

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: 12 JANUARY 2012
title: OBSERVATIONS TO ANOTHER LOCAL AUTHORITY – OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (UP TO 200 DWELLINGS), PUBLIC OPEN SPACE AND ANCILLARY WORKS (ALL MATTERS RESERVED) ON LAND NORTH OF THE HILLS, LONGRIDGE ROAD, GRIMSARGH, PRESTON, LANCASHIRE
submitted by: DIRECTOR OF COMMUNITY SERVICES
principal author: GRAEME THORPE

1 PURPOSE

- 1.1 To request Committee's views in relation to a recent Outline Application for 200 dwellings on land off Longridge Road, Grimsargh that is to be determined by Preston City Council.

2 BACKGROUND

- 2.1 The planning application in question was received on the 3 November 2011 by Preston City Council, and a letter was sent to Ribble Valley Borough Council on the 15 November 2011 requesting this Local Authorities comments or views on the Application.
- 2.2 The planning application is submitted with 'All Matters' reserved, so the proposal is looking mainly at the principle of the development of this site.
- 2.3 As a brief summary, the proposal is described as follows:
1. A site area of 11.58 hectares,
 2. Up to 200 dwellings built on an area of approximately 5.74 hectares,
 3. A housing mix of 2 to 5 bedroom properties,
 4. Properties will be two (Maximum of 9m) to two and a half storeys (Maximum of 10m) in height,
 5. An offer of 20% of the dwellings on the site to be 'Affordable', approximately 40 dwellings, however the full details have been requested to be discussed with Officers upon approval of this Outline Application,
 6. Vehicular access will be provided from the B6243 (Preston Road, Grimsargh),
 7. Approximately 5.84 hectares of Green Infrastructure developed on site (Public Open Space),
 8. Two ponds containing Great Crested Newts were identified on site, however no other protected species constraints have been identified. These ponds will be protected as part of the mitigation measures outlined with the Site's Masterplan, and as part of the Green Infrastructure on site (Point 7),
 9. Provide/improve existing/proposed safe pedestrian and cycle routes in the area, and
 10. Provide traffic calming measures on Longridge Road.

2.4 The thoughts of the Council's Head of Regeneration and Housing were sought early on, and he noted that given its locality, he has no comments to make on this Application from a Policy, Regeneration or Strategic Housing viewpoint.

3 ISSUES

3.1 With regards to proposals of this scale in such close proximity to the Borough boundary, they will undoubtedly have some impact on the locality. The question is to what extent, and whether the impact would be to the significant detriment of the Longridge/Alston area.

3.2 The scheme proposes to:

1. Contribute to the current shortfall in the 5-year housing land supply within the City of Preston.
2. Provide additional Social/Affordable housing.
3. Provide extensive areas of Public Open Space to:
 - a) Protect and enhance wildlife habitats and biodiversity,
 - b) Provide areas of informal recreation for existing and new residents,
 - c) Provide children's local play space, and
 - d) Provide a landscaped setting for the new residential development.
4. Provide/improve existing/proposed safe pedestrian and cycle routes in the area.
5. Provide traffic calming measures on Longridge Road.

3.3 It is important to assess the proposal in relation to its impact on Borough Council Policies and I am satisfied that given the advice of the Head of Regeneration and Housing that there are no significant issues. In relation to Development Management issues, such as highways, these need to be considered by the determining authority who will no doubt have regard to highway safety.

4 **RECOMMENDED THAT COMMITTEE**

4.1 That Committee advise Preston City Council that Ribble Valley Borough Council raise NO OBJECTIONS.

DIRECTOR OF COMMUNITY SERVICES

BACKGROUND PAPERS

Application 6/2011/0882/P

For further information please ask for Graeme Thorpe, extension 4520.