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SUPPORTING STATEMENT

Land at Cart Gate, Preesall Hill, Wyre



1.0 INTRODUCTION

1.1 This Supporting Statement, prepared by De Pol Associates, supports an application seeking permission in principle for the erection of up to nine dwelling house at land adjacent to no. 1 Cart Gate, Preesall Hill.

1.2 The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical details. The permission in principle consent route has two stages: the first stage establishes whether a site is suitable in principle (permission in principle stage) and the second stage is when the detailed development proposals are assessed (technical details consent stage).

1.3 This application is seeking permission in principle only.

1.3 Article 5D of the Town and Country Planning (Permission in Principle) (Amendment) Order 2017 sets out the requirements for a valid PIP application as:

- A completed application form
- A plan which identifies the land to which the application relates
- The correct application fee

1.5 A decision on whether to grant permission in principle must be made in accordance with relevant policies in the development plan unless there are material considerations, such as those in the National Planning Policy Framework (NPPF) and/or national guidance, which indicate otherwise.

1.6 The only matters which can be considered by the Local Planning Authority in their assessment of the PIP application are limited to location, land use and amount of development.

1.5 This supporting Statement considers these matters in accordance with relevant development plan policies and other material considerations. This statement confirms that Permission in Principle for the erection of 1no. dwelling ought to be approved.

2.0 SITE DESCRIPTION & PLANNING HISTORY

2.1 The application site comprises approximately 0.2 hectares of land located on the north side of Cart Gate. The site is currently occupied by a collection of redundant outbuildings and stables.



2.2 To the north and west of the site are open fields, the eastern boundary is formed by the gardens of nos. 1 and 2 Cart Gate and the southern boundary is Cart Gate with sports pitches associated with St Aidan's College beyond.

2.3 The site is accessed via an existing access from Cart Gate. This access runs alongside the boundary of the site with no.1 Cart Gate and provides access to the whole of the application site. A secondary access exists which runs alongside no. 2 Cart Gate which provides indirect access to the rear of the site.

2.4 Cart Gate is predominantly residential in character along this section on the northern side. Properties vary from terraces to larger detached properties. There is a variety of styles and ages of properties with no one specific character or age dominant.

2.5 The application site has been subject to a number of planning proposals in recent years. In October 2018 a planning application was refused for the redevelopment of the application site



for 11 dwellings under reference 17/00933/OUTMAJ. This decision was appealed and ultimately dismissed by an Inspector. The Inspector dismissed the appeal on the basis that no legal agreement had been offered for the purposes of delivering affordable housing.

- 2.6 More recently a planning application for 10 dwelling was submitted in May 2019 for the erection of up to 10 dwellings on the site referenced 19/00253/OUTMAJ. The application was presented at Committee in September 2019 with a recommendation to approve subject to a Section 106 agreement. The Committee endorsed the Officer's recommendation and approved the application subject to a legal agreement. Notwithstanding this approval, the legal agreement was not finalised and the application was subsequently withdrawn in July 2021.

3.0 PLANNING POLICY CONTEXT

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the purposes of the application comprises the Wyre Local Plan.

- 3.2 The Wyre Local Plan forms the Development Plan for the Borough. It was adopted in February 2019 and has a period up to 2031.

- 3.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. Whilst this is not part of the statutory development plan it is a material consideration of significant weight in the overall planning balance. The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development and that local planning authorities should approach decisions on proposed development in a positive and creative way. National Planning Policy Guidance (PPG) is an online resource which provides guidance on the interpretation of the NPPF.

- 3.4 All of the above policy documents are considered in this Statement.

4.0 APPLICATION PROPOSALS

- 4.1 Permission in Principle (PIP) approval is sought for the erection of up to 9no. dwellings within the red edge application site as shown on the accompanying Location Plan. As this is Stage 1 of the PIP process Article 5D of the Town and Country Planning (Permission in Principle)



(Amendment) Order 2017 confirms that the application only needs to be supported by a plan showing the land to which the application relates. Furthermore, the Council's assessment of the Stage 1 PIP application is limited to location, land use and the amount of development, meaning there is no need to provide any further details on matters relating to access, layout, scale, appearance or design. These are matters reserved for the Stage 2 Technical Details consent. Nevertheless, it is envisaged that the proposed dwellings would be of a height and scale reflective of existing properties on Cartgate. However these are all matters for consideration at subsequent stages once the site has been confirmed as being suitable in-principle for the development proposed.

5.0 ASSESSMENT OF MATTERS WITHIN THE SCOPE OF THE PIP APPLICATION

5.1 As highlighted, the only issue for consideration with this Stage 1 PIP application is whether the site is suitable in principle for development, with particular regard to location, land use and the amount of development proposed. Technical matters relating to access, ecology, design, drainage etc are matters relevant for the Stage 1 technical consent stage. Each of the three matters relevant to a PIP application are considered in turn below.

