

Planning Support Statement on behalf of the landowner, Selja Properties LLP, in relation to an application for up to 5 new build, accessible bungalow dwellings, on land to rear of 36 New Street, Mawdesley.

1.0 Introduction

1.1 This statement should be read in conjunction with the forms, and plans which together make up this application for planning in principle for the proposed development.

2.0 Application site and surrounding Area

2.1 The application site is located behind several existing properties fronting New Street. To the south side is the a large garden laid to lawn to the rear of 34 New St, to the north and east and is open grassland which has planning passed under application 22/00941/FULMAJ for 55 houses, and to the front / west are the existing properties of 36, 38, 40 New Street, which are a run of terraced properties.

2.2 The site is currently designated as residential curtilage and has been used to site greenhouses, outbuildings, and a workshop. The site has been used to grow vegetables and keep chickens in the past.

2.3 Dwellings opposite the site adjacent to New Street are primarily bungalows and dormer bungalows.

2.4 Permission exists on the land to the east and north under application 22/00941/FULMAJ for 55 houses.

2.5 The site is accessed from an existing shared access road from New Street to the south side of 36 New Street and currently serves to access the existing double garage and the rear parking and garden 38.

2.6 The site lies within the center of the village, within the designated Village Settlement Area (V2)

2.7 The site is within easy, short walking access to all local amenities, local shops, public houses, schools, village hall, bowling club, tennis club, cricket club, churches, and public transport links.

3.0 Application Proposal

3.1 The proposal is for up to 5, bungalows primarily for people of age 55 and above, with associated, accessway, gardens and off street private parking.

3.2 The Permission in Principle (PIP) consent route is an alternative way for obtaining planning permission for housing-led development, which separates the consideration of matters of principle for proposed development from the technical detail of the development. This route has two stages: the first stage establishes whether a site is suitable in-principle, and the second stage is when the detailed development proposals are assessed (Planning Practice Guidance (Reference ID: 58-001-20180615). Comprising all brownfield sites considered appropriate for residential development and Part 2, those sites granted permission in principle. In accordance with to criterion 4(1) of the Town and Country Planning (Brownfield Land Register) Regulations 2017, to be included in Part 1 of a brownfield register,

sites must be the right size, suitable, achievable and available:

3.3 To determine whether a proposal can proceed with the PIP route to obtaining planning permission, it must be considered against the following criteria:

- The proposed development is housing.
- The proposal is for a minor development (as opposed to a major development¹)
- The development does not fall within the scope of the Environmental Impact Assessment Regulations.
- The development is not a householder application.
- It is not a habitats development; and
- The proposal is not otherwise excluded from a grant of permission in principle by any other factors as set out in the Town and Country Planning (Permission in Principle) (Amendment) Order 2017.

The matters within the scope of a decision on whether to grant PIP are limited to location, land use and the amount of development. Issues relevant to these 'in principle' matters should therefore be considered at the permission in principle stage, with other matters considered at the technical details consent stage (Planning Practice Guidance Reference ID: 58-012-20180615). In deciding whether a proposed development site is suitable, a local planning authority must also have regard to the Local Development Plan, national policies and any guidance issued by the Secretary of State.

Local Planning Authorities can grant permission in principle to a site either upon receipt of a valid application or by entering a site in Part 2 of its Brownfield Land Register which will trigger a grant of permission in principle for that land providing the statutory requirements² are met.

In accordance with national policy and guidance each Local Planning Authority must prepare and maintain a Brownfield Land Register. Their purpose is to provide up-to-date and consistent information on sites that local authorities consider to be appropriate for residential development. Brownfield registers also normally consist of two parts: Part 1

- Over 0.2 hectares.
- Capable of accommodating development or any problems can be mitigated;
- Developable within the next 15 years; and
- The owner(s) have expressed an intention to develop the site.

4.0 Planning Policy

4.1 The development plan for the purposes of determining this application is the Chorley Local Plan

4.2 Chorley Local Plan. Policy V2: Settlement Areas

Within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and the other Policies and Proposals within this Plan.

Policy HS8: Rural Affordable Housing - Rural Exception Sites

A limited number of dwellings exclusively to meet a local need for affordable housing may be allowed adjoining the settlements of Abbey Village, Bretherton, Brindle, Brinscall, Charnock Richard, Croston, Eccleston, Gib Lane, Gregson Lane, Higher Wheelton, Hoghton, Mawdesley, Wheelton or Withnell providing all of the following criteria are met:

- a) There is no suitable site available within the village.
- b) The scale and nature of the development would be in character with the settlement.
- c) The development would significantly contribute to the solution of a local housing problem that cannot be solved in any other way.
- d) The occupancy of the dwellings would be limited to people with a close local connection and who are unable to afford market housing.
- e) The development is managed by a Registered Provider or similar body.

4.3 NPPF

137 The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

138. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas.
- b) to prevent neighbouring towns merging into one another.
- c) to assist in safeguarding the countryside from encroachment.
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

As the site lies within the designated Village Settlement Area and not within the Green Belt the above policy statement is therefore not applicable.

5.0 Assessment

5.1 The key to this application is The Chorley Local Plan 2012-2026, Policy V2: Settlement Areas and supported by the Chorley Housing Needs Strategy 2022. That policy document identifies a number of general trends which underpin the need for this type of accessible housing.

5.2 Sections 2.43 and 2.44 state that according to the 2018-based principal ONS household projections there are 51,608 households across the borough in 2021 and this is projected to increase by 8,138 (15.8%) to 59,766 by 2038.

