

# Planning Committee

Thursday, 1st April, 2021, 6.00 pm

Accessible through Microsoft Teams and YouTube

## Agenda

### **Important information regarding COVID-19**

In response to the current government guidance surrounding the COVID-19 pandemic, this meeting will be held in a hybrid fashion, with COVID-secure measures in place at the Civic Centre.

Committee members may take part either from the Civic Centre or remotely.

[Members of the public will not be permitted access to the Civic Centre but may watch the proceedings via a YouTube livestream by clicking here.](#)

Up to three objectors and three supporters will be permitted to speak on any application. [Anyone who wishes to speak on the application contained within this agenda should register by email to \[democraticservices@southribble.gov.uk\]\(mailto:democraticservices@southribble.gov.uk\) for the attention of Charlotte Lynch by noon on Tuesday 30 March 2021.](#)

Registered speakers will be required to dial into the meeting remotely, with the exception of registered ward councillor(s) or neighbouring ward councillor(s).

- 1 Welcome and Introduction**
- 2 Apologies for Absence**

### **3 Declarations of Interest**

Members are requested to indicate at this stage in the proceedings any items on the agenda in which they intend to declare an interest. Members are reminded that if the interest is a Disclosable Pecuniary Interest (as defined in the Members' Code of Conduct) they must leave the room for the whole of that item. If the interest is not a Disclosable Pecuniary Interest, but is such that a member of the public could reasonably regard it as being so significant that it is likely that it would prejudice their judgment of the public interest (as explained in the Code of Conduct) then they may make representations, but then must leave the meeting for the remainder of the item.

### **4 Appeal Decisions**

An update will be provided at the meeting.

(Verbal Report)

### **5 07/2020/01063/FUL - Land to the east of Reynard Close, Longton**

(Pages 5 - 30)

Report of the Director of Planning and Development attached.

### **6 07/2020/01087/FUL - 220A Cocker Road, Walton Summit Industrial Estate, Bamber Bridge**

(Pages 31 - 36)

Report of the Director of Planning and Development attached.

### **7 South Ribble and Central Lancashire Monitoring Reports 19/20**

(Pages 37 - 76)

Report of the Director of Planning and Development attached.

### **8 Urgent Decision Under Section 35 of the Council's Constitution: Planning Application 07/2021/00149/ADE**

(Pages 77 - 82)

This item is for information only.

### **9 Minutes of meeting Thursday, 4 March 2021 of Planning Committee**

(Pages 83 - 86)

To be approved as a correct record.

Gary Hall  
Chief Executive

Electronic agendas sent to Members of the Planning Committee Councillors Caleb Tomlinson (Chair), Malcolm Donoghue (Vice-Chair), Will Adams,

James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Chris Lomax, Christine Melia, Caroline Moon, Phil Smith and Gareth Watson

The minutes of this meeting will be available on the internet at [www.southribble.gov.uk](http://www.southribble.gov.uk)

#### Forthcoming Meetings

6.00 pm Thursday, 29 April 2021 - Shield Room, Civic Centre, West Paddock, Leyland PR25 1DH

### **Procedure of Debate at Planning Committee**

Whenever a planning application is dealt with by Planning Committee the Council is keen to allow the local community to participate in the process. The procedure that will ordinarily be followed is that:-

- Up to three members of the public who wish to speak against an application will be allowed to speak. Each will have up to four minutes in which to state their case.
- Up to three members of the public who wish to speak in favour of an application will then be allowed to speak. Again each will have up to four minutes in which to state their case.
- Ward councillors (not on Planning Committee) will then have the opportunity to make representations about the application. Each will have up to four minutes to state their case – whether for or against.
- The applicant/agent will then be invited to speak in support of the application. Ordinarily he/she will have up to four minutes to speak.
- The application will then be discussed by Committee. At this point members of the public, the applicant and other councillors not on Committee will not be able to speak further.
- Planning Committee will then take a vote on the matter.
- No paperwork, plans or photographs will be allowed to be circulated by the applicant/agent or member of the public at the meeting.

The Chairman of Planning Committee has discretion to vary these rules when dealing with a particular application if he considers it appropriate. Whenever members of the public speak (whether in opposition to a proposal or in favour of it) they should avoid repeating the same points made by other speakers.

### **Filming/Recording Meetings**

The Council will allow any member of the public to take photographs, film, audio-record and report on any Planning Committee meeting. If anyone is intending to record any such meeting (or part of such a meeting) then it would be very helpful if they could give prior notice of their intention to the Council's Democratic Services Team. Ideally 48 hours' notice should be given.

When exercising the rights to record a Planning Committee meeting a member of the public must not in any way be disruptive to that meeting. They must not provide an oral commentary on the meeting whilst it is continuing. If disruption is caused then the Chairman of the meeting may exclude that person from the rest of the meeting.

Members of the public will not be entitled to stay in the meeting if any confidential (exempt) items of business are being discussed.

Full details of planning applications, associated documents including related consultation replies can be found on the Public Access for planning system, searching for the application using the Simple Search box.  
<http://publicaccess.southribble.gov.uk/online-applications/>



## 1. Report Summary

1.1. The application site is the 1.5ha, central section of allocated housing Site 'V' designated by Local Plan Policy D1(Allocation of Housing Land); the western part already having been developed as Reynard's Close and Auburn Avenue, whilst the eastern side remains undeveloped. Site V forms part of a larger 3.3ha housing allocation known as Sites V, M & X which in combination supports development of around 211 dwellings over the next 15 years

1.2. Site V known locally as 'Kitty's Farm' sits just outside of the Longton settlement boundary and only a short distance from Longton's district centre. It is fairly level, improved grassland/agricultural land bordered with sporadically placed trees and hedges. On the western side are recently developed properties (completed 2014) and to the east are sites X and M. South are agricultural, Green Belt land and Hall Pool (brook) which spans the southern boundary. North are residential properties addressed onto Rymer Grove

1.3. There are Tree Preservation Orders around the north-eastern site boundary, but no public rights of way or public footpaths run through the site. The area also lies within Flood Zone 1 (least likely to flood) but as the site exceeds 1ha in size a Flood Risk Assessment has been supplied

1.4. Affordable housing has been proposed and is considered acceptable to the Councils Strategic Housing Officer, but a condition to require details of tenure is necessary if approved. A public open space contribution (secured by S106 agreement) and Community Infrastructure Levy towards local infrastructure are also payable

1.5. LCC Education have commented and on this site an education contribution is not required

1.6. In design terms the proposed scheme relates well to its surroundings in height and form with a low density of 22 dwellings per hectare, provides for suitable off-road parking, access and service space in line with adopted policy and protects residential amenity by being spatially acceptable. The proposed development is not considered to have an undue impact on the amenity of neighbouring properties, the character and appearance of the area or highways safety and capacity. It therefore appears to be policy compliant

1.7. It is also Officers view that proposed development would not detrimentally affect the amenity or nature conservation value of the site. Although some loss of hedgerow and trees is inevitable to allow for the new access, environmental compensation has been identified and is considered acceptable. Amendments to the proposed layout also account for separation from Hall Pool as agreed with the Councils ecologist.

1.8. County Highways have fully assessed the application and raise no objections to the proposed development in principle, confirming that the proposed use would not impact adversely on highways safety or capacity, but that roads would remain unadopted until such time as Reynard Close itself is adopted. They do have concerns however about two smaller cul-de-sac areas and the capacity for these sections to accommodate waste vehicles. The Councils refuse service also notes that waste vehicles would not attempt to access these areas, and as a result future occupants would be required to bring bins to a central collection point which is not ideal. It is evident that developments elsewhere are also subject to waste collection constraints, and as LCC have no policy objection the proposal is in fact policy compliant. Whether this is a practical alternative however is for Members to decide, and Committee may feel that this issue may be resolved by deferral or carefully worded pre-commencement condition. As the decision would be delegated to the Chairman anyway to allow for S106 negotiations, this option is possible.

1.9. Parking provision has been identified in line with Local Plan Policy F1, and vehicle charging points would be secured by condition

1.10. At the time of writing this report, and following full consultation on the final scheme, 113 letters of representation have been received – 103 objections (including a petition of 43 signatures

from the residents of Reynard Close, Auburn Avenue, Rymer Grove and Old School Drive many of whom submitted separate representation), 9 in support and 1 which simply make comments. A number of the individual objections, and 25 signatures to the petition are from residents of Reynard Close and Auburn Avenue – the first phase of the Site V housing development, and 7 objections/ 4 support letters are from residents outside of the immediate area who will not be directly affected. Statutory consultee comments have been addressed either by amendments to the proposal, or by condition.

1.11. The application is in officer's opinion compliant with the Central Lancashire Core Strategy, South Ribble Local Plan (policies as identified below), Residential Design SPD and Central Lancashire Affordable Housing, Open Space and Playing Pitch SPD's. It is therefore recommended that Members be minded to approve the application, and that the decision be delegated to the Director of Planning & Housing in consultation with the Chair and Vice-Chair of the Planning Committee upon successful completion of a Section 106 Agreement to secure affordable housing and public open space contributions.

