

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 15 JANUARY 2015
title: OBSERVATIONS TO ANOTHER LOCAL AUTHORITY – OUTLINE
APPLICATION FOR UP TO 150 DWELLINGS WITH ASSOCIATED OPEN
SPACE AND LANDSCAPING WITH ALL MATTERS RESERVED EXCEPT FOR
ACCESS AT LAND OFF PRESTON ROAD, GRIMSARGH, PRESTON
submitted by: DIRECTOR OF COMMUNITY SERVICES
principal author: SARAH WESTWOOD, SENIOR PLANNING OFFICER

1 PURPOSE

1.1 To request Committee's views in relation to an outline application for up to 150 dwellings on land off Preston Road, Grimsargh that is to be determined by Preston City Council.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives – The matters in this report relate to the objectives of creating a sustainable local economy and ensuring that there is a suitable supply of sites for housing.
- Corporate Priorities – To be a well-managed Council.
- Other Considerations – None.

2 BACKGROUND

2.1 The planning application in question was received by Preston City Council on 24 November 2014 with a letter sent to Ribble Valley Borough Council dated 9 December 2014 requesting this Council's views on the application.

2.2 The planning application is submitted in outline with matters of access applied for at this stage. All other matters are reserved for future submission.

2.3 By way of a brief summary, the proposal can be described as follows.

- A total site area of 8.05 hectare (net developable area of 4.79 hectare meaning a density of 30 dwellings per hectare net of open space).
- Residential development of up to 150 dwellings (35% affordable housing [53 units]).
- Vehicular and pedestrian access points off Preston Road.
- Public open space and children's play (1.08 hectare).
- Amenity green space (2/08 hectare).
- Potential SUDS area (0.1 hectare).

2.4 The site is set to the south of Preston Road approximately 110m from the boundary between the respective local authorities. The site is greenfield in nature having a roadside frontage of approximately 230m. It then extends in a southerly direction with the properties of Tunbrook Avenue to the west of the site, it wraps around 'The Hermitage', continuing down towards Tun Brook then extending towards 'Woodside Cottage'.

3 ISSUES

3.1 Given the proximity of the site to the borough boundary, there is likely to be some impact on the locality in terms of traffic generation and potential impacts on the demand for services within Longridge. There are county biological heritage sites to the north

(Grimsargh Reservoir) and south (Tun Brook) of the site and a very small area of the site is within Flood Zone 2.

- 3.2 The site is identified as open countryside (Policy EN1) in the publication Preston Local Plan (July 2013) with land to the north of Preston Road that immediately abuts the borough boundary designated as an Area of Separation (Policy EN4). It is for Preston City Council to have regard to the open countryside location of the proposal and determine whether the principle of permitting housing in this location fits with the spatial vision in their Plan, which is at an advanced stage.
- 3.3 It is important for Members of this Council to assess the proposal in relation to the policies in our Core Strategy and whilst the works proposed would bring the built settlement edge of Grimsargh closer to the common boundary division, I do not consider that the principle of the proposal would have a significant impact on this Council's strategic policies.
- 3.4 In relation to development management considerations such as highways, flood risk, ecology and the visual impact of developing this greenfield site, these are matters for the determining authority to consider having regard to their planning policies.

4 RISK ASSESSMENT

- 4.1 The approval of this report may have the following implications
 - Resources – No implications identified.
 - Technical, Environmental and Legal - No implications identified.
 - Political – It is important that the Council takes the opportunity to contribute to matters of local concern.
 - Reputation – No implications identified.
 - Equality & Diversity – No implications identified.

5 **RECOMMENDED THAT COMMITTEE**

- 5.1 Advise Preston City Council that Ribble Valley Borough Council raise no objections but request that detailed consideration be given to the advice of Lancashire County Council Highways and in particular the cumulative impact of previously approved developments.
- 5.2 Note the comments from Ribble River Trust in relation to the adequacy of the ecological approval.

SARAH WESTWOOD
SENIOR PLANNING OFFICER

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS

Planning application 3/2014/1078/P

For further information please ask for Sarah Westwood, extension 4516.

REF:SW/EL/150115/P&D