



Erection of up to 30 dwellings
Land adjacent to 329 Preston Road
Grimsargh

Planning Statement

October 2018

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1 Introduction

- 1.1 Smith & Love Planning Consultants has prepared this Planning Statement to accompany an application for outline planning permission for up to 30 dwellings on land adjacent to 329 Preston Road, Grimsargh, PR2 5TJ on behalf of BCA Management Ltd (“the Applicant”). All matters are reserved for consideration at a later stage except for access which is a matter for detailed consideration. The proposal comprises open market housing and 35% affordable housing with preference given to those in housing need living in the village of Grimsargh (or those with a connection to the village). Included in the illustrative site layout are 3 detached bungalows suitable for those aged over 55 years.
- 1.2 The application site comprises land historically used for agricultural purposes but this use no longer exists. The site is now used for storage in part whilst the balance is unkempt grass land.
- 1.3 This statement sets out:
- a description of the site and its surroundings;
 - details of the development proposal;
 - matters to support the Council’s Validation Checklist requirements;
 - a summary of the relevant planning policy context;
 - an appraisal of the development against relevant planning policy;
 - a summary of technical considerations; and
 - summary and conclusions.
- 1.4 The application is accompanied by the following reports and drawings:
- Site plan (as proposed) (illustrative layout) – Michael Jackson
 - Design & Access Statement (inc. refuse & recycling strategy) – Michael Jackson
 - Sustainability Assessment – Michael Jackson
 - Tree Survey and Arboricultural Impact Assessment – Richard Eaves
 - Flood Risk Assessment and Drainage Strategy – PSA Design
 - Transport Assessment – VTC
 - Interim Travel Plan – VTC
 - Phase 1 Land Quality Assessment (inc. mineral resource assessment) – PSA Design
 - Utilities searches (gas, electric, sewer)
- 1.5 Relevant information from these reports is referenced where appropriate and summarised in this Planning Statement.
- 1.6 This Statement also contains an Open Space Assessment, Crime Impact Statement and Affordable Housing Statement as required by Preston City Council’s Validation Checklist.

- 1.7 This report concludes that in the absence of a 5 year housing land supply that the principle of residential development in this location should be viewed favourably. The site lies on the edge of a sustainable village and is physically and visually well contained such that its development would not result in an incongruous encroachment into the surrounding countryside.

2 Site and Surroundings

- 2.1 The application site comprises a 1.18ha site lying adjacent to 329 Preston Road, Grimsargh. The site wraps around the existing residential property at no. 329, on three sides and is relatively flat.
- 2.2 Historically the land was used for agricultural purposes although this use has long ceased. The site now comprises areas of hard standing and is used for storage in part, the balance is greenfield - overall the site's appearance is unkempt.
- 2.3 On the periphery of the site are a number of trees and hedgerows whilst the southern boundary is largely defined by a low stone wall and hedgerow in part. The site is physically self-contained; for this reason, the site forms a visual extension of the existing development limits of the village rather than being visually connected to the wider open countryside.
- 2.4 Access is currently provided at the site's south west corner.



Figure 1: Aerial View

- 2.5 To the north is open countryside, to the east is a large detached dwelling in extensive grounds.
- 2.6 To the south is Preston Road (B6243) beyond which lies open countryside however this land has planning permission for 150 dwellings with access from Preston Road (see Figure 2) (Allowed on appeal 9th May 2016 - Application ref. 06/2014/0902).
- 2.7 To the west are residential properties fronting onto Preston Road in a ribbon form of development. Also, to the east is open countryside area beyond which lies Grimsargh Reservoirs and nature reserve.
- 2.8 There is a bus stop within 69m of the site's proposed access providing frequent services to Longridge every 30 minutes. A regular service to Preston City Centre is provided via a bus stop on Preston Road within a short walking distance of approximately 87m (measured from