## **2. Application Site and Surrounding Area**

2.1. The application site is the central section of allocated housing Site 'V' designated by Policy D1; the western part already having been developed as Reynard's Close and Auburn Avenue, whilst the eastern side remains undeveloped. Site V forms part of a larger 3.3ha housing allocation known as Sites V, M & X which in combination supports development of around 211 dwellings over the next 15 years

2.2. Site V known locally as 'Kitty's Farm' is just outside of the Longton settlement boundary and only a short distance from Longton's district centre. It is fairly level improved grassland/agricultural land bordered with sporadically placed trees and hedges. There are recently developed properties (completed 2014) off Reynard Close and Auburn Avenue – this is the western section of Site V, and to the east are sites X and M. South are agricultural land and Hall Pool (brook) which spans the southern boundary. North are residential properties addressed onto Rymer Grove

2.3. There is a Tree Preservation Order on the northern section of the eastern boundary but no public rights of way or public footpaths on or through the site. The area also lies within Flood Zone 1 (least likely to flood); a Flood Risk Assessment has been supplied

## **3. Site Context / Planning History**

- 07/2000/0350 - Reserved matters application for the erection of 70 no. dwellings, associated access road and play area - *west of Site V now Old School Drive/Rymer Grove*
- 07/2012/0580/FUL - Residential development for the erection of 14no two storey detached dwellings, formation of access roads and pond with associated landscape works. Approved December 2012 – *now Reynard Close and Auburn Avenue (western section of housing allocation)*
- 07/2013/0198/SCE – Environmental screening opinion for residential development comprising a total of 14 dwellings, site access roads and landscaping works. Environmental Impact Statement not required for the whole of Site V (2013)

Permission was also granted in October 2017 (Ref: 07/2017/0623/FUL) for improvement of the existing Longton Hall Court junction with Chapel Lane to adoptable standards and sufficient to enable the service of the remainder of the allocated development sites M V and X South of Longton Hall Longton in the SRBC Local Plan (which would be subject to a future application)

Pre-application advice has not been sought for this development

#### 4. **Proposal**

4.1. The application seeks approval for erection of 33 new residential units with associated garages and works, and new access from Reynard Close

4.2. Access/Highways – Pre-application discussions took place between the applicant and LCC Highways (November 2019) and advice was given with regards to LCC's requirements for a suitable development. It did not however make any guarantees of approval and was based on the original site layout which has since been amended. A transport assessment and swept path analysis have also been provided.

4.3. Access to the site would be from Reynard Close in the west; Reynard Close is a small 'spur' of two properties off Auburn Avenue and this is a natural extension to that spur. Within the site the road forms a 'T' shape with a small cul-de-sac in the south-western corner, separate short road culminating at the southern edge, and a turning area at the northern end. Pavement/service strips are shown on all sections other than the short length of road into the communal apartment parking area. Electric vehicle charging points are not shown on proposal drawings but would be secured by condition for all properties with a driveway, and to 10% of communal parking spaces.

4.4. Proposed Development – In total 33 dwellings (6 apartments, two terraces of 3 homes and 21 detached properties) would be erected should permission be granted. Ten complementary house types provide for a mix of three, four and five bedroomed units in two and three storeys with a height across the site of around the 10m mark – this includes the apartment block which relates well in height at 10.1m high. Four, three storey dwellings would be located on site – three along the eastern side facing open space and one adjacent to the access road within the site). The three-storey apartment block would be situated in the north-western corner. Proposed units have either detached, integral or off-road parking in line with adopted standards. Waste storage would be possible to the rear of each dwelling and adequate gardens are shown for all properties; albeit a small communal garden would be provided for the apartment block.

4.5. Dwellings which are designed to the Secured by Design standard, would be constructed in red brick, with grey roof tiles, and stone window cills and lintels. Overall material use would reflect that of the adjacent housing development. Close boarded fences would delineate property boundaries. Density proposed is approximately 22 dwellings per hectare – relatively low in a Borough whose average is around 35 dph, but similar to that of adjacent estate developments. Of these, 12 properties (6 apartments and 6 terraced) would be affordable housing – around 36% and policy compliant. Strategic Housing's comments however in relation to this are noted below

4.6. Landscaping – In terms of natural landscaping this site is limited to boundary treatments and Hall Pool, but the proposed scheme has been designed to retain where possible existing natural features. Hall Pool (watercourse) is present along the southern boundary but at this point is not a main river line. The proposed cul-de-sac/service strip sits between 7m and 8m from the bank top.

4.7. Public Open Space – A small section of public open space has been provided to the south of the watercourse between plots 15 and 14, and grass verges are present adjacent to plots 2-21, 27 and facing plots 1-4. Whilst minimal, it is considered adequate for a site of this size.

4.8. Although proposals are for an undeveloped site, this land is not open space, does not have formal public access and does not otherwise have recreational value. It is recognised however that a site such as this, even when private and inaccessible for recreational use does impact on the character of other nearby open spaces and public routes. In recognition of this, the proposed landscaping and layout have been designed to relate effectively with, and reflect that of the wider estate whilst retaining where possible boundary vegetation. Landscaping around and throughout the site is considered acceptable



## **5. Summary of Supporting Documents**

5.1. The application is accompanied by the following:

- Design & Access Statement 19024-C4P-BB-ZZ-RP-A-0001 (C4 Projects)
- Ecological Survey 2019/235: December 2019 (Erap)
- Crime Impact Assessment R Hines 26.11.19 (Lancashire Constabulary)
- Crime Impact Assessment R Hines 21.10.19 (Lancashire Constabulary)
- Flood Risk Assessment - 19313-PWA-00-XX-RP-C-1001 P02 Paul Waite
- Phase 1 Geo-Environmental Report 19313-PWAG-00-XX-RP-G-1000/P02 (PWA)
- Transport Statement J324490: December 2020 (Mode Transport)
- Arboricultural Constraints Appraisal BTC2138 December 2020 (Bowland)
- Sustainability & Renewable Energy Statement Z36125.1 (Energy Council)

Proposal Drawings

- Landscape working arrangements PR/19/LP01/GA/01/Rev C
- Topographical land survey S21-002 (JLP Surveying)

C4Projects

(Prefix 19024-C4P-AV-00-DR-A)

- Location plan 0100/P1
- Existing site plan 0101/P1
- Proposed site plan 0500/P9

(Prefix 19024-C4P)

- House type plan (phase 1) 00/DR/A/0501/P8
- Proposed boundary treatment (phase 1) 00/DR/A/0502/P8
- Proposed street elevations (phase 1) ZZ/DR/A/0520/P7
- House type 1 floor, roof and elevations B1/XX//DR/A/2000/P1, 2100/P1
- House type 1 mirrored floor, roof and elevations B1/XX/DR/A/2000/P1, 2100/P1
- House type 2 mirrored floor, roof and elevations B2M/XX//DR/A/2000/P1, 2100/P1 & 2101/P1
- House type 2 floor, roof and elevations B2/XX//DR/A/2000/P1, 2100/P1 & 2101/P1
- House type 3 mirrored floor, roof and elevations B3M/XX//DR/A/2000/P2 & 2100/P2
- House type 3 floor, roof and elevations B3/XX//DR/A/2000/P2 & 2100/P2
- House type 4 mirrored floor, roof and elevations B4M/XX//DR/A/2000/P1 & 2100/P1
- House type 4 floor, roof and elevations B4/XX//DR/A/2000/P1 & 2100/P1
- House type 5 mirrored floor, roof and elevations B5M/XX//DR/A/2000/P1 & 2100/P1
- House type 5 floor, roof and elevations B5/XX//DR/A/2000/P1 & 2100/P1
- Apartment ground/1<sup>st</sup> floor B6/XX//DR/A/2000/P2
- Apartment 2<sup>nd</sup> floor/roof B6/XX//DR/A/2001/P2
- Apartment front/rear elevations B6/XX//DR/A/2100/P2
- Apartment gable elevations B6/XX//DR/A/2101/P2
- Existing tree planting scheme AV-00-DR-0503/P8

## **6. Representations**

6.1. Summary of Publicity

6.1.1. Three site notices have been posted, and 71 neighbouring properties consulted. Ward Councillors Coulton, Clark and Hesketh have also been notified

6.2. Longton Parish Council

6.2.1 The Parish Council object to the proposal on the following grounds:

- School Lane and adjacent roads are already congested and impassable. The Council should require a new access to be created on the opposite side of the site

- Loss of amenity from proposed apartments – suggestion to relocate to the eastern side
- The traffic study is flawed and doesn't reflect proposed traffic – *there is no evidence to support this comment*
- No provision for affordable housing – *12 affordable units are provided for*

### 6.3. Letters of Objection or Support

Many residents have responded on numerous occasions following initial and amended proposal publicity. Having collated these responses, at the time of completing this report in total 113 individual replies to consultation have been received – 103 objections (including that from Longton Parish Council and two petitions of 43 signatures from the residents of Reynard Close, Auburn Avenue, Rymer Grove and Old School Drive many of whom submitted separate representation), 9 in support and 1 which simply make comments.

In fairness it should be noted that 13 of the individual objections are from residents of Reynard Close and Auburn Avenue - the first phase of the Site V housing development allocation, whilst 33 are from residents of Rymer Grove and Old School Drive; developments only themselves completed in 2014 and 2006 respectively.

7 objectors are also residents outside of the immediate area who will not be directly affected (Bamber Bridge, Leyland, Manchester, Hutton, Whitestake). Similarly, 4 of the supporters are from Kirkham, Hutton and Walmer Bridge and also would not be affected.

