

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: 29 MAY 2014
title: OBSERVATIONS TO PRESTON CITY COUNCIL – OUTLINE APPLICATION
FOR PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 190
DWELLINGS WITH ASSOCIATED WORKS
submitted by: JOHN HEAP, DIRECTOR OF COMMUNITY SERVICES
principal author: DANIELA RIPA, SENIOR PLANNING OFFICER

1 PURPOSE

- 1.1 To consider the Council's consultation response to an outline planning application submitted to Preston City Council for a proposed major residential development comprising 190 dwellings with associated works on land to the south of Inglewhite Road in Longridge.
- 1.2 Relevance to the Council's ambitions and priorities
- Council Ambitions – the matters dealt with in this report are of relevance to the Council's Core Strategy.
 - Community Objectives – the matters covered in this report relate to objectives of ensuring that there is a suitable supply of sites for housing provision in the Borough.
 - Corporate Priorities – supports the performance of the Council as a well managed authority.
 - Other Considerations – none.

2 BACKGROUND

- 2.1 Members considered post hearing modifications to the Core Strategy at a Special Planning and Development Committee Meeting on 8th May 2014 where members agreed to endorse the proposed modifications. Those of relevance to this report are the increased housing requirement of 280 dwellings per year and the Longridge adjustment – reducing the housing requirements for Longridge by 200, to be redistributed to 9 other identified settlements in the Borough.
- 2.2 The Council has received a planning consultation letter from Preston City Council relating to a site adjacent to the Borough boundary to the west of Longridge. Officers have advised Preston City Council that the matter is being considered by Members as part of this agenda. Preston City Council request that this Council's formal response is received by 30th May 2014.
- 2.3 The planning 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 06/2014/0248.

- 2.4 The outline planning application relates to an area of land to the south of Inglewhite Road and to the east of Halfpenny Lane in Longridge, directly to the north of the former Ridings Depot site. The current application is referred to as 'Phase 2' of the proposed re-development of the former Ridings Depot, which is referred to as 'Phase 1'.
- 2.5 Members will recall that they have considered three previous consultations from Preston City Council relating to three planning applications for the development of the adjacent site known as the former Ridings Depot and now being referred to as 'Phase 1'. The most recent of these was considered by the Committee on 16th January 2014. On each of the three previous consultations, the Council has advised Preston City Council that no policy objection is raised, but that the matters set out in the reports be taken into consideration when determining the applications.
- 2.6 The three planning applications relating to the adjacent site are:
- 6/2011/0344 – Outline application refused by Preston City Council on 9th January 2012 and dismissed at appeal on 8th August 2012.
 - 6/2012/0101 – This was a resubmission of planning application 06/2011/0344. The applicant appealed against non determination and the appeal was subsequently allowed and planning permission granted on 28th January 2014. The proposed development was a mixed use development including up to 200 residential units, 929 sqm of office space (Class B1), fitness facility and swimming pool (Class D2) public open space (1.3ha) on land to north of Whittingham Road (comprising of former Ridings Depot and land to the north and west of former depot) and residential apartments with care (Class C2) on land to the south of Whittingham Road and east of Green Nook Lane with accesses to Whittingham Road and associated works.
 - 6/2013/0785 – Outline planning permission was granted by Preston City Council on 30th April 2014 for a mixed use development including up to 220 residential units (Class C3), 929 sqm of commercial offices (Class B1), residential apartments with care (Class C2), access from Whittingham Road, public open space and associated works.
- 2.7 The adjacent site therefore has two extant outline consents for the redevelopment of the Ridings Depot to provide a mixed use development including up to 220 residential units.
- 2.8 The impact of the re-development of the phase 1 of the former Ridings Depot has been fully considered by the Council in the development of the Core Strategy and in particular, the housing requirements identified for Longridge. In the Core Strategy Topic Paper 'Discussion on the approach to the Preferred Option' considered by Members on the 8th December 2011, it was agreed that the former Ridings Depot could contribute 200 dwellings to the Longridge housing requirements in the Core Strategy.
- 2.9 In the interim letter following the close of the hearings, the Inspector presiding over the Core Strategy Examination has advised that the downward adjustment to be made to reduce the housing requirements for Longridge by 200 dwellings should be redistributed to the remaining larger or more sustainable settlements rather than distributed across the Borough.

3 PROPOSAL AND KEY ISSUES

- 3.1 Planning application 06/2014/0248 is an outline application with access only for residential development (Class C3) of 8.04 hectares of land to provide up to 190no. dwellings, with new highway access from Inglewhite Road, public open space, internal access roads, plus landscaping and associated infrastructure. Save for access, all other matters are reserved for subsequent approval. The vehicular access would continue south through the site to connect to the consented phase 1 development. Pedestrian access points are proposed onto Halfpenny Lane and Barnacre Road.
- 3.2 Including the consented phase 1 developments and proposed phase 2 development, the wider site could potentially therefore deliver a mixed use development comprising up to 410 dwellings, residential apartments with care (Class C2), offices (Class B1), public open space and potentially leisure uses (Class D2).
- 3.3 The planning application for the phase 2 development is likely to be considered by Preston City Council in June 2014. If Preston City Council is minded to grant planning permission, the Inspector presiding over the Council's Core Strategy examination may need to consider the implications for the housing requirements in Longridge. The proposal therefore has the potential to influence the Core Strategy examination.
- 3.4 The proposed development would have impacts upon services in Longridge. Capacity of infrastructure would need to be considered with the statutory providers and appropriate infrastructure contributions secured to provide and enhance infrastructure in Longridge.
- 3.5 It is noted that Preston City Council's draft Site Allocations and Development Management Policies Development Plan Document (DPD) proposals map for the rural area allocates the wider site (phase 1 and phase 2) as a housing site. As such, it would appear that the principle of the proposed development would not conflict with Preston City Council's Core Strategy or the draft Site Allocations DPD.
- 3.6 Members are reminded that the Council has met with officers of Preston City Council to consider cross boundary housing issues. It is the intention that officers will continue to discuss various housing issues in this manner.

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 - There is significant public interest in the Core Strategy, particularly in respect of housing requirements.
 - Reputation – To be well-run Council.
 - Equality & Diversity – No implications identified.

5 RECOMMENDED THAT COMMITTEE

- 5.1 Advise Preston City Council that Ribble Valley Borough Council raise no objections to the proposed development.

DANIELA RIPA
SENIOR PLANNING OFFICER

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

For further information please ask for Daniela Ripa, extension 4518.

REF: DR/071113/P&D