3 The Proposal

- 3.1 This section briefly explains the proposal which comprises an outline application for up to 30 dwellings with access. Detailed design matters are reserved for consideration at Reserved Matters stage. The illustrative layout contains a range of house types including no. 2, 3 and 4 bedroom properties. There are also 3 bungalows suitable for those aged over 55 years fronting onto Preston Road.
- 3.2 The development comprises open market housing with 35% affordable housing equivalent to 10 dwellings. The affordable homes would be secured through the provision of a s.106 legal agreement and secured in perpetuity. The applicant intends for priority to be given to those in need of affordable housing in the village of Grimsargh or with an association with the village for example their family currently resides in the village. The criteria for selection of future tenants would be set out in the legal agreement and agreed with the Council's Housing Officer.
- 3.3 The application is accompanied by an illustrative layout which shows one way in which the site could be developed. It shows no. 30 dwellings loosely set around a horse shoe shaped access road with several cul-de-sacs for vehicles to turn and leave the site in forward gear. Set within the site would be a number of areas of open space – an attenuation pond as part of the sustainable drainage proposals; an area of open space for play; and mitigation proposals for Great Crested Newts comprising two dedicated GCN ponds and associated hibernaculum.
- 3.4 At the detailed design stage consideration will be given to the height, mass, scale and appearance of dwellings. It is anticipated that dwellings will be 1-2 storeys and reflect the appearance, scale and materials used in the locality.
- 3.5 This application seeks to obtain detailed consent for access/ egress from Preston Road at the site's south west corner. A safe access can be provided with a suitable visibility splay of 2.4m by 43m which is required by Manual for Streets for a 30mph speed limit.
- 3.6 The accompanying Transport Assessment provides details of the proposed highway works associated with the development for 150 dwellings opposite to the application site, to the south of Preston Road. Proposals comprise the provision of a pedestrian refuge and relocation of the bus stop on the north side of Preston Road, widening of the footpath on the south side of Preston Road and the upgrade of the bus stops to Quality Bus Standards.
- 3.7 If the proposed development adjacent to the site does not proceed, in isolation, the Applicant's proposed development does not generate a need for any off site highway works.

4 Validation Requirements

4.1 In order to comply with the City Council's Validation Checklist requirements this Section provides details pertaining to open space, affordable housing, crime impact and utility infrastructure. As the proposal comprises an outline planning application a significant amount of information will be provided at a later stage.

Open Space Assessment

4.2 As required by the Preston City Council Validation Checklist, an Open Space Assessment is provided as part of this Statement. The assessment is required in this instance as the proposal is for new residential development and the need to establish whether the proposal should make a contribution by way of on or off-site provision.

4.3 In order to ascertain whether open space is required the proposed development is assessed against the relevant criteria of the Central Lancashire: Open Space and Playing Pitch Supplementary Planning Document (SPD) of May 2014. This is supported by Policy 24 of the Core Strategy and Policy HS3 of the Local Plan. It is this final policy which details the standards which will be sought;

- Parks and gardens 1.81ha per 1000 population
- Semi-natural greenspace 1.78ha per 1000 population
- Amenity greenspace 0.54ha per 1000 population

- Provision for children and young people 0.02ha per 1000 population
- Allotments 0.17ha per 1000 population
- Playing pitches 1.01ha per 1000 population

4.4 As the application is in outline with all matters reserved other than access, the exact amount of open space requirement cannot be established. The issue will be considered more fully at the reserved matters stage and assessed against the relevant provision information at that time.

Affordable Housing Statement

4.5 Core Strategy Policy 7 seeks to secure 35% of new housing schemes in rural areas as affordable. Planning permission is sought for up to 30 dwellings comprising no. 2, 3 and 4 bedroom properties. On this basis 10 affordable homes would be provided with details of type and tenure to be agreed in due course through a Section 106 Agreement. This will help to provide new affordable homes in Preston Rural North with priority given to those in housing need in Grimsargh or with a connection to the village.

Crime Impact

4.6 Matters of crime impact and Secured by Design standards will be considered more fully at the reserved matters stage. However, for the purposes of this outline application and initial desk top assessment has been undertaken to review any prevailing issues in the immediate area.