Location

5.2 The need to deliver housing and to significantly boost the supply of housing are fundamental objectives of the NPPF, as set out in paragraphs 59 & 81. Housing supply is also key to delivering the social and economic roles of sustainability. The Framework also states that building a strong and competitive economy includes recognising and seeking to address potential barriers to investment, which includes a lack of housing.

5.3 The application site is located in the defined settlement area of Preesall, as illustrated in the adopted Wyre Policies Map. Preesall Hill is categorised as a 'Main Rural Settlement' within the Wyre settlement hierarchy as defined in policy SP1. Policy SP1 identifies that 14.9 percent of the Borough's Housing will be delivered in these settlements. In determining the previous appeal on the site in 2018 the Inspector raised no issue with the location of the site as one for residential development, insofar as it relates to the current application site. The application proposals accord with the policies identified above and will contribute to the Borough's housing development.



5.4 Part of the site is located in the Flood Zone. Whilst this is acknowledged there is no requirement for any development to take place in the Flood Zone as part of this application which would be left undeveloped. The proposal for the site requires some demolition to take place partially within the Flood Zone and therefore this area of land is included as part of the application site.

Sustainable Development

5.5 Paragraph 8 of NPPF identifies three objectives to achieving sustainable development – economic, social and environmental. It is considered that the application proposal represents sustainable development as outlined below.

Economic Objective

5.6 Paragraph 8 of NPPF confirms that the economic role includes contributing towards building a strong responsive and competitive economy by ensuring that sufficient land is available to support growth, innovation and improved productivity by identifying and coordinating the provision of infrastructure.

5.7 The proposal will create new jobs in the construction of the proposed house and subsequently in other sectors of the economy from estate agencies to furniture sales. Beyond this, the proposal will have a positive effect on the local economy by increasing the amount of expenditure available for local businesses. The new home will also provide a tax income for the local authority in the form of additional Council Tax.

5.8 The application proposal contributes towards the economic objective of sustainable development.

Social Objective

5.9 Paragraph 8 of NPPF identifies the social objective of sustainable development as supporting strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and built environment.

5.10 The application proposal contributes towards the social objective of sustainable development.



Environmental Objective

- 5.11 Paragraph 8 of NPPF states that in relation to the environmental objective of sustainable development planning should contribute towards protecting and enhancing the natural and built environment including making effective use of land and moving to a low carbon economy.
- 5.12 There are no listed buildings or conservation areas that would be affected by the development, nor any trees which are the subject of a TPO or which are worth of such protection.
- 5.13 The proposed development will regenerate an under-utilised site in a sustainable location. Therefore, application site responds to the environmental objective of sustainable development in accordance with NPPF.
- 5.14 Overall the application proposal contributes towards all of the objectives outlined in paragraph 8 of NPPF and therefore should be considered sustainable development.
- 5.15 The application proposal will provide a number of benefits as outlined above which will contribute towards sustainable development. The proposal will not have any adverse impacts which would outweigh these benefits and there are no specific policies within the NPPF which would provide a clear reason for refusing the application.

Land Use Proposed

- 5.16 Policy SP1 of the adopted Local Plan supports delivery of housing in the designated settlements. The use proposed as part of this application has previously been assessed by Wyre Council and by the Planning Inspectorate. In both cases neither considered the use of the site for residential purposes to be unacceptable. The most recent Officer's report, from 2019, which was endorsed by the Planning Committee confirmed the site as suitable and there has been no material change in circumstances which would suggest an alternative view should be taken.
- 5.17 Given the previous site assessment which has taken place and conclusions reached the proposed land use is acceptable.



Amount of Development

- 5.18 The application proposal is for the development of the site for up to nine dwellings. The two previous applications on the site proposed 11 and 10 respectively. There was no issue in respect of the density or amount of housing proposed as part of these previous outline proposals. The previous assessment confirmed that the site could be developed for a similar number of houses as proposed as part of this PiP without unacceptable impact on the character and appearance of the area, residential amenity or highways.
- 5.19 It is considered that the delivery of up to 9no. dwellings would be commensurate in size in the locality and would sit comfortably within the area. There is no reason why a scheme could not be designed at technical details consent stage which reflects the character and appearance of the area.

6.0 CONCLUSION

- 6.1. This application is seeking permission in principle only.
- 6.2. The only matters which can be considered by the Local Planning Authority in their assessment of the PIP application are limited to location, land use and amount of development.
- 6.3. In accordance with the Development Plan and other material considerations including NPPF, and relevant case law and appeal decisions, the principle of development is acceptable.
- 6.4. Accordingly, this PIP application should be approved.