:

Good design is a fundamental part of successful place making. This is clearly set out in the NPPF, which informs us within paragraph 56 that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'.

The surrounding land uses provide strong and distinct boundaries. The north includes the M55 motorway, and playing fields; the east has a rail track, which is at a lower level; with Lightfoot Lane and Preston City Centre to the south; and Preston Grasshoppers Rugby Club to the west of the site.

The layout has evolved, following consultation events throughout the original planning process. Since approval of the current layout which is partially under construction, a replan of the northern part of the site is required, alongside an application currently under consideration for an additional 12 units. This replan has freed up land within the same development boundary to accommodate an additional 12 dwellings.

The design of the additional 12 units will be identical to the dwellings already approved, and the 53 units within the replan. Therefore once this development is complete, it will not be noticeable which units comprised the additional 12.

The replanned 53 and the additional 12 units meet the same standards for parking, layout, accessibility, landscaping, and residential amenity as the approved layout.

Conclusion:

The site benefits from an extant consent which has been implemented; this established the approved access point for the development. The proposals are in line with the National and Local Planning Policy and the additional 12 units will further aid Preston City Council in maintaining a five year housing land supply and record of delivery.

The design of the layout for the 53 replanned units and the additional 12 units will complement the existing and approved development.