### 6.4. *In Objection*

#### Proposed Location

- *'Semi-rural feel of Longton would be compromised'* by a development of this size and density
- Apartments *'don't belong in a 'picturesque village'*
- Overstretched local amenities

#### Design

- Apartments are out of keeping with the areas character – most properties are single or two storeys – *there are a number of three storey units in the wider estate*
- Apartments will *'tower over adjacent estates'*
- Excessive density- suggestion that site should be reduced in height and density
- Apartments should be to site edges. Conversely a different objector requests that they are to the sites centre
- Scheme will *'detract from the areas desirability'*
- Apartments not needed – no sale of apartments between 1995 and 2020
- Plans misrepresent the height of trees and ownership of hedgerows
- *'poor quality design'*

#### Highways

- School Lane and Old School Drive are already congested and dangerous
- Road network isn't suitable as access
- Pedestrian and cyclist safety
- Inadequate parking
- Traffic report incorrect
- *'Access is in breach of the building regulations'* and proposed plans do not consider LCC's comments – *see LCC final comments below*
- School Lane/Reynard Close access unacceptable. Agreed access on Chapel Lane should be used instead
- A number of organisations (school, playing fields, church, women's institute, nursery) only have access onto School Lane which is already heavily congested

- Lack of connectivity between this site and lands to the east – *Officer comment: whilst this is correct and ideally all sites would be permeable, there is no policy requirement for this to be the case, LCC Highways have no objection to the proposal and have not requested access to or from sites M, V and X. Access into Site V from other housing developments would also impose additional burden as use of Reynard Close and surrounding streets would be possible by vehicles from approx.220 properties once all allocated developments are completed.*

#### Residential Amenity

- Loss of privacy, light, outlook, open space and property enjoyment
- Area is already busy, more properties would cause noise and loss of amenity
- Direct view from apartments into properties on Auburn Avenue and Rymer Grove
- Construction disruption
- Proximity of properties to existing
- Increased footfall past existing properties

#### Environmental Issues

- Watercourse already floods the Auburn Avenue balancing pond and will be affected
- Impact on wildlife and herons
- Lost green space, habitats, trees and hedgerows
- Lack of sustainable drainage
- Intrusion into the Green Belt – concerns that documents include ‘phase 2’ development beyond the site boundaries
- Ecology reports are out of date – *ecology surveys must be less than 2 years old. The submission report is from 2019 and has been assessed by the Council’s ecologist as acceptable*
- *‘Deciduous hedges reduce privacy’*
- Hall Pool not accurately shown

#### Other

- Affordable housing should be ‘mews’ not apartments
- Impact on local services and infrastructure
- Request for construction management conditions if approved
- Conflicting reports – some mention 33 dwellings whilst others mention 66
- No waste storage area for the apartments
- Respondent *‘informed that one of the Council Officers has been working with developers by advising them what may and may not be passed – unfair and unprofessional’*

#### 6.5. *In Support*

##### Proposed Location

- Longton is ideal for families – good for the town to be a growing community
- Progress is inevitable and Longton needs new blood
- *‘Longton is a town of old people; young families are needed to ensure its survival’*
- Ideal opportunity for young people who currently have to move away to find homes
- Better quality housing will enhance a tired area
- Encouraging to see new development
- There is a lack of 4/5 bedroom properties. This development would free up 2/3 bedroom homes to allow people to remain in Longton

Comments which are not material planning considerations relevant to this case, and have not been taken into account are:

- School traffic is a problem and needs sorting out – parents park in an unacceptable manner
- Loss of property value
- Respondent quotes Human Rights Act
- The applicant has resigned from Longton Developments and should not be able to apply

6.6. Officer comment: Highway safety and capacity, drainage and ecology have been assessed by the Councils specialist consultees, but this determination must consider the access and site layout put before it, not suggestions for alternatives. Affordable housing has been provided for, and overall design/spatial separation are discussed in detail below. A number of comments relate to development of a second field outside of the red edge to the south, and introduction into the site layout of a possible access road to facilitate this future development. It is correct that a number of documents refer to Phase 2, and in one case shows a site layout for development of Phase 2. The fact remains however that this site has not been applied for and would need to be assessed on its own merits. Any future development would be addressed at the time of its submission and in line with policies of the day, but is not in any way relevant to determination of this proposal.

In terms of design, proposed apartments are around the same height as, and will not overtly exceed proposed dwellings, properties equate in height with adjacent estates, and the site is a low 22 dwellings per hectare. Reference has been made to records which show that apartments have not been for sale in Longton for many years. This lack of sale/availability however bears no correlation with identified lack of need. Separately it is also possible for anyone to apply for permission on any piece of land provided that land ownership certificates have been supplied as part of the application process. These are all in order.

With regards to comments relating to officer professionalism (see 'Other' objection section above), Paragraph 38 of the National planning Policy Framework 2018 states that '*Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible*'. As such Officers refute the allegations made.

## 7. Summary of Responses

7.1. South Ribble **Arborist** - Trees on the eastern boundary are in-part subject to a TPO and any works required outside the exemptions should be applied for using the standard form. Trees on the eastern boundary are on an adjacent field separated by a brook. Trees identified for removal consist of a single ash tree at the proposed entrance to the site which requires removal to facilitate development, nine hawthorn and dead trees on the eastern boundary which are exempt from application. Replacement planting identified on the landscaping plan mitigates any proposed tree loss and increases tree cover in the vicinity utilising a number of species. A condition to require tree protection is felt necessary should approval be granted

7.2. **Lancashire County Council Education** considers the impact associated with development and proposes mitigation for these impacts through a developer contribution directly linked to provision of education places within a reasonable distance of the development for children expected to live on the development. An education contribution is **not** required at this stage in regard to this development.

7.3. **Lancashire County Council Highways** have assessed the final proposal and make the following comments in full:

*'LCC as Local Highway Authority (LHA) is responsible for providing and maintaining a safe and reliable highway network. The County Council is also committed to reducing congestion and delay and improving highway links both locally and strategically. With this in mind the present and proposed traffic networks have been considered which are influenced by this proposal. The site is located to the East of Reynard Close and South of Rymer Grove, Longton. LCC have reviewed the LCC five year personal injury database and the Crashmap website which indicate the following for the last 5 years:*

- *No incidents have been recorded on Reynard Close and Old School Drive.*
- *No incidents have been recorded on School Lane*
- *Two incidents (1 serious and 1 slight) have been recorded at the junction of School Lane, Chapel Lane and Liverpool Road.*

*On investigation, the incidents appear to be of a nature that would not be worsened by the proposals.*

### **Access**

*Proposed development would be accessed via School Lane, Old School Drive and Reynard Close. This would be acceptable in principle to LCC however the applicant should note that Reynard Close is currently unadopted. The road has been constructed to an adoptable standard with a 5.5m carriageway with 2m footways but LCC has not yet received a request or timescale for the roads adoption. The applicant should therefore check with their solicitor that they have rights over this road to access the site. The applicant should also be aware that proposed internal roads cannot be offered for adoption until Reynard Close has been adopted. A continuous adopted road needs to be provided.*

### **Internal Arrangements**

*The amended site and house type plans indicate parking for each dwelling in line with South Ribble Borough Councils parking standards. The majority of internal roads are to an adoptable standard but the following two sections are not and would remain as private shared surfaces (shared surface serving plots 17-19 and 1-4/apartments)., this arrangement is acceptable to LCC Highways but South Ribble Borough Councils Refuse services should be consulted regarding refuse collection on the private shared surface (see Para 7.4 below).*

### **Transport Statement**

*Northwest Preston Strategic Trip Rates have been utilised to determine trip generation of the proposed development. This approach is acceptable to LCC and the expected trip generation indicated would have an acceptable impact on the local highway network. Accident data presented is in line with LCC Highways review for Reynard Close, Old School Lane and School Lane. The study area within the statement does not include the School lane, Chapel lane and Liverpool road junction which as indicated above has had two incidents within the last 5 years. LCC is however of the opinion that these two incidents appear to be of a nature that would not be worsened by the proposals. After considering all information contained within the Transport Statement LCC are of the opinion that the level of vehicle movements to and from the development would not have a significant impact on the operational performance of the local network.*

### **Conclusion**

*Taking all of the above into consideration it would be difficult to prove that the proposed development would have a severe impact. The principle of a residential development at this site is acceptable from the highway perspective. Therefore, LCC Highways has no objections to the application. A number of conditions have been recommended should this proposal be approved'.*

**7.4. South Ribble Refuse Services** – following LCC's request the refuse service considered the proposed site layout and confirm that '*refuse collection vehicles (RCV) would not attempt to access these areas. The likelihood is that damage would result from ongoing RCV access and as a result resident would be required to bring bins to a central collection point which is not always acceptable to residents. This may be possible at the sites southern end given the area of open space, but the northern end would mean a collection point in front of a house which is likely to cause issues going forward'.* Members should be aware however that whilst this is an operational issue, the proposal as detailed by Para 7.3 is policy compliant from a highways perspective.

**7.5. Lancashire Constabulary** provided a crime impact statement with a number of comments with regards to proposed security on site. The statement would be included within condition 2 to ensure works are in accordance with approved documents

**7.6. Ecology Consultant** has assessed the accompanying ecology survey and subject to a number of pre-commencement and precautionary conditions are satisfied with the approach

*Bats* - The only potential bat roosting site is one tree to be removed to enable access. This tree has negligible bat roosting potential. There is some contradiction in the tree report as to tree importance, but as trees are to be retained this is not materially important. A pre-felling, bat survey condition has been provided

*Hall Pool* - There is a risk of pollution to Hall Pool during construction, and reductions in water quality post development through inappropriate surface water drainage. Conditions to require pre-commencement method statement and impact statement relating to Hall Pool are requested.

*Invasive Species* – Japanese Rose is an invasive species present within site boundaries, but as it is not to be disturbed an informative note relating to future removal is felt adequate

*Great Crested Newts* – All ponds within 500m were assessed with only one within 250m which was assessed as having no potential. Two ponds between 250m and 500m tested positive for GCN but the combination of distance, scale, retention of hedgerows and lack of good connectivity between the ponds and site mean that risk is extremely low. A precautionary condition relating to all protected species has been added

*Mitigation* – The development will result in loss of 1.5ha of low ecological grassland, a tree and short stretch of hedgerow. Habitat mitigation has not however been shown on the site layout, and whilst garden space will have similar ecological value to improved grassland they are not like for like. In line with NPPF Para 170 which ensures contribution towards and enhancement of the natural environment. Mitigation can be achieved by enhancement of retained boundaries, but it is recommended that grassland habitats along Hall Pool to mitigate for loss of a large area of improved grassland shall be provided. Whilst not a main river, the ecologist also recommended a natural buffer of 8m and a condition to provide for the same. Amended plans now see this separation requirement satisfied

**7.7. Economic Development** – an Employment & Skills Assessment has not been provided but ED are happy for this to be subject to pre-commencement condition

**7.8. Environment Agency** - as the proposal is in Flood Zone 1 and does not affect a main river, the EA have no comment.

