

## RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 26 SEPTEMBER 2013  
title: OBSERVATIONS TO ANOTHER LOCAL AUTHORITY – OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (CLASS C3) OF 4.5 HECTARES OF LAND FOR UP TO 70 DWELLINGS WITH NEW HIGHWAY ACCESS FROM RIBBLESDALE DRIVE, INTERNAL ACCESS ROAD, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE ON LAND OFF RIBBLESDALE DRIVE, GRIMSARGH, PRESTON, LANCASHIRE.  
submitted by: JOHN HEAP – DIRECTOR OF COMMUNITY SERVICES  
principal author: GRAEME THORPE – SENIOR PLANNING OFFICER

### 1 PURPOSE

1.1 To request Committee's views in relation to a recent Outline Application for 70 dwellings (35% affordable) on land off Ribblesdale Drive, Grimsargh that is to be determined by Preston City Council.

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 planning application in question was received on the 30<sup>th</sup> of July 2013 by Preston City Council, and a letter was sent to Ribble Valley Borough Council on the 5<sup>th</sup> of August 2013 requesting this Local Authorities comments or views on the Application.

2.2 The planning application is submitted as an Outline application with details of the access being sought approval and all other matters reserved. The proposal is therefore looking at the principle of the development of this site and the proposed access into the site.

2.3 As a brief summary, the proposal is described as follows:

1. A site area of 4.5 hectares.
2. Up to 70 dwellings built on an area of approximately 3 hectares.
3. A housing mix of 1 to possibly 4/5 bedroom properties.

4. Majority of properties will be two (Maximum of 8.475m) storeys in height, however there are four bungalows proposed on site.
  5. An offer of 35% of the dwellings on the site to be 'Affordable', approximately 24 dwellings, however the full details will be agreed in due course during the formal application process and subsequent reserved matters.
  6. Vehicular access will be provided from Ribblesdale Avenue which connects to the B6243 (Preston Road, Grimsargh).
  7. Approximately 1.5 hectares of Public Open Space.
  8. A pond containing Great Crested Newts has been identified off the site, and will be protected as part of the mitigation measures outlined on the Site's Illustrative Layout plan.
  9. Provide/improve existing/proposed safe pedestrian and cycle routes in the area.
- 2.4 The thoughts of the Council's Head of Regeneration and Housing have been sought on other applications in this area, and it was noted at the time that given the locality of these sites, he had no comments to make from a Policy, Regeneration or Strategic Housing viewpoint. This stance has not changed in this instance.

### 3 ISSUES

3.1 As the site is part of an adjacent Parish to Longridge/Alston, there will be some impact on the locality with additional traffic generated from the site but there is a question mark over the extent. Aside from this, I am satisfied that this development would not have an impact significantly upon the Council's Strategic Housing Policies within the emerging Core Strategy. As the site is approximately 2km from the borough boundary, I do not consider this development would affect the Council's Housing Strategy.

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; and
3. provide a large area of Public Open Space to:
  - (a) protect and enhance existing woodland, trees, wildlife habitats and biodiversity;
  - (b) provide areas of informal recreation for existing and new residents; and
  - (c) provide a landscaped setting for the new residential development.
4. Provide/improve existing/proposed safe pedestrian and cycle routes in the area.

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 RISK ASSESSMENT

4.1 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.
- Equality and Diversity – No implications identified.

**5 RECOMMENDED THAT COMMITTEE**

5.1 Advise Preston City Council that Ribble Valley Borough Council raise NO OBJECTIONS.

GRAEME THORPE  
SENIOR PLANNING OFFICER

JOHN HEAP  
DIRECTOR OF COMMUNITY SERVICES

**BACKGROUND PAPERS**

Application 6/2013/0679/P

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