- 4.7 Between March and August 2018 a total of 68 crimes were reported within a 1 mile radius of the site, although none were committed in the vicinity of the proposed development (data source: police.co.uk). The most commonly recorded offences were theft, violence and antisocial behaviour. Detailed design solutions can be incorporated in to any reserved matters submission to effectively address these matters, maximise natural surveillance and futureproof the development.

Utilities

- 4.8 In accordance with the Council's validation requirements the application is accompanied by utility search plans for gas and electric and UU sewer records (refer to Figure 4 of the FRA and Drainage Strategy). The searches indicate that the site can be connected to all key services.

5 Planning Policy Context

5.1 Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The following statutory Development Plan documents are relevant to the determination of the planning application:

- Preston Local Plan 2012 – 2026 (adopted 2004) (extant policies)
- Preston Local Plan (Site Allocations DPD) 2012 – 2026 (adopted July 2015)
- Central Lancashire Core Strategy (adopted July 2012)
- Lancashire Minerals and Waste Local Plan: Site Allocation and Development Management Policies (September 2103)

5.2 Other key local and national policies and guidance that should be considered in the decision making process include the National Planning Policy Framework (NPPF) and relevant supplementary planning guidance. Key policies and guidance are referenced where relevant in this section.

Preston Local Plan: Site Allocations and Development Management Policies DPD (2012 – 2026)

5.3 The Preston Local Plan Proposals Map shows the site as lying within open countryside, in a defined Area of Separation between Grimsargh and Longridge and in a mineral safeguarding area. Local Plan Policies EN1 and EN4 are therefore relevant as is Policy M2 of the Lancashire Minerals and Waste Local Plan.

5.4 Policy EN1 limits development in countryside areas to that required for agricultural development, re-use of buildings and infilling within groups of buildings in rural settlements.

5.5 Policy EN4 states development will be assessed in terms of its impact upon the Area of Separation including any harm to the effectiveness of the gap between settlements and, in particular, the degree to which the development proposed would compromise the function of the Area of Separation in protecting the identity and distinctiveness of settlements.

5.6 Other relevant policies in the Local Plan DPD include:

- V1 Model Policy;
- AD1 Development within Existing Villages;
- HS3 Green Infrastructure in New Housing Developments;
- HS4 Rural Exception Affordable Housing;
- ST1 Parking Standards;
- ST2 General Transport Considerations;
- EN3 Future Provision of Green Infrastructure;
- EN7 Land Quality;
- EN9 Design of New Development;
- EN10 Biodiversity and Nature Conservation;

- EN11 Species Protection

Central Lancashire Core Strategy

5.7 The Core Strategy was adopted in July 2012. The following policies are relevant to the determination of the application:

- Policy MP;
- Policy 1: Locating Growth;
- Policy 2: Infrastructure;
- Policy 3: Travel;
- Policy 4: Housing Delivery;
- Policy 5: Housing Density;
- Policy 6: Housing Quality;
- Policy 7: Affordable and Special Needs Housing;
- Policy 14: Education;
- Policy 17: Design of New Buildings;
- Policy 22: Biodiversity and Geodiversity;
- Policy 26: Crime and Community Safety;
- Policy 27: Sustainable Resources and New Developments;
- Policy 29: Water Management;
- Policy 31: Agricultural Land.

Lancashire Minerals and Waste Local Plan: Site Allocation and Development Management Policies (September 2103)

5.8 The Preston Local Plan Proposals Map shows the site as lying within a mineral safeguarding area. Policy M2 of the Joint Lancashire Minerals and Waste Local Plan states that within such areas planning permission will not be supported for any form of development unless it can be demonstrated that the mineral concerned is no longer of any value or has been fully extracted or the mineral can be exported prior to development amongst other exceptions set out in the policy.