**7.9. Environmental Health** have assessed the final amendments, and subject to conditions relating to construction management and vehicle charging points have no objection. Informative notes relating to pre-construction consultation have also been requested

**7.10. Lead Local Flood Authority** The LLFA has no objection subject to the inclusion of a number of conditions relating to sustainable drainage

**7.11. United Utilities** have no objection subject to sustainable drainage conditions. These have been combined with those requested by the LLFA

**7.12. Strategic Housing** - The applicant now proposes a policy compliant affordable housing offer of 12 no. affordable dwellings which are to be provided on site. This complies with Policy 7 of the Central Lancashire Adopted Core Strategy which requires 35% affordable housing provision on sites in rural areas of the borough. No further detail has been provided on tenure split however, and as at least 70% of the affordable housing should be for social rent in accordance with the Council's Affordable Housing SPD this should be secured as part of the section 106 agreement. In addition to this, the S106 agreement should make provision for the affordable homes to remain affordable in perpetuity and provision for appropriate local connection criteria to be applied given the rural location of the site.

## 8. Material Considerations

### 8.1. Site Allocation Policy

8.2. A number of large sites were submitted to the Council throughout the Site Allocations Process. These were assessed by measuring sustainability, location and the infrastructure needs of the area, and the Council allocated the most suitable sites for residential development and related infrastructure (to be delivered through CIL and/or developer contributions). These sites were adopted for development, are tabled in Policy D1 (Allocation of Housing Land) and have an appropriate prospect of being available and developed as envisaged. Housing allocations focus development in the urban areas of South Ribble to maximise access to services, facilities, employment and to increase travel choices. The priority is to develop sites which offer the opportunity for redevelopment or re-use, which would contribute to regeneration, viability and vitality, and which are within or close to public transport corridors and sustainable brownfield land. Where insufficient brownfield sites or re-use opportunities are available however greenfield sites in sustainable locations have been released; this is such a site.

8.2.1. The application site is the central section of allocated housing Site 'V' designated by Policy D1; the western part already having been developed as Reynard's Close and Auburn Avenue, whilst the eastern side remain undeveloped. Site V forms part of a larger 3.3ha housing allocation known as Sites V, M & X which in combination support development of around 211 dwellings over the next 15 years (suggested at a relatively low density of 83, 80 and 48 dwellings respectively when compared with existing development). Site M lies south of Longton Hall to the east of Site V, whilst Site X is to the north of site M

8.2.2. Sites V, M & X abut the established Longton settlement boundary and are only a short distance from Longton's district centre. Longton has a tightly defined Green belt boundary which limits the opportunity for development on the edge of the village. Some development in and adjacent to the village therefore is important to maintain its vitality and viability, and support and maintain the services it provides. Sites would be expected to provide on-site affordable housing to meet the needs of the area as well as to contribute to drainage network improvements in the area.

8.2.3. The site allocation for Site X also provides for possible access from Chapel Lane. The proposed development does not allow for site V to be connected to sites M or X, with the only other potential exit directing south onto Green Belt land. There is however no requirement in policy for the Chapel Lane or any other access to be provided into one or all of the allocated site sections, and in the case of Site V a new road would have to be provided through Sites X and M to access the Chapel Lane track which may not be in the same ownership, to skirt around the whole of the Longton Hall Court development.

### 8.3. Additional Policy Background

Additional policy of marked relevance to this proposal is as follows:

#### 8.3.1. *National Planning Policy Framework*

The NPPF (2019) at Para 11: provides a presumption in favour of sustainable development which for decision making means approving development which accords with the development plan unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the framework as a whole. Other chapters of the NPPF of interest are:

Chapter 5: Delivering a sufficient supply of homes - housing applications should be considered in the context of the presumption in favour of sustainable development. Large scale development should be well located and designed and supported by necessary infrastructure and facilities.

- Chapter 8: Promoting healthy, safe communities – planning should promote social interaction including opportunities for people to meet e.g. through mixed use development, strong neighbourhood centres, street layouts and pedestrian and cycle connections within and between neighbourhoods. Communities should be safe and accessible and enjoy high quality public space.
- Chapter 9: Promoting sustainable transport – this encourages opportunities for alternatives to travel by car (cycle, walking, public transport) with development which is close to appropriate facilities and employment options
- Chapter 11: Making effective use of land – planning should promote the effective use of land in meeting the need for homes whilst safeguarding and improving the environment and living conditions. Decisions should avoid homes being built at low density where there is identified need, and should consider minimum density standards, but development should reflect that of its surroundings.
- Chapter 12: Requiring good design attaches great importance to the design of the built environment which contributes positively to making better places for people.
- Chapter 14: Meeting the challenge of climate change, flooding and coastal change – the planning system supports the transition to a lower carbon future taking account of flood risk and climate change.
- Chapter 15: Conserving and Enhancing the Natural Environment – when determining planning applications, Local Planning Authorities should aim to conserve and enhance biodiversity as reflected by Core Strategy Policy 22

### 8.3.2. *Central Lancashire Core Strategy*

- Policy 3: Travel encourages alternative, sustainable travel methods to reduce dependence on motor vehicles.
- Policy 4: Housing Delivery provides for and manages the delivery of new housing.
- Policy 5: Housing Density aims to secure densities of development in keeping with local areas, and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of the area
- Policies 6: Housing Quality and 27: Sustainable Resources and New Development both aim to improve the quality of housing by facilitating higher standards of construction, greater accessibility and ensuring that sustainable resources are incorporated into new development.

Policy 7: Affordable Housing confirms a target of 30% affordable housing in an appropriate form for housing developments of 15 dwellings or more in urban parts of Preston, South Ribble and Chorley. 35% should be provided on market schemes in rural areas on sites in or adjoining villages that have or will have a suitable range of services.

- Policy 17: Design of New Buildings requires new development to take account of the character and appearance of the local area.
- Policy 22: Biodiversity & Geodiversity aims to conserve, protect and seek opportunities to enhance and manage the biological and geological assets of the area
- Policy 26: Crime & Community Safety seeks to reduce crime levels and improve community safety by encouraging the inclusion of Secured by Design principles in new development.
- Policy 29: Water Management seeks to improve water quality and flood management by appraising, managing and reducing flood risk in all new development.



### 8.3.3. *South Ribble Local Plan*

- In addition to site allocation policy D1 (above), the following are also pertinent:
- Policy A1: Developer Contributions – new development is expected to contribute towards mitigation of impact upon infrastructure, services and the environment, by way of Section 106 agreement and/or CIL contributions.
- Policy F1: Parking Standards requires all development proposals to provide car parking and servicing space in accordance with parking standards adopted by the Council.
- Policy G10: Green Infrastructure states that all new residential development resulting in a net gain of 5 dwellings must provide sufficient green infrastructure to meet the recreational needs of the development, in accordance with specific but flexible standards
- Policy G13: Trees, Woodlands and Development states that development will not be permitted where it affects protected trees and woodland. Where loss of the same is unavoidable however this policy accepts suitable mitigation.
- Policy G16 –Biodiversity and Nature Conservation protects, conserves and enhances the natural environment at a level commensurate with the site's importance and the contribution it makes to wider ecological networks.
- Policy G17: Design Criteria for New Development considers design in general terms, and impact of the development upon highways safety, the extended locale and the natural environment.
- Chapter J: Tackling Climate Change looks to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources.

8.3.4. *South Ribble Residential Design SPD* discusses design in very specific terms and is relevant with regards to separation between properties in and beyond the site bounds.

8.3.5. *Central Lancashire Open Space and Playing Pitch SPD* sets out the standards for provision of on and off site public open space and playing pitch provision

8.3.6. *Central Lancashire Affordable Housing SPD* guides on a range of approaches to deliver affordable housing which meets local needs. This reflects the remit of the Central Lancashire Strategic Housing Market Assessment which amongst other things maximises affordable housing delivery in a form relevant to its surroundings

## 8.4. Impact of Development on Neighbouring Properties

8.4.1. The South Ribble Residential Design SPD requires a minimum distance of 13m between a first floor habitable room window and any blank wall or gable facing, and 21m between any directly facing habitable room windows. The closest residential properties outside of the site are as follows:

8.4.2. In the south is a tract of Green Belt Land which would be unaffected. Similar land is present to the east but is allocated for housing as the third section of Site V. 28m from the rear of plots 8 and 9, and within Site V is a stable block accessed off Rymer Grove. Existing shrubbery would screen this structure

8.4.3. West of the site are Reynard Close and Auburn Avenue whose rear gardens would face the proposed development. The proposed apartments would face no: 1 Auburn Avenue at a distance of 13m (stairwell to side gable), 16m (gable) and 25m (bedroom). The existing property is at an angled orientation, and as the stairwell is a non-habitable room this distance is policy compliant, although

for the benefit of the users of the bedrooms which indirectly face away a condition to obscurely glaze the stairwell window is considered necessary. The blank side of plot 24 would be 8m from the blank side of 1 Reynard Close; a similar arrangement would be between plot 23 and 2 Reynard Close. The rear elevations of Plots 15-19 would be between 21m and 24m from the rear elevations of 3-7 (odds) Auburn Avenue

8.4.4. In the north the side elevation of proposed apartments would face the rear of 8 Old School Drive at 21m, Plots 1-4 would be at least 21m from no's 4-12 Rymer Grove; the rear and side of Plot 5 would also indirectly face no's 4 and 1 Rymer Grove at 20.5m and 29m respectively but would be screened by mature shrubbery. Separation to no: 4 is slightly short but loss of amenity to either set of occupants is felt negligible

8.4.5. When taking into account existing and proposed boundary treatments, shrubbery and trees the inter-relationships and spatial separation between proposed and existing neighbouring properties accords well to the sentiments of the South Ribble Residential Design Guide SPD.

