

Fox Strategic Land & Property Ltd (FLP)

Land North and South of Whittingham Road, Longridge

“Outline Planning Permission for Mixed Use Residential, B1 Commercial Offices, C2 Residential Apartments with Care, D2 Leisure Facility/Swimming Pool, Access, Public Open Space and Associated Works”.

Application Summary



March 2011

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1 INTRODUCTION

- 1.1 This Application Summary has been produced in support of the application documents submitted to Preston City Council by Fox Strategic Land & Property in support of a planning application for;

“Outline Planning Permission for Mixed Use Residential, B1 Commercial Offices, C2 Residential Apartments with Care, D2 Leisure Facility/Swimming Pool, Access, Public Open Space and Associated Works”.

- 1.2 This report reviews and summarises the chapters within the documents submitted with this application.

2 SUMMARY OF DOCUMENTS SUBMITTED

Planning Statement (Folder 1, Section 6)

- 2.1 This Planning Statement has been produced to provide background information relating to the application submitted. It includes a detailed description of the proposed development including density and amount of open space provision within the scheme.
- 2.2 This document also deals with National Planning Policy, the adopted development plan and 'Other Planning Documents' that constitute material considerations and matters arising within the Publication Core Strategy.
- 2.3 It sets out the key arguments in favour of development and key benefits that arise as a result of the scheme. It also demonstrates that the proposals achieve compliance with relevant policies contained within the Regional Spatial Strategy, the Local Plan and the level to which compliance is achieved within these policy tests.

Statement of Community Involvement (Folder 1, Section 7)

- 2.4 The Statement of Community Involvement sets out the process of community engagement. It deals with Policy Background, details the engagement at pre-application stage with Preston City Council Officers and other Local Stakeholders and describes how FLP has engaged with the local community; including information about leaflet drops, press coverage and community consultation.
- 2.5 This document concludes the outcome of the consultation process, summarises the responses to questionnaires and feedback forms and details the potential for community benefits.

Draft Section 106 Agreement (Folder 1, Section 8)

- 2.6 This document contains details of the draft planning obligations that will be entered into as part of a legal agreement between the Local Planning Authority and the land owner(s)
- 2.7 It covers such topics as; Affordable Housing, Open Space, On Site Play Equipment, Education Contributions and Apartments with Care.

Design and Access Statement (Folder 1, Section 9)

- 2.8 The Design and Access Statement has been produced to inform the principles of the proposed development. It introduces the project and the development site in the first chapter and assesses the physical, planning and socio-economic context of the site as a basis for understanding and evaluating the key issues to be taken into consideration.
- 2.9 A summary of the opportunities and constraints presented by the site, which have been informed by both the assessment and consultation stages, along with details of the design solution which explains the rationale behind the illustrative masterplan and includes details of the amount, access, scale, layout, landscape and open space, appearance and sustainability of the development are also described with this document.

Transport Assessment (Folder 1, Section 10)

- 2.10 The Transport Assessment describes the development proposal and addresses the impact of vehicular traffic on the operational performance of the local highway network and accessibility by non-car modes of transport, investigating the existing public transport provision and determining whether the site is suitably served.
- 2.11 This document outlines the Transport Policy Context to which the development proposal relates, setting out the principles of the access strategy to be adopted and the proposed access arrangements. It also details the development generated traffic, including development traffic flows and covers the operational performance of the highway network and describes the impact of the proposed development traffic.
- 2.12 The Transport Assessment concludes that the development proposal is in compliance with national and local transport policies and will not have an adverse impact of the performance of the local highway network.

Travel Plan (Folder 1, Section 10)

- 2.13 This Interim Framework Travel Plan provides the context and means of ensuring consistency for the implementation of the Travel Plan at development stage of this scheme, ensuring an operation and monitoring & review across the full development area. It provides the context for, any and all future Travel Plans

prepared for the entirety of the outline application site area and relates to all dwellings and other uses constructed on the application Site.

- 2.14 This document details the Planning Policy Context and relevant policies established across the board which effect the development proposal at both national and local levels. It describes existing travel options available locally and details sustainable transport choices to assist the development proposal.
- 2.15 This Interim Framework Travel Plan is aimed at encouraging from the outset a positive sustainable transport awareness and culture for the development.

Air Quality Assessment (Folder 1, Section 10)

- 2.16 The Air Quality Assessment has been undertaken in accordance with the Department for Transport's Design Manual for Roads and Bridges. The assessment adopts the DMRB's 'Screening Method' to establish local and regional air quality impacts from the proposed development and demonstrates that the proposal does not lead to a material adverse impact on local air quality.
- 2.17 This document describes, by way of traffic-related input data, the vehicular-delivered pollutant concentration levels currently in existence and proposed for the development site and considers the impact of the air quality during the construction of the development.