National Planning Policy Framework (July 2018)

5.9 The purpose of the planning system is to achieve sustainable development through three overarching objectives which are interdependent – economic, social and environmental. To this end, at the heart of the NPPF is a ‘presumption in favour of sustainable development’. For decision taking this means:

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

where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, 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; 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". (paragraph 11)*

5.10 The footnote to para. 11 states that this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

5.11 It should be noted that Preston City Council cannot demonstrate a five year housing land supply and as such the planning policies of the development plan that relate to housing development are considered to be out of date in accordance with the NPPF.

5.12 To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.

6 Appraisal

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a principal material consideration in this respect and requires all planning applications for housing development to be determined in accordance with the presumption in favour of sustainable development.
- 6.2 On this basis, the issues to be considered in determining this outline application are;
- the principle of development;
 - accessibility;
 - the Area of Separation;
 - the benefits of the development, and;
 - the planning balance in favour of sustainable development as set out in the final section.

Principle of development

- 6.3 The application site is located within the open countryside and immediately adjacent to, but outside of the rural settlement boundary of Grimsargh. It is also identified as an 'Area of Separation' between Grimsargh and Longridge to the east.
- 6.4 Lancashire Core Strategy Policy 1 seeks, as a priority, to locate new development on well located brownfield sites in Preston and its Key Service Centres. In smaller villages, development should typically be small scale and limited to a number of identified exceptions, including infilling, conversion and proposals which meet identified local need.
- 6.5 The Council issued a Housing Land Position report in March 2018. Following a recent enquiry to the Council's planning department it is understood that the figures within this report are currently being used as the Council's most up to date 5 year housing land supply position. The report states that the Council is able to demonstrate a 3.24 year supply of deliverable housing sites. As a consequence, and in accordance with paragraph 11 of the NPPF, the policies controlling the location and delivery of housing are considered to be out of date and applications must be determined in accordance with the presumption in favour of sustainable development as detailed within the NPPF.

Accessibility

- 6.6 Grimsargh is described as a 'flourishing village' in the Core Strategy (paragraph 3.5) and is a sustainable village containing recognizable key services and facilities such as a post office, convenience store, pharmacy, primary schools, churches and public house. In addition, there are also additional services and facilities located in the village – car sales, beauty salon and physiotherapists, for example – together with a frequent bus service to Preston and Longridge.

Grimsargh is therefore correctly described by the Core Strategy as a flourishing village and one that is clearly sustainable.

- 6.7 In summary, the site is sustainably located on the edge of an existing settlement with a good range of services and facilities.

The Area of Separation

- 6.8 Policy EN4 confirms that when considering development within the Area of Separation, weight should be given to any potential impacts on the effectiveness of the gap between settlements. The primary purpose of the area is to ensure that settlements retain their identity and are distinct from each other. The application site falls within an area covering the villages Goosnargh, Whittingham and Grimsargh.
- 6.9 The application site sits immediately adjacent to the existing built form of the settlement and as such does not represent a significant or unacceptable intrusion into the wider open countryside. When viewed from Preston Road the site is clearly self-contained by mature trees and hedgerows with negligible inter-visibility with the surrounding open countryside. As a consequence, the site is visually and physically well contained.
- 6.10 The site's development for housing should also be viewed within the context of existing development at no. 329 and immediately to the east of the application site. As a result of existing dwellings adjacent to the site and future development of land to the south the development of the site for housing is regarded as a rounding off of the settlement in this location.
- 6.11 In recent appeal decisions elsewhere in Preston (Sandy Gate Lane, Broughton – Appeal ref. APP/N2345/W/17/3179105) the Inspector confirmed that Policy EN4 is driven by considerations of urban form rather than landscape protection, does not represent a policy of restriction in the manner of Green Belt and does not preclude development in principle. The designation does not imply inherent landscape quality but has a more functional purpose in retaining distinct settlements.
- 6.12 When seen in the context of the Area of Separation as a whole it is clear that the development would not compromise the function of the gap either physically or by way of perception. The distance between these rural settlements would not be reduced by any perceptible or harmful margin. The site is located to the eastern edge of Grimsargh and would retain a clear buffer to Longridge to the east (circa 1.5km) and would not conflict with the objectives of the policy accounting for the modest scale of the development in this wider context.
- 6.13 Development of the land would not compromise the distinctiveness of the surrounding settlements nor would it give rise to concerns that the two (Grimsargh and Longridge) may merge owing to the retention of a clear, open buffer to the east of the development site. In views from public vantage points, the site would clearly be seen as part of the existing village and would not significantly change the relationship between built form and open countryside.