## 8.5. Design, Character & Appearance & Crime

8.5.1. Design – Local Plan Policy G17 (Design Criteria for new development) seeks to ensure new development relates well to neighbouring buildings and the extended locality, that layout, design and landscaping of all elements of the proposal are of a high quality; providing interesting visual environments which respect local character, reflect local distinctiveness, and offer appropriate levels of parking and servicing space in line with Policy F1 (Parking Standards) of the same document. Core Strategy Policy 17 (Design of New Buildings) effectively mirrors these criteria.

8.5.2. This part of Longton is a mix of modern and traditional properties in a range of size, style, height and orientation. Properties to the west are recently developed but in a design which would complement the proposed units. Dwellings on Rymer Grove are similar in style but in complementary materials; both are typical estate style configurations. This site presents an obvious extension to the area and has been designed to prevent detriment to existing housing stock. Predominantly two storey properties, three storey units are placed at random points throughout the adjacent estate. Spatial separation has been assessed and is considered compliant with Council guidance. Visual intrusion would undoubtedly occur as the existing is currently open grassland, but the site is allocated by the Local Plan for housing, and on balance when taking into account existing and suggested screening, would ensure that impact by way of visual intrusion to and from the site would be within acceptable levels

8.5.3. Para 72 of the NPPF notes that the supply of large numbers of new homes can often be best achieved through planning for larger scale development – including significant extensions to existing settlements provided they are well located and designed, and supported by the necessary infrastructure and facilities. Policy B1 acknowledges that the development of sites such as this provides the opportunity to make best use of existing services and utilities.

8.5.4. Whilst in overall terms this proposal is significant, it would extend an existing settlement where connection to existing infrastructure is possible. There are established community facilities in the area, and the principle of development has been established – subject to all other matters being acceptable – by its allocation for housing led development. Other than its historic agricultural use the site was never one suggested for preservation as open space

8.5.5. The proposed layout plan demonstrates similar levels of garden space to surrounding residential properties, and that a development of this size can be accommodated on this site without resulting in a detrimental impact on the character and appearance of the area through overdevelopment and intensification of the urban fabric.

8.5.6. In terms of the detailed design of the development, Para 122 of the NPPF stresses the importance of securing well-designed, attractive and healthy places. The proposal has been designed to respect its surroundings using modern, sustainable materials and construction methods.

8.6. In response to a number of complaints that the proposed apartments do not reflect the character of the area, the applicant has provided this statement to explain the rationale behind their inclusion:

*'I have been a Longton Resident for over 25 years, having grown up in the village and attending Hutton Grammar School. When I started my career and sought to get my first foot on the housing ladder, I was highly disappointed at the availability of houses or apartments which could actually be afforded by a single young professional in Longton. This forced me to move away for a few years until being able to afford a property in the village. This was not caused by the significant value differences between the areas, it was purely the supply / availability of suitable properties.*

*Having spoken to a number of the younger local residents (aged 18-30 still living with parents) including members of local sports teams, and people who socialise in the Longton area it was disappointing to hear that young local professionals are still feeling the same that I did; the only options being Buckshaw Village, Preston City Centre, Broadgate or Walmer Bridge on the odd occasion properties come up for sale in Jubilee Gardens. This is the reasoning for the inclusion of a very small apartment scheme to address this shortfall in the housing supply that hasn't been addressed in over 15 years since I joined the housing ladder'.*

#### 8.7. Highways Considerations, Suitability of Access and Parking Arrangements

8.7.1. The application is accompanied by a transport statement which concludes that the proposed access arrangements would have a low traffic impact on the local highway network. Internal layout facilitates pedestrian linkage to existing footpaths, and provides access to, and is accessible from a range of sustainable transport options (below) as well as by car. The statement considers that the proposal would result in less than one trip per minute during AM/PM peak periods.

8.7.2. In line with Policy F1 (Parking Standards) of the local plan, off road parking should be provided to adopted standards. Having regard to LCC Highways comments the proposal is compliant in this regard.

#### 8.8. Sustainability

8.8.1. One of the core principles of the NPPF is to ensure developments include opportunities to promote walking, cycling and public transport. It is considered that the proposed layout offers maximum permeability for pedestrians, and that the offer also benefits from the following:

8.8.2. *Community Facilities* – There are 4 secondary and 10 primary schools within 3 miles of the site; St Oswald's and Longton Primary are less than 300 yards away. 6 GP and 3 dental surgeries sit within a two-mile radius, and local shops are present less than 500m away on Liverpool Road.

8.8.3. *Public Transport/Pedestrian/Cycle Routes* – Bus stops are present on Chapel Lane and Liverpool Road (450m away), and railway stations at Preston, Lostock Hall and Croston are under 4 miles distance; each easily accessed via major road system.

8.8.4. *Construction Standards*- One of the objectives of modern construction is to reduce energy use and carbon dioxide emissions in new developments; encouraging the use of renewable energy sources whilst improving the quality of housing by facilitating higher standards of construction. Conditions to ensure appropriate construction standards are recommended in line with adopted policy.

8.8.5. A number of construction measures have been proposed. Others including district heating have been discounted as unsuitable or unviable for such a small scheme. The applicant has provided a sustainable energy statement however which notes that '*design solutions predicted to reduce total carbon emissions ... overall 20% carbon emission improvement*'.

8.8.6. In terms of being sustainable development this proposal is considered acceptable.

## 8.9. Natural Environment, Ecology and Ground Conditions

8.9.1. The application is accompanied by Ecological (EA) and Arboricultural Impact Assessments (AIA)

8.9.2. Trees – The AIA notes that there are 12 individual trees, 9 tree groups and 2 hedgerows within or bounding the site. A Tree Preservation Order is present along the northern edge of the eastern boundary. Of the trees surveyed two partial hedgerows, three partial groups (poor remains of a boundary hedge) and two trees are recommended for removal – the trees being dead trees on the opposite side of the water filled boundary. Mitigation would be in the form of curtilage planting. Conditions to protect trees in line with the above study are recommended

8.9.3. Ecology – The applicants ecological assessment states that development can proceed without direct adverse impact on the site's biodiversity or nature conservation. The council's ecologist concurs with this stance. subject to imposition of a number of conditions to prevent or mitigate against harm. One of the ecologist's recommendations is that a natural buffer of 8m should be provided between any development and Hall Pool, but as 8m buffers are reserved for main rivers, in this case this distance is purely precautionary. The proposed cul-de-sac and road ending have since been relocated but the side gardens to Plot 16 are shown on proposed site drawings to be within this 8m. The Environment Agency however has no objection. Having regard to both the Ecologist and Council Arborists comments it is considered that subject to enhancement measures to compensate for lost ecological biodiversity on site this proposal is acceptable.

8.9.4. Air Quality – the applicant has not supplied an air quality management report, nor has Environmental Health requested one; the closest Air Quality Management Area being roughly 8 miles east.

8.9.5. Water Management/Utilities - In addition Core Strategy Policy 29(e) (Water Management) seeks to improve water quality and flood management in areas such as Longton. The proposal site sits within Flood Zone 1 and developable areas of the site are at low risk of flooding. There is no recorded history of flooding on this or surrounding sites.

8.9.6. Drainage – drainage to the site has not been identified – not unusual for a scheme such as this. The applicant has requested that if permission is granted drainage would be secured by a pre-commencement condition. Having regard to the comments of United Utilities and Lead Local Flood Authority this approach is felt acceptable.

## 8.10. Developer Contributions

8.10.1. Local Plan Policy A1 (Developer Contributions) expects that most new development will contribute towards mitigation against impact on infrastructure, services and the environment. Contributions would be secured where appropriate through planning obligations (Section 106 agreement) and/or Community Infrastructure Levy. The NPPF however (Para 34) states that any such contributions should not undermine the deliverability of the plan.

8.10.2. Community Infrastructure Levy - CIL is payable on all parts of this development apart from apartments and affordable housing. On the basis that 12 of the properties (6 apartments/ 6 dwellings) would be affordable units this development would attract a CIL payment at the 2021 rate of £65 x 1.423 per square metre of floor space (not footprint) –(4163.15m<sup>2</sup> (excluding 846.24m<sup>2</sup> of affordable housing) - £ 385,070.56

8.10.3. Affordable Housing - Core Strategy Policy 7 (Affordable and Special Needs Housing) and the Affordable Housing SPD require that sites of 15 dwellings or more would provide a minimum of 30% of affordable housing on sites in urban areas. This increases to 35% for market schemes on sites in rural areas in or adjoining villages that have or will have a suitable range of services. 100% should

be provided in truly rural locations. This scheme is not within the urban area, but would adjoin, and seeks to extend an established settlement. As such 35% would be required. An offsite contribution towards housing elsewhere for any shortfall may be acceptable but only where there is robust justification as to why homes cannot be allocated on site.

8.10.4. The applicant proposes that 6 apartments and 6 no: 3 bedrooomed properties (House type 5) would be affordable – compliant in policy terms. No further detail has been provided on tenure split, however and as at least 70% of the affordable housing should be for social rent in accordance with the Council's Affordable Housing SPD this would a requirement of the section 106 agreement. In addition to this, the S106 agreement should make provision for the affordable homes to remain affordable in perpetuity and provision for appropriate local connection criteria to be applied given the rural location of the site

8.10.5. *Public Open Space* - The NPPF states that '*access to high quality open space makes an important contribution to the health and wellbeing of communities*'. As such, all new residential development resulting in a net gain of 5 dwellings must provide sufficient green infrastructure to meet the recreational needs of the development in accordance with specific but flexible standards.

8.10.6. On such a constrained site any public open space would be limited and would not function well for amenity purposes. There are however areas of amenity grassland (which includes areas of visual amenity) which are considered adequate. A public open space contribution towards off site POS has been recommended at the rate of £3333 for equipped play areas at Longton School Lane, and £49,731 for borough wide playing pitches at Longton playing fields.

