

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No. 11

meeting date: 16 JUNE 2011
 title: FORMER RIDINGS DEPOT AND LAND NORTH AND SOUTH OF
 WHITTINGHAM LANE, LONGRIDGE – CONSULTATION FROM
 NEIGHBOURING AUTHORITY
 submitted by: CHIEF EXECUTIVE
 principal author: COLIN HIRST – HEAD OF REGENERATION AND HOUSING

1 PURPOSE

1.1 To consider the Council's response to a proposed development in a neighbouring authority.

1.2 Relevance to the Council's ambitions and priorities

- Council Ambitions – the matters dealt with in this report relate to the ambition of helping to protect and enhance the local environment, it also has relevance to the Council's Local Development Framework.
- Community Objectives – the matters covered in this report relate to objectives of creating a sustainable local economy and ensuring that there is a suitable supply of sites for employment and housing.
- Corporate Priorities – the paper supports the performance of the Council as a well managed authority.
- Other Considerations – none.

2 BACKGROUND

2.1 The Council has been consulted by Preston City Council on a planning application for a significant mixed use development adjacent to the borough boundary at Longridge. Officers have advised Preston City Council that the matter is being considered as part of this agenda and that our formal response will be submitted after consideration by Members.

2.2 The application may be viewed on Preston City Council's website (www.preston.gov.uk) using the planning application search facility and entering the application number 06/2011/0344.

A copy of the application summary including a site plan and indicative layouts are attached as an appendix to this report.

2.3 Members are reminded that the site was previously considered by Committee when it was included as a potential site in the City Council's site allocations Development Plan Document on which the Council was previously consulted. A report was considered at the meeting held on 13 January 2011 (minute 582 refers). The resolution sought the

creation of a joint working arrangement with Preston City Council to discuss key housing regeneration and planning matters pertinent to the Longridge area. The duly formed advisory group has met on two occasions to discuss key issues relating to development pressures, highway and infrastructure issues. In the light of the site allocations options, concerns that were seen as being key to address for the area are the scale and impact of any development proposals around Longridge, and in particular highway impacts upon the centre of Longridge, Grimsargh, Goosnargh and Whittingham. It was also recognised that it was important to consider the cumulative impacts of any schemes and proposals in formulating each area's development plan or when considering planning applications.

- 2.4 It is anticipated that the planning application will be considered by Preston City Council's Planning Committee in July 2011.

3 THE PROPOSAL AND KEY ISSUES

- 3.1 As the information in the appendix shows the proposal is for a mixed use scheme including up to 200 residential units, office space, leisure uses, residential apartments with care and open space. The site lies adjacent to the Ribble Valley boundary to the west of Longridge on land that comprises areas of previously developed land with established employment uses and Greenfield land. The application sits in part to the south of Whittingham Lane but it is predominantly on land to the north. It does not extend over the full extent of land put forward as part of the site allocations proposals published earlier.
- 3.2 The site will have impacts upon Longridge which would be anticipated to provide the service facilities for residents. Capacity of infrastructure would need to be considered with the statutory providers and it should be borne in mind that Ribble Valley is currently in the process of establishing its Core Strategy and seeking to determine appropriate scales of development. The area within Ribble Valley is experiencing significant development pressures. Regard should be given to the broader impacts of the site in that context when determining any application. Members need to be aware however, that in terms of this Council's accounting for the provision of a five year housing land supply, the development would not count in our supply. It would be appropriate however to consider in this wider context the impact of any development on the overall patterns of need in Ribble Valley, including affordable housing and delivering market choice. Approval of the development would not lead to the situation where no further development would be required within Longridge. It would however, be a factor in judging scale.
- 3.3 It is considered important, given a current lack of readily available employment land in the Ribble Valley to serve Longridge to be satisfied that the proposed employment provision is adequate to mitigate against loss of the existing employment uses on the site and the future opportunity to develop or redevelop these sites further, including the need to serve the Ribble Valley element of Longridge. A careful assessment of the employment opportunity should be undertaken.
- 3.4 It is a matter for Preston City to consider their position in regard to their need for housing land and their delivery of a five year housing land supply. Preston City are unable to demonstrate a five year supply. The consideration of this would need to take account of their wider planning strategies and proposals being pursued in the Central Lancashire

Core Strategy. In general terms, the scale of this proposal is not in conflict with the general policies of that proposed strategy. It is understood that in terms of saved local plan policies, the site lies within a location that has no specific land designation and consequently any application would be considered on its merits. Primarily, the application falls to be determined against national planning policies set out in PPS3 – Housing which, as Members are aware, promotes a favourable approach on suitable sites where the authority cannot demonstrate a five year supply. In that regard the underlying policy position is very much that which faces this Council on a number of locations across the borough.

- 3.5 Members should be aware that the application is in outline and that the indicative layout included with the scheme provides an illustration of how the overall form of development could take place. It is not intended to be a detailed representation of how any final scheme would actually turn out. However, it is worth considering a number of issues that have been raised by residents in response to pre-application consultation undertaken by the developer with regard to the relationship between open space areas and existing residential properties in Ribble Valley. As this application is not a matter of detail, it is difficult to offer other than general comments on these issues and to ask that the City Council have regard to residents' concerns about the relationship between existing houses and the design that could ultimately take shape on this site.

4 CONCLUSION

- 4.1 There are a number of key issues to review with this proposal. Clearly, it has an impact upon Longridge and consequently any decision will impact upon this Council's development of its Core Strategy. However, whilst the decision will influence, potentially, the outcome of Ribble Valley's deliberations on its Core Strategy, there are no substantive prematurity grounds that could be raised as a reason for refusal in my view. As a Council, Ribble Valley will need to take account of the decision as it progresses its Core Strategy in due course.
- 4.2 The impact of the scheme on infrastructure must be taken into account. Members have previously and consistently raised concerns about highway impacts upon both the local and wider networks in this location. These issues must be adequately addressed as should the wider implications of infrastructure capacity. Where measures are proposed to mitigate impacts or create additional capacity, it is important to ensure they are deliverable and that any implementation programme is both clear and understood.
- 4.3 It is also important to have regard to the employment implications of developing the site as proposed. However, it must be recognised that this mixed use scheme makes provision to support and enhance employment opportunities as part of its proposals.
- 4.4 In overall policy terms there are no matters that warrant this Council raising an objection to the proposed development on policy grounds. Clearly, there are a number of important issues that Preston City, in determining the application, would need to address and it is suggested that they are mindful of the wider cumulative impacts of schemes within the area. It is important that the concerns regarding highway matters and infrastructure are addressed to the satisfaction of the relevant agencies, however that is part of the normal development management process. Whilst it may seem frustrating that development proposals are considered in parallel to the Local Development

Framework process, that it is inevitable in the current planning system where there is a duty and responsibility to deal with applications on their merits.

5 RISK ASSESSMENT

5.1 The approval of this report may have the following implications

- Resources – none.
- Technical, Environmental and Legal – none.
- Political – it is important that the Council takes the opportunity to contribute to matters of local concern.
- Reputation – none.

6 **RECOMMENDED THAT COMMITTEE**

6.1 Agree that the Chief Executive advises Preston City Council that this Council raises no policy objection to the proposal but that the matters set out in section 3 and 4 of this report are taken into consideration when determining the application.

CHIEF EXECUTIVE

BACKGROUND PAPERS

- 1 Preston City Council Planning Application 06/2011/0344 – Neighbouring Authority consultation.

For further information please ask for Colin Hirst, extension 4501.