6.14 The proposal is therefore compliant with Policy EN4 and would not unacceptably erode the Area of Separation.

Benefits of the development

6.15 The proposed development will deliver a range of important benefits which must be given considerable weight in the determination of this application. Of significant importance is the delivery and boosting of housing (both market and affordable) in Preston Rural North, in the absence of a 5 year supply of housing land. It also addresses the requirements of the Housing White Paper in ensuring that local authorities 'do all they can' to meet housing requirements, diversify supply and accelerate delivery.

6.16 The economic benefits associated with the development include expenditure during the construction phase and subsequent occupation; increased household expenditure within the local economy to support and enhance services, including public transport; increased Council Tax, CIL and New Homes Bonus for community investment.

6.17 Environmental benefits include opportunities to retain existing trees/hedgerows/ponds and supplement with new planting to create increased opportunities for habitat creation and biodiversity. There is also an opportunity to provide enhanced habitat for Great Crested Newts (see the following section). The provision of public open space within the site will also help to achieve ecological gains.

6.18 The proposal therefore accords with the aims of the Housing White Paper and the NPPF in that it;

- will help to deliver a wide choice of homes
- help to broaden opportunities for home ownership
- provide the opportunity to create a sustainable, mixed and inclusive community
- provide the opportunity to create housing based on the needs of the rural community in Preston

6.19 The Council should therefore apply a positive approach to decision making as required by the NPPF, as an important material consideration, and support this sustainable development.

7 Technical Considerations

7.1 This application is accompanied by a number of technical reports and include:

- land contamination;
- flood risk and drainage;
- utilities;
- ecology;
- trees; and
- transport and access.

7.2 The findings of each of the above matters is summarised below.

Land contamination

7.3 PSA Design was commissioned to undertake a Phase I Land Quality Assessment in August 2018. It identifies that the site was used historically for agriculture. There may be potential risk for contamination in the underlying soils from the on-site historic agricultural activities but this is assessed as generally low risk.

7.4 The site is likely to be underlain by several metres of clay, which would deem the relatively small site uneconomic to quarry as the safe slopes would reduce the base formation footprint to an unworkable width. The close proximity of the residential buildings, reservoir and the B6243 highway would bring engineering concerns regarding the excavation effect on the respective structure's stability as well the more general concerns over environmental and traffic nuisance issues.

7.5 There are no quarries within 2km of the site and no mining activity within at least 1km.

7.6 In conclusion, it is recommended that no further investigation works are required to assess contamination.

Flood risk and drainage

7.7 PSA Design prepared a Flood Risk Assessment and Drainage Strategy for the proposed development in August 2018. The work undertaken is sufficient to accompany an application for outline planning permission.

7.8 In terms of flood risk, it is confirmed that the site lies in Flood Zone 1 (low probability of flooding) as defined by the Environment Agency flood mapping and is therefore deemed 'appropriate' within Flood Zone 1.

7.9 An extract of the Environment Agency's surface water flood map shows that the development site is in an area of low risk of flooding. The proposed development will introduce a formal drainage network and improved flow paths, which will remove the current situation where

surface water accumulates in low lying areas. Any redevelopment of the site will take account of the natural falls on the site and it may also be possible to re-grade the area to ensure that surface water is directed away from the development and towards permeable areas.