#### 8.11. Impact upon Heritage Assets

8.11.1. The only property listed on the National List of protected structures is Longton Hall (Grade II) which lies beyond the eastern section of Site V and would not be affected in any way by this proposal.

#### 8.12. Planning Balance

8.12.1. The position to be considered by Members isn't whether or not this site is suitable for housing development. That assessment has been made by, and found sound during examination of the Local Plan. As such the principle of development - subject to all other material considerations being acceptable – is established. The planning balance to be made therefore is whether the material considerations relating to this proposal are compliant with the policies of the development plan, or where not if the harm caused by the development is outweighed by other matters and can be justified in planning terms.

8.12.2. Due to the detailed and complex arguments associated with this application, both pros and cons of the proposal are summarised below. Due weight can then be applied by members to the pros and cons in the decision-making process

8.12.3.

##### Material Considerations In Favour of Development Include:

- Delivery of a policy compliant, sustainable development of 33 dwellings, in a design which is relevant to the area
- Policy compliant affordable housing provision of 12 properties including apartments in an area of high property value, and restricted to local occupancy
- CIL and public open space financial contributions
- Contribution towards 5 year housing land supply on an allocated housing site
- Low density of approximately 22 dwellings per hectare with appropriate spatial separation and access
- Retention and enhancement of trees, shrubbery and site biodiversity
- No objection from the Councils statutory consultees subject to precautionary conditions

Material Considerations Against Development include:

- Loss of agricultural land may affect the visual character and appearance of the area
- Increased noise and traffic generation

**9. Conclusion**

9.1 The site is visually open and was last in agricultural use but It is Officer's view that it is not needed to satisfy a recreational need in the local area. The land is private, there are no public rights of way or access and subject to landscape and ecological enhancement the proposal suggests a scheme which would not detrimentally affect the nature or conservation value of the site.

9.2 There is no question that the site is suitable for housing; that is established by its allocation. What is evident is that the final proposal presents a well-designed, spatially acceptable development which would respect the character and appearance of the area. Affordable housing provision which includes properties not available elsewhere in this area of high value exceeds that required by policy, public open space on and off site is considered acceptable and CIL monies towards local infrastructure will support local services. Overall, the social benefit seen from this site is felt to outweigh the limited harm caused by it. Other issues have been appraised as detailed above by the Councils statutory consultees. Subject to a series of relevant and precautionary condition the proposal is considered acceptable

9.3 It is considered that subject to these conditions this site would be appropriate for residential use; particularly when taking into account surrounding uses and the adjacent highways network. On balance therefore the proposed application for residential development of 33 dwellings and associated infrastructure is considered compliant with the National Planning Policy Framework and local development plan, and it is recommended that Members be minded to approve the application and that the decision be delegated to the Director of Planning & Housing in consultation with the Chair and Vice-Chair of the Planning Committee upon the successful completion of a Section 106 Agreement to secure affordable housing and public open space

**RECOMMENDATION:**

That Members are minded to approve the application, and that the decision is delegated to the Planning Manager in consultation with Chair and Vice-Chair of the Planning Committee upon successful completion of a legal agreement to secure public open space and affordable housing

**RECOMMENDED CONDITIONS:**

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.  
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development hereby permitted shall be carried out in accordance with the following approved plans and suite of documents:
  - o Design & Access Statement 19024-C4P-BB-ZZ-RP-A-0001 (C4 Projects)
  - o Ecological Survey 2019/235: December 2019 (Erap)
  - o Crime Impact Assessment R Hines 26.11.19 (Lancashire Constabulary)
  - o Crime Impact Assessment R Hines 21.10.19 (Lancashire Constabulary)
  - o Flood Risk Assessment - 19313-PWA-00-XX-RP-C-1001 P02 Paul Waite
  - o Phase 1 Geo-Environmental Report 19313-PWAG-00-XX-RP-G-1000/P02 (PWA)
  - o Transport Statement J324490: December 2020 (Mode Transport)
  - o Arboricultural Constrains Appraisal BTC2138 December 2020 (Bowland)
  - o Sustainability & Renewable Energy Statement Z36125.1 (Energy Council)

Proposal Drawings

- o Landscape working arrangements PR/19/LP01/GA/01/Rev C
- o Topographical land survey S21-002 (JLP Surveying)

C4Projects

(Prefix 19024-C4P-AV-00-DR-A)

- o Location plan 0100/P1
- o Existing site plan 0101/P1
- o Proposed site plan 0500/P9

(Prefix 19024-C4P)

- o House type plan (phase 1) 00/DR/A/0501/P8
- o Proposed boundary treatment (phase 1) 00/DR/A/0502/P8
- o Proposed street elevations (phase 1) ZZ/DR/A/0520/P7
- o House type 1 floor, roof and elevations B1/XX//DR/A/2000/P1, 2100/P1
- o House type 1 mirrored floor, roof and elevations B1/XX/DR/A/2000/P1, 2100/P1
- o House type 2 mirrored floor, roof and elevations B2M/XX//DR/A/2000/P1, 2100/P1 & 2101/P1
- o House type 2 floor, roof and elevations B2/XX//DR/A/2000/P1, 2100/P1 & 2101/P1
- o House type 3 mirrored floor, roof and elevations B3M/XX//DR/A/2000/P2 & 2100/P2
- o House type 3 floor, roof and elevations B3/XX//DR/A/2000/P2 & 2100/P2
- o House type 4 mirrored floor, roof and elevations B4M/XX//DR/A/2000/P1 & 2100/P1
- o House type 4 floor, roof and elevations B4/XX//DR/A/2000/P1 & 2100/P1
- o House type 5 mirrored floor, roof and elevations B5M/XX//DR/A/2000/P1 & 2100/P1
- o House type 5 floor, roof and elevations B5/XX//DR/A/2000/P1 & 2100/P1
- o Apartment ground/1st floor B6/XX//DR/A/2000/P2
- o Apartment 2nd floor/roof B6/XX//DR/A/2001/P2
- o Apartment front/rear elevations B6/XX//DR/A/2100/P2
- o Apartment gable elevations B6/XX//DR/A/2101/P2
- o Existing tree planting scheme AV-00-DR-0503/P8

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

3. The development shall not begin until details of the type and tenure of on-site affordable housing as approved have been approved in writing by the Local Planning Authority. The affordable housing shall thereafter be provided in accordance with the approved scheme.  
REASON: To ensure the provision of affordable housing on-site in accordance with Policy 7 of the Central Lancashire Core Strategy and the Affordable Housing Supplementary Planning Document.
4. Prior to commencement of works on site, details of future employment and skills at the Reynard Close site as explained by, and in line with the Central Lancashire Employment and Skills SPD and Appendix 1 of the same document shall be submitted to, and approved in writing by the Local Planning Authority. Once approved the assessment shall be adhered to thereafter unless agreed in writing with the Local Planning Authority  
REASON: To identify skills shortages, and to ensure that there are the necessary employment and skills opportunities in local areas in accordance with Central Lancashire Core Strategy Policy 15
5. Development and post development planting shall be undertaken in accordance with the recommendations of approved Arboricultural Report/Impact Assessment in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.  
The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and

shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan 2012-2026

6. Should the development not have commenced within 24 months of the date of this permission, a re-survey be carried out to establish whether bats or other protected species are present at the site shall be undertaken by a suitably qualified person or organisation. In the event of the survey confirming the presence of such species details of measures, including timing, for the protection or relocation of the species shall be submitted to and agreed in writing by the Local Planning Authority and the agreed measures implemented.  
REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
7. Development shall be undertaken in line with the recommendations of approved Preliminary Ecological Appraisal (ERAP 2019-235),  
REASON: To ensure adequate provision is made for these protected species in accordance with Policy 22 of the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
8. No site clearance, site preparation or development work shall take place until detailed habitat re-establishment and enhancement proposals have been submitted to, and approved by, The Local Planning Authority, in consultation with its ecological advisors. The approved proposals should be implemented in full. It should be demonstrated that the habitat re-establishment and enhancement proposals would adequately off-set all unavoidable habitat losses and deliver overall enhancement of biodiversity. All habitats that would be lost, damaged, re-established or enhanced should be quantified and clearly mapped. Habitat creation proposals should comprise only native species appropriate to the locality. Proposal for the aftercare and long-term management of retained and re-established habitats should also be submitted.  
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
9. If the presence of bats, barn owls, great crested newts or other protected species is detected or suspected on the development site at any stage before or during development or site preparation, works must not continue until Natural England has been contacted regarding the need for a licence.  
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
10. No tree felling, clearance works, demolition work or other works that may affect nesting birds shall take place between March and August inclusive, unless the absence of nesting birds has been confirmed by surveys or inspections.  
REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy
11. Prior to removal of any trees, and to avoid harm to bats as identified in the Ecological Survey and Assessment (ERAP 2019-235), a bat emergence survey shall be provided to, and agreed with the local planning authority. Written details of the survey and works shall be provided to the local planning authority thereafter.  
REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy



12. No development, site clearance, earth moving or other construction shall take place, or material or machinery brought onto site until a method statement to protect Hall Pool and other boundary ditches from accidental spillages, dust and debris has been supplied to and agreed with the Local Planning Authority. All agreed measures shall be implemented and maintained for the duration of the construction period in accordance with the approved details  
REASON: To protect watercourses and habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy
13. No development shall take place until it can be demonstrated that there will be no negative impacts on the ecological status/potential of Hall Pool resulting from disposal of surface water post-development. Justification/details shall be submitted to, and approved in writing by the local planning authority. The details as approved shall be implemented in full in accordance with a timetable which has been first agreed in writing with the local planning authority  
REASON: To protect watercourses and habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy
14. No machinery shall be operated, no process carried out and no deliveries taken at or dispatched from the site during construction, demolition or clearance of the site outside the following times:  
0800 hrs to 1800 hrs Monday to Friday  
0800 hrs to 1300 hrs Saturday  
No activities shall take place on Sundays, Bank or Public Holidays.  
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
15. The garage(s)/parking areas hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household(s) and shall not be used for any use that would preclude the ability of their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.  
REASON: To safeguard residential amenity and to provide satisfactory off-street parking facilities in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
16. Prior to first occupation of the apartment block (Plots 28 onwards) hereby approved, the full height stairwell window to be fitted into the western elevation shall be fitted with obscured glazing. Once installed this shall be retained at all times thereafter.  
REASON: To prevent undue overlooking and loss of privacy to the occupants of no: 1 Auburn Avenue, Longton in the interests of the residential amenity of the occupiers of that property as required by Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
17. Prior to first occupation of each dwelling with driveway access hereby approved, one Electric Vehicle Recharge point shall be provided to that dwelling. Once installed it shall be retained and maintained thereafter.  
REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy
18. A minimum of 10% of the communal parking spaces shall be fitted with Electric Vehicle Recharge points, including adequate charging infrastructure and cabling and specifically marked out for the use of Electric Vehicles. These shall be provided prior to first occupation of the first dwelling associated with each communal area and once installed they shall be maintained and retained thereafter.

REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy

19. No development shall commence in any phase until a detailed, final surface water sustainable drainage scheme for the site has been submitted to, and approved in writing by, the local planning authority. The detailed sustainable drainage scheme shall be based upon the site-specific flood risk assessment and indicative sustainable drainage strategy submitted and sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and no surface water shall be allowed to discharge to the public sewer, directly or indirectly.

Those details shall include, as a minimum:

- a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, finished floor levels in AOD with adjacent ground levels. Final sustainable longitudinal sections plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, with adjacent ground levels. Cross section drawings of flow control manholes and attenuation tank if specified.
- b) Detailed and cross section drawing of outfall in watercourse. Further cross sections of watercourse 10m upstream of outfall and 10m downstream of outfall are also required. These plans should include both bank levels, bed levels and actual water levels in AOD. Evidence is required to prove that the watercourse is in good condition and the outfall will not cause flooding on or off site.
- c) Proposed ground levels on the boundary and garden levels of all the plots at the rear/side of no.12 Rymer Grove, nos.1-7 Auburn Avenue and nos.1 & 2 Reynard Close.
- d) The drainage scheme should demonstrate that the surface water run-off and volume shall not exceed the pre-development greenfield run off. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- e) Sustainable drainage flow calculations (1 in 1, 1 in 2, 1 in 30 and 1 in 100 + climate change).
- f) Plan identifying areas contributing to the drainage network
- g) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses,
- h) A plan to show overland flow routes and flood water exceedance routes and flood extents.
- i) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- j) Breakdown of attenuation in pipes, manholes and attenuation tank.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings.

Reason To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, and Policy 29 in the Central Lancashire Core Strategy

20. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority. Those details shall include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.
- b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall be constructed in accordance with the approved details.

Reasons

1. To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere;
2. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies. in accordance with Policy 29 in the Central Lancashire Core Strategy

21. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed. Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.

22. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees to be retained on the site as detailed in the Tree Protection Plan which has been agreed by the Local Planning Authority. The fencing shall be constructed and located in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026

23. No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the highway has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed by the Highways Authority prior to the survey being undertaken. The survey must consist of:

- o A plan to a scale of 1:1000 showing the location of all defects identified;
- o A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.

No dwelling shall be occupied until any damage to the adopted highway has been made good to the satisfaction of the Highway Authority.

Reason: To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.

24. For the full period of demolition/construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.  
REASON: In the interests of highway safety and other highway users in accordance with Policy G17 in the South Ribble Local Plan 2012-2026
25. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
- o 24 Hour emergency contact number;
  - o Details of the parking of vehicles of site operatives and visitors;
  - o Details of loading and unloading of plant and materials;
  - . Arrangements for turning of vehicles within the site
  - . Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
  - o Measures to protect vulnerable road users (pedestrians and cyclists);
  - o The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - o Wheel washing facilities;
  - o Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
  - o Measures to control the emission of dust and dirt during construction;
  - o Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
  - o Construction vehicle routing;
  - o Delivery, demolition and construction working hours.
- The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.  
REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and in to protect the amenity of neighbouring residents in accordance with Policy G17 in the South Ribble Local Plan 2012-2026..
26. No part of the development hereby approved shall be occupied until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.  
Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.
27. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.  
REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site and to enable all traffic to enter and leave the premises in a safe manner without causing a

hazard to other road users and to be in accordance with Policy G17 in the South Ribble Local Plan 2012-2026.

Note: It is recommended that to discharge the condition the local planning authority should seek to require a copy of a completed agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980 or the constitution and details of a private management and maintenance company confirming funding, management and maintenance regimes.

28. Prior to first commencement on site a survey of the existing ground levels and proposed ground, slab and finished floor levels shall be submitted to and be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

REASON: To ensure a satisfactory standard of development in accordance Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

## **RELEVANT POLICY**

### **NPPF National Planning Policy Framework**

#### **Central Lancashire Core Strategy**

- 3 Travel
- 4 Housing Delivery
- 5 Housing Density
- 6 Housing Quality
- 7 Affordable and Special Needs Housing
- 17 Design of New Buildings
- 22 Biodiversity and Geodiversity
- 26 Crime and Community Safety
- 27 Sustainable Resources and New Developments
- 29 Water Management

#### **South Ribble Local Plan**

- D1 Allocations of housing land
- A1 Policy A1 Developer Contributions
- F1 Car Parking
- G10 Green Infrastructure Provision in Residential Developments
- G13 Trees, Woodlands and Development
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development

#### **Residential Extensions Supplementary Planning Document**

#### **Affordable Housing Supplementary Planning Document**

#### **Open Space and Playing Pitch Supplementary Planning Document**

### **Note:**

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £116. The forms can be found on South Ribble Borough Council's website [www.southribble.gov.uk](http://www.southribble.gov.uk)

2. Ecology Notes: The applicant is advised that under the terms of the Wildlife and Countryside Act 1981, and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds,

roosting birds or other protected species. The work hereby granted does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that any aspect of the development would disturb any protected species

It is an offence under the Wildlife & Countryside Act 1981 as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 Part 2 of the Act. Species such as Japanese Rose which are present on site are included in this schedule. If any such species will be disturbed as a result of this development a suitable qualified consultant should be employed to advise on how to prevent an offence

3. Environmental Health Note: It is recommended that contact details are provided at the front of the construction site and a letter drop is made to all nearby properties containing contact details and informing them of any unusual construction methods e.g. working outside normal construction times, use of piling machines etc, along with timescales for this work.

4. Lead Local Flood Authority Note: For the avoidance of doubt, this permission does not grant the applicant permission to connect to the ordinary watercourse and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site.

# Agenda Item 6

**Application Number** 07/2020/01087/FUL

**Address** 220A Cocker Road  
Walton Summit Industrial Estate  
Bamber Bridge  
Preston  
Lancashire  
PR5 8BP

**Applicant** C/O Cassidy + Ashton

**Agent** Mr Simon Newall

7 East Cliff  
Preston  
PR1 3JE  
United Kingdom

**Development** Erection of a side extension including internal mezzanine floor

**Officer Recommendation** **Approval with Conditions**  
**Officer Name** **Mr Chris Sowerby**

Date application valid 22.12.2020  
Target Determination Date 06.05.2021  
Extension of Time 06.04.2021



## **1. REPORT SUMMARY**

1.1 The application relates to a 0.1 hectare parcel of land to west of Cocker Road within the Walton Summit Industrial Estate. The site comprises of an area of hardstanding used for car parking and a grassed area. The application site and the surrounding area are allocated as an Employment Area under Policy E2 of the South Ribble Local Plan.

1.2 The proposal is for the erection of an extension to the side of the unit which is proposed to include a mezzanine floor. The extension would comprise of additional storage and office space.

1.3 The proposed extension measures 20m (width) x 42.5m (depth) x 5-7.1m (height) with a pitched roof. A roller shutter door is proposed on the front elevation together with ground and first floor windows.

1.4 The proposed extension and alterations are sympathetic to the design of the existing building and will not have a detrimental impact on the character and appearance of the area. There are no nearby residential properties that the development will impact upon.

1.5 The proposed development would result in the loss of approximately 10 car parking spaces, 68 car parking spaces would however remain. County Highways have acknowledged whilst the proposal will result in a reduction of available parking the site *"will still provide a level of parking that is acceptable for the overall size of the development"*.

1.6 The proposal accords with Policies 1 and 17 of the Core Strategy together with Policies E2, F1, G13 and G17 of the South Ribble Local Plan. The application is therefore recommended for approval subject to the imposition of conditions.

## **2. APPLICATION SITE AND SURROUNDING AREA**

2.1 The application relates to a 0.1 hectare parcel of land to west of Cocker Road within the Walton Summit Industrial Estate. The site comprises of an area of hardstanding used for car parking and a grassed area.

2.2 To the west of the application site is the associated warehouse unit which is currently occupied by Lookers Parts Centre. A further area of car parking is present to the south of the building.

2.3 The surrounding area is wholly a mixture of industrial, light industrial and storage and distribution uses.

2.4 The application site and the surrounding area are allocated as an Employment Area under Policy E2 of the South Ribble Local Plan.

## **3. SITE HISTORY**

3.1 In 1996 planning permission (07/1996/0521) was granted for an extension to the building and the creation of a despatch depot.

In 1992 planning permission (07/1992/0460) was granted for external alterations to the building and the creation of a mezzanine floor.

In 1989 planning permission (07/1989/0374) was granted for an extension to an industrial unit and extension of a car park area.

In 1986 planning permission (07/1986/0210) was granted for an extension to the industrial unit.



In 1984 advertisement consent (07/1984/0623) was granted for an illuminated projection sign.