Ecological Assessment (Folder 1, Section 11)

- 2.18 The Ecological Assessment has been produced to consider the potential impact that the proposed development may have on any relevant and notable ecological resources that have been identified as a result of various ecological studies.
- 2.19 It discusses the results of the assessment in relation to the proposed development, relates the results to relevant Planning policies, provides recommendations for measures to mitigate significant ecological impacts and identifies opportunities to deliver ecological gain within the proposed development.

Arboricultural Assessment (Folder 1, Section 12)

- 2.20 The Arboricultural Assessment has been produced to detail and describe the existing trees and hedges within and adjacent to the proposed development, including such information as; species, height, trunk diameter, crown spread, age, physiological and structural condition adopting the guidelines set out in BS5837.
- 2.21 It addresses and recommends works to be undertaken to the trees to ensure their safeguard and details protection measures that should be employed during the construction phase of the development.

Phase 1 Site Investigation Report (Folder 2, Section 13)

- 2.22 The Phase 1 Site Investigation report has been written in order to highlight any potential environmental risks and liabilities associated with the proposed development arising from its past and present uses. It also provides information relating to the on site ground conditions, together with any issues which could lead to or impact upon potential redevelopment options.
- 2.23 The report covers such issues as; geology, mining, ground stability, existing hazards and the presence/absence of radon gas and details the environmental setting of the development dealing with issues such as hydrogeology, hydrology, flood risk, landfill and the storage of hazardous substances.
- 2.24 The report concludes and presents recommendations for further investigation works to be undertaken prior to and during the construction phase of the development.

Agricultural Use and Quality Report (Folder 2, Section 14)

- 2.25 The Soil Resources and Agricultural Use & Quality Report describes the site environment and agriculture and details the existing land status based on published information. It also details soils examined during a site survey and describes the current agricultural quality of the soils within the site to be, in the main, sub-grade 3b, with the remaining area classified as sub-grade 4.

Flood Risk Assessment (Folder 2, Section 15)

- 2.26 The Flood Risk Assessment has been produced to take account of flooding issues when considering the development proposals and looks to address the relevant acts of legislation and policies established at both national and local levels.
- 2.27 The document identifies variation in flood risk and indicates any requirements for mitigation measures by outlining potential drainage solutions during and after construction, including information to enable relevant, formal consents to be obtained.

Landscape and Visual Assessment (Folder 2, Section 16)

- 2.28 This report has been produced to set out the findings of the landscape and visual impact assessment for the proposed development. The main scope of the report was to review the planning document context of the study area, assess the local study area circumstances, the views available to and from the study area and the way in which the study area is seen in its landscape context. In addition a review of the development proposals for the study area and assessment of the effects of the development in landscape terms on the character and fabric of the landscape and the views available towards it are assessed.
- 2.29 The assessment concludes that the study area has a limited visual envelope which significantly limits the effects on the character of the wider landscape and that the effect of development on open countryside in proximity to the study area is limited.

Noise Assessment (Folder 2, Section 17)

- 2.30 The Noise Assessment has been developed to address the impact of the existing noise levels derived from vehicular movement on the local highway network adjacent to the proposed development with regards to relevant acts of legislation and policies established at both national and local levels.
- 2.31 It sets out the specific details relating to the on site monitoring, including receptor locations, dates and times of survey works undertaken and provides the results of the monitoring in accordance with PPG24.
- 2.32 The document also details a noise attenuation scheme that could be employed to ensure that the required noise levels are achieved within the proposed development.

Heritage Assessment (Folder 2, Section 18)

- 2.33 This document has been undertaken to consider the significance of any heritage assets on and close to the development proposal. It deals with the potential for any undiscovered archaeological assets enabling any potential impacts on the assets to be identified and mitigated at the design stage of the proposal.
- 2.34 The document concludes that the development of this site will not impact any heritage assets or alter the significance of any heritage assets.

Utilities Appraisal Report (Folder 2, Section 19)

- 2.35 The Utilities Appraisal Report has been produced to provide information in relation to the existing site infrastructure, including, electric, gas, water and telecoms and details the infrastructure connections and loads required to support the proposed development.
- 2.36 The document concludes that initial investigations have not highlighted any concerns or engineering difficulties with servicing the proposed development with new gas, water, electric or telecommunication connections.

Sustainability Statement (Folder 2, Section 20)

- 2.37 The Sustainability Statement has been undertaken with regards to assessing a strategy for achieving the planning targets of the Code for Sustainable Homes and BREEAM standards on the proposed development.
- 2.38 It addresses the energy profile of the proposed development and to conclude that the development proposal is sustainable with this regard to and can meet the energy targets as detailed by Preston City Council.