- 7.10 The EA's reservoir flood map shows that the site is at risk of flooding from the reservoirs located to the east and west of the site if the embankments fail or are overtopped. However, the EA state that the reservoirs have a good safety record.
- 7.11 PSA Design consulted with United Utilities (UU) in the preparation of its report. UU records show that there is an existing 300mm diameter combined sewer, running south west along Preston Road, adjacent to the site. There is also 2 no. 600mm diameter pipes forming a culverted watercourse running through the site to the rear of the no. 329. UU has confirmed that the culvert used to discharge large volumes of water from the White Bull Water Treatment Works but that this no longer occurs. The applicant has riparian ownership of the culverted watercourse and has recently replaced damaged sections of pipe. The culvert continues beyond the western boundary of the site and beyond this is classified as a main river by the EA. The watercourse eventually runs into Tun Brook to the south of Preston Road.
- 7.12 Early research regarding the potential implementation of a sustainable urban drainage system (SUDs) has revealed that the grounds conditions do not favour the use of a permeable drainage solution as the ground comprises 'slowly permeable seasonally wet acid but base-rich loamy and clayey soils' (Soilscapes Mapping). It is therefore proposed to discharge surface water to the culvert on site and to the nearby watercourse.
- 7.13 In order to prevent potential for surface flooding there is scope to include an attenuation pond within the final design.
- 7.14 UU has confirmed that the development could connect to the combined sewer running along Preston Road for foul drainage.
- 7.15 The report concludes that it has been demonstrated that a SUDs solution can be achieved in accordance with current legislation such that flood risk both on and off site will not be exacerbated.

Ecology

- 7.16 An Ecological Appraisal was undertaken by Pennine Ecological (April 2018). The study comprises an evaluation of the following elements:
- Phase 1 Habitat Survey
 - Preliminary Bat Roost Survey
 - Great Crested Newt Evaluation
 - Badger Survey
 - Breeding Bird Evaluation

7.17 The study also includes a full evaluation of the ecological significance of the survey and recommendations/precautions where appropriate.

7.18 An extended Phase 1 Habitat Survey was undertaken in March 2018. The field survey and evaluation of the site revealed the following information.

- The site has no statutory wildlife or ecological designations.
- Red Scar and Tun Brook Woods SSSI is located approximately 0.75km south-west of the site.
- Grimsargh Reservoir BHS (53SE14) directly abuts the western boundary of the site.
- There is one other BHS within 1km, Wood Top Wood (53SE13), all other BHSs are over 1.5km from the site.
- Ponds and hedgerows are Section 41 (S41) Habitats of Principal Importance in England.
- There are no other known Section 41 (S41) habitats or species associated with the proposal site.
- Collectively the vegetative communities on the site are of 'site-local' value only.
- The buildings affected have 'negligible' bat roost potential and two of the adjacent hedgerow trees have holes with 'low' bat roost potential.
- The northern and western boundary hedges have foraging/commuting value for bats locally.
- The field shelter in the paddock has 'negligible' swallow value.
- Nesting bird habitat is restricted to the boundary hedges and occasional small trees on the site, with bird populations estimated to be no greater than 'local' value.
- There is a single pond on-site with unknown GCN potential.
- There is a single pond within 15m of the site that has a known GCN population.
- The land within the proposal site contains highly suitable terrestrial habitat for overwintering and foraging GCN and GCN in temporary refuge.
- The development of the site will require a Natural England GCN licence.
- The LeRN study returned a record of GCN in the off-site pond nearest the site and several other records of GCN within 1km.
- None of the records supplied by LeRN relate to the site.
- No evidence of badger use was found on site during the survey.

7.19 The GCN potential on site is unknown although the density of development is such that there is ample space to accommodate mitigation measures for GCNs in the final design and layout.

Trees

7.20 Richard Eaves was appointed to undertake a tree survey in April 2018. A Tree Survey and Arboricultural Impact Assessment forms part of the application submission.

7.21 In order to accommodate the development, as shown within the illustrative layout, it would be necessary to remove of one category C tree, part of one hedgerow to improve access and another hedgerow due to its poor condition. The report provides detailed measures to protect those trees and hedgerows which would be retained as part of the development.