5.3 Table 2.14 in the Strategy provides a detailed breakdown of household type by the age of Household Reference Person to 2038. Currently available data shows that the overall household type profile is not expected to change over the 2021 to 2038 period, with the dominant household types being 'other households' with two or more adults and 'one person' households. However, the report goes on to conclude that there will be a marked increase in the number of households where the Household Reference Person is aged 65 or over.

5.4 The document rightly references the NPPF as follows:

"The NPPF Annex 2 defines older people as 'people over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing can encompass accessible, adaptable general needs housing through to the full range of retirement and specialist housing for those with care and support needs.'

5.5 The PPG notes that 'plan-making authorities will need to count housing provided for older people against their housing requirement' (source: PPG June 2019 Paragraph: 016 Reference ID: 63-016-20190626).

5.6 In terms of Chorley Borough itself, the report identifies that over the period 2021 to 2038 the number of people aged 65 and over is expected to increase by 39.9% and by 2038 there will be an additional 9,753 residents aged 65 and over. The number of households headed by someone aged 65 or over is expected to increase by 6,441 (40.7%) by 2038.

5.7 Whilst the 2021 household survey indicates that the majority of older people (50.5%) want to remain in their current home with help and support when needed, there is also considerable interest in a range of options including open market, sheltered and co-housing.

5.8 The 2021 household survey indicates 58.5% of older people planning to move would like to move to a property with fewer bedrooms, 31.4% would like to move to a property with the same number of bedrooms and 10% would like a larger property. The general conclusion is that smaller dwellings are needed to accommodate older movers but there are households who would require the same or even an increase in the number of bedrooms in their properties.

5.9 The report concludes that, given the ageing of the population, the need for specialist older person accommodation is expected to increase. Based on population projections there is a need for 771 additional

units of specialist older persons' accommodation by 2038.

5.10 The total additional need for specialist older person accommodation is 771 by 2038. This is broken down to 453 (C3) dwellings (25 each year) which is part of the overall annual housing need to be delivered across Chorley Borough. There is also an additional need for 318 residential care units (18 each year).

5.11 In considering the Borough as a whole, the report identifies that currently the majority of these 'specialist' older person's housing is located in the larger settlements of Chorley, Adlington, Euxton and Whittle/Clayton le Woods, there is an existing small, sheltered housing scheme owned by Jigsaw Home, off Hurst Green, Mawdesley and a second is located in Eccleston. The nearest care home is at Stocks Hall, who have several independent livings, retirement apartments all of which are sold and none are available on the market.

5.12 However, the population survey does demonstrate that Mawdesley is characterised by older families and mature couples, which suggests that there is a ready-made market for new 'older person's accommodation' for those people who wish to either downsize or who have physical and/or mental capacity issues going forward.

5.13 The average median house price for Mawdesley is £375,000, the fourth highest parish in the Borough and this leads to issues of land values and land availability. Recently, several land parcels of half an acre have just come to the market at £550,000.00 each, with planning granted for individual large single dwellings.

5.14 The applicant has identified that there are no other available sites within the settlement area of Mawdesley for this type of elderly person's accommodation. The applicant notes that other applications for similar developments on land directly adjacent to the settlement boundary have been recently refused by the local authority.

This is due to a combination of high land prices and available sites. Mawdesley is not a settlement that has safeguarded land attached to it, and whilst there is land within the settlement area, these are in private ownership and all sites are listed on the emerging local plan as "Preferred Sites".

5.15 The report concluded that there is evidence to support a programme of accommodation delivery to help meet the needs of older people and those with disabilities. Although the majority of older people want to remain in their own home with support when needed, there is a need to diversify options available to older people wanting to move to more appropriate accommodation.

5.16 The report concluded that currently there are around 1,443 units of specialist older person accommodation comprising 595 units of residential care (C2 use class) dwellings and 848 units of specialist older person dwellings (C3 use class) such as sheltered and Extra Care. Analysis of demographic change would suggest a need for an additional 771 units comprising 318 residential (C2) units and 453 older person (C3) dwelling units by 2038. The C3 units should be included in the overall housing figure. Delivery of C2 units would be in addition to this figure. A key conclusion is that there needs to be a broader housing offer for older people across Chorley Borough and this HNSA has provided evidence of scale and range of dwellings

needed.

6.0 Conclusions

6.1 There is no doubt that the proposal amounts to appropriate and acceptable development within a village settlement area. Within easy, short walking access to all local amenities, local shops, public houses, schools, village hall, bowling club, tennis club, cricket club, churches, and public transport links.

6.2 There is an identified need for older persons' housing, that need is a statement of fact. It is clear that this need is and will be greater in an area (Mawdesley) where the population already has a high proportion of aged households; and that currently that need is not being met. It is also clear that this need will not be met by the larger developers who control the "Preferred Sites" within the settlement area itself.

6.3 If the housing needs strategy is there to shape development in the future, then it should be given considerable weight in the determination of applications for housing. Whilst the strategy cannot and does not identify sites for future housing development it can and does identify broad areas of need.

6.4 The proposal meets those areas of need and in addition provides for the opportunity, at technical detail stage, to provide a small community of dwellings that enhances the village center of Mawdesley and provides much needed smaller accessible dwellings for those couples or individuals who wish to downsize from larger family homes.

6.5 This submission therefore concludes that the development would be appropriate development and in line with The Chorley Local Plan 2012-2026, Policy V2: Settlement Areas, *"Within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and the other Policies and Proposals within this Plan"*