- 7.22 At detailed design stage landscaping proposals would be provided which would contain details of replacement planting.

Transport and Access

- 7.23 A Transport Assessment accompanies this planning application prepared by VTC. The report describes the existing road network and the impact of the Broughton Bypass in reducing the amount of traffic travelling through Grimsargh.
- 7.24 An examination of the road safety records that are held on the Lancashire County Council road safety website MARIO (Maps and Related Information Online - Ref. 4), shows that there have been no recorded injury accidents on Preston Road, within 100 metres of the existing site access, during the 5 years of data that is displayed on the website on the 15.10.2018. The proposed access road will have a carriageway width of 5.5 metres and 2 metre wide footways on each side of the access road at the entry to the development. Within the development there will be footway provision and street lighting and the road layout will be designed to control vehicle speeds, as shown on the Indicative Site Layout drawing.
- 7.25 The visibility splays at the proposed access onto Preston Road will be 2.4 metres by 43 metres, as required by the Manual for Streets for a 30mph speed limit.
- 7.26 Using the TRICS database the TA sets out the traffic that would be generated by the proposed development. During peaks hours the proposal would generate just 13-15 vehicle movements. As a small number of vehicle movements are anticipated there is no requirement to undertake a detailed traffic assessment to support the application as it would have a low impact on the highway network.
- 7.27 As part of the preparation of the TA, VTC has examined the documents submitted as part of that no. 150 dwellings proposal. None of the highway improvements associated with that development would be required to mitigate this proposal for no. 30 dwellings. Nor would additional highway works be required to facilitate this proposal in addition to the adjacent development.
- 7.28 The TA describes the existing services and facilities within the village of Grimsargh which can be accessed on foot, cycle or public transport. Frequent bus services are provided to Longridge and Preston, via the village centre, from bus stops within a short distance from the site. As a consequence, the TA concludes that many trips will be able to be made by sustainable transport modes. Furthermore, an Interim Travel Plan accompanies the application which seeks to promote the use of sustainable transport amongst future residents of the development.
- 7.29 In conclusion, the proposed residential development would not have any significant adverse impacts on the operation, or safety, of the highway network and would be sustainable in transport terms.

7.30 In summary, there are no technical constraints that would prevent the development of the site for housing.

8 Summary & Conclusions

- 8.1 Smith & Love Planning Consultants has prepared this Planning Statement to accompany an application for outline planning permission for up to 30 dwellings on land adjacent to 329 Preston Road, Grimsargh, PR2 5TJ on behalf of BCA Management Ltd (“the Applicant”). All matters are reserved for consideration at a later stage except for access which is a matter for detailed consideration.
- 8.2 This application seeks to obtain planning permission in principle for the erection of up to 30 dwellings with detailed planning consent for access. The proposal comprises open market housing and 35% affordable housing. Consideration has been given to those planning policies of the development plan that seek to protect the land as open countryside (Policy EN1) and require thorough consideration of the Area of Separation designation (Policy EN4). The NPPF is an important material consideration which, at present, dictates that Policy EN1 is currently deemed out of date in the absence of a 5 year housing land supply.
- 8.3 This Statement, demonstrates that the application site is a suitable, accessible and sustainable location for new housing and that the development will significantly enhance variety and choice within the local market. The proposal is also deliverable in the short term.
- 8.4 The modest adverse impacts arising from the development comprise the small loss of an area of open countryside. This is outweighed by the delivery of sustainable market and affordable dwellings which will not only contribute to the Councils housing supply but also generate social, economic and environmental improvements in accordance with the NPPF.
- 8.5 The Statement concludes that having regard to all material considerations, particularly the policies of the Core Strategy, the National Planning Policy Framework that the development will deliver a considerable range of benefits which must be afforded significant weight in the decision-making process. There are also no technical constraints to development. In the absence of demonstrable harm, the presumption in favour of sustainable development should therefore be applied and planning permission granted.



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