#### **4. PROPOSAL**

4.1 Planning permission is sought for the erection of an extension to the side of the unit which is proposed to include a mezzanine floor. The extension would comprise of additional storage and office space.

4.2 The proposed extension measures 20m (width) x 42.5m (depth) x 5-7.1m (height) with a pitched roof. A roller shutter door is proposed on the front elevation together with ground and first floor windows.

4.3 All materials are to match that of the existing building, where appropriate, with Green vertical composite panels on a brick base.

#### **5. REPRESENTATIONS**

5.1 No letter of representation have been received in relation to the proposal.

#### **6. CONSULTATION REPLIES**

**County Highways** have raised no objections to the proposal confirming they are of the opinion that the proposal *“would not have a severe impact on highway safety or capacity within the immediate vicinity of the site”*. Whilst it is acknowledged that the proposal will result in a reduction of available parking County Highways have confirmed *“the site will still provide a level of parking that is acceptable for the overall size of the development”*.

The imposition of a condition relating to the agreement of a Construction Management Plan has been recommended.

**Environmental Health** have raised no objections to the proposal.

The Local Authority’s **Arboricultural Officer** has raised no objections to the proposal.

The **Local Lead Flood Authority (LCC)** have raised no objections to the proposal.

#### **7. MATERIAL CONSIDERATIONS**

##### **Policy Considerations**

##### **7.1 i) NPPF**

7.1.1 The NPPF promotes a presumption in favour of sustainable development and supports sustainable economic development, stating *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business need and wider opportunities for development.”* (para. 80)

##### **7.2 ii) Core Strategy Policy Considerations**

7.2.1 Policy 1 of the Core Strategy is entitled ‘Locating Growth’ and encourages the focussing of growth and investment in the Key Service Centres of Chorley and Leyland and the other main urban areas in South Ribble.

7.2.2 Policy 10 of the Core Strategy is entitled ‘Employment Premises and Sites’ and highlights the need to protect sites last used and allocated for employment for future employments use.

### **7.3 iii) South Ribble Local Plan**

7.3.1 The site is within an area of land designated as E2: Protection of Employment Areas and Sites in the South Ribble Local Plan.

7.3.2 Policy E2 protects land *“for employment uses including business, general industrial or storage and distribution”*. As the proposed extension relates to an existing storage and distribution use the proposal accords with the requirements of Policy E2.

### **7.4 Character / Appearance**

7.4.1 Policy G17 of the Local Plan, amongst other things, requires development to be well related to neighbouring buildings and the locality in terms of its size, scale and intensity (plot coverage) and Policy 17 of the Core Strategy expects new buildings to *“take account of the character and appearance of the local area”*.

7.4.2 A mixture of buildings scales are present within the Walton Park Industrial Estate. With this variety present the scale and siting of the proposed extension will not be unduly prominent.

7.4.3 The extension proposed to be finished with Green vertical composite panels on a brick base to match the existing building. The proposed development would be in keeping with the character of the local area and complies with Core Strategy Policy 17 and Policy G17 of the South Ribble Local Plan.

### **7.5 Relationship To Neighbours**

7.5.1 There are no nearby residential properties.

### **7.6 Highway Issues**

7.6.1 The proposed development would result in the loss of approximately 10 car parking spaces, 68 car parking spaces would however remain. County Highways have acknowledged whilst the proposal will result in a reduction of available parking the site *“will still provide a level of parking that is acceptable for the overall size of the development”*.

7.6.2 No objections have been received from County Highways who are of the opinion that the proposal *“would not have a severe impact on highway safety or capacity within the immediate vicinity of the site”*.

## **8. CONCLUSION**

8.1 The proposed erection of an extension to the side of the unit accords with the requirements of Policy E2 and is considered to be acceptable. The proposed development is not considered to be out of character with the area and there are no nearby residential properties that would be unduly affected. County Highways have raised no objections to the proposal, advising the off-street car parking provision that would remain is acceptable. Whilst 8 trees require removal mitigation planting can be secured through the imposition of a suitably worded condition.

The proposed development is deemed to be in accord with Policies 1 and 17 of the Core Strategy together with Policies E2, F1, G13 and G17 of the South Ribble Local Plan. The application is therefore recommended for approval subject to the imposition of conditions.

## **RECOMMENDED CONDITIONS:**

1. That the development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.

2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans IMG-CAA-V1-XX-DR-A-1000 P3 (Site Location Plan), IMG-CAA-V1-XX-DR-A-2000 P1 (GA Plans), 10617 2000 P2 (Proposed GA Plans and Roof Plans) and IMA-CAA-V1-XX-DR-A-1002 P1 (Proposed Site Layout).

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan.

4. No development shall take place, including any further works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) measures to control the emission of dust and dirt during construction
- (ii) measures to control the emission of noise during construction
- (iii) a scheme for recycling/disposing of waste resulting from demolition and construction works
- (iv) the parking of vehicles of site operatives and visitors
- (v) loading and unloading of plant and materials
- (vi) storage of plant and materials used in constructing the development
- (vii) the location of the site compound
- (viii) suitable wheel washing/road sweeping measures
- (ix) details of all external lighting to be used during construction
- (x) Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made)
- (xi) Measures to ensure that construction and delivery vehicles do not impede access to adjoining units and obstruct the public highway

REASON: To safeguard the amenities of neighbouring properties and to protect existing road users in accordance with Policy 17 of the Central Lancashire Core Strategy.

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**RECOMMENDATION:**

Approval with Conditions.

**RECOMMENDED CONDITIONS:**

**RELEVANT POLICY**

**17 Design of New Buildings (Core Strategy Policy)**

**POLE2 Protection of Employment Areas and Sites**

**POLF1 Car Parking**

**POLG13 Trees, Woodlands and Development**

**POLG17 Design Criteria for New Development**

**Note:**

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Report to	On
<b>Planning Committee</b>	<b>Thursday, 1 April 2021</b>

Title	Report of
<b>South Ribble and Central Lancashire Monitoring Reports 19/20</b>	<b>Director of Planning and Development</b>

Is this report confidential?	<i>No</i>
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**Purpose of the Report**

1. This report seeks approval of the draft /2019/2020 Monitoring Report (MR) for both the South Ribble Local Plan and the Central Lancashire Core Strategy, they are then required to be published on the Council's website as soon as possible after approval.

**Recommendations**

2. That the draft Monitoring Reports be approved for publication on the Council's website.
3. That authority is delegated to the Director for Planning and Development to make minor text, layout and formatting changes prior to publication, as necessary

**Reasons for recommendations**

4. The Monitoring Report is a factual report that Local Authorities must publish on their websites.

**Other options considered and rejected**

5. None. The Indicators reported on in the Monitoring Report are set out in the Core Strategy and Local Plan performance monitoring framework

**Corporate outcomes**

6. The report relates to the following corporate priorities:

An exemplary council		Thriving communities	X
A fair local economy that works for everyone		Good homes, green spaces, healthy places	X

**Background to the report**

7. The Town and Country Planning (Local Planning) (England) Regulations 2012 requires every local planning authority to produce a Monitoring Report (MR).
8. The legal requirement to produce a Monitoring Report is based on there being policies in the Local Plan 2015 which can be monitored. The Central Lancashire Core Strategy was adopted in 2012 and is also monitored as part of this report. The Local Plan (adopted 2015), Performance Monitoring Framework indicators and the Central Lancashire Core Strategy Performance Monitoring Framework are monitored as part of this MR.

### **2019/2020 Monitoring Report**

9. Monitoring is a key feature of the new development plan system introduced by the Town and Country Planning (Local Planning) (England) Regulations 2012. The Regulations require each local authority to produce an MR.
10. This is the sixteenth MR to be produced by the Council and covers the period 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020. This document should be published on the Council's website as soon as possible after approval.
11. MR's should cover the following matters:
  - a) Report progress against the timetable and milestones set out in the Local Development Scheme
  - b) Assess how policies are being implemented
  - c) Identify whether policies need to be amended or replaced in the future
12. The Local Development Scheme in operation during the monitoring period was published in February 2019 and will cover the period February 2019 – June 2022. Progress can be summarised as follows:
  - a) Evidence gathering and background work on the review of the Local Plan and Core Strategy has commenced:
  - b) The needs of Gypsies, Travellers and Travelling Showpeople will be incorporated into the revised Local Plan
13. The MR reports on some contextual indicators for the Local Plan 2015 which provides a broad picture of the social, economic and environmental circumstances in the borough. They establish a baseline position from which change can be measured and are selected to reflect key characteristics and issues in South Ribble.
14. Some of the Indicators cannot be updated on an annual basis as they are Census data (which is collected every 10 years with the next being 2021) from those that can the following are a selection:
  - a) The total number of housing completions was 412 dwellings
  - b) There were 81 affordable dwellings completed
  - c) The three parks with Green Flag status retained the award.
15. Some key findings from the Core Strategy Performance Monitoring indicators which haven't been covered elsewhere are:

- a) There were 327 affordable dwellings built across Central Lancashire, which exceeded the target of 126 dwellings
- b) The total number of dwellings completed was 1,817 dwellings across the three authorities
- c) There were 6ha of employment land taken up in the 19/20 Monitoring Report.

**16.** In report on output and contextual indicators, the MR will be a source document for the monitoring of objectives, targets and indicators for the Central Lancashire Core Strategy (2012) the South Ribble Local Plan (2015) and other development plan documents.

**17.** Any changes to be agreed by the committee will be incorporated into the MR prior to publication.

### **Risk**

**18.** None

### **Equality and diversity**

**19.** None

### **Air quality implications**

**20.** The report itself has no impact on air quality.

### **Comments of the Statutory Finance Officer**

**21.** None.

### **Comments of the Monitoring Officer**

**22.** There are no issues to raise from a Monitoring Officer perspective. Essentially the report meets our statutory obligations with regard to the publication of relevant information relating to our performance with regard to certain policies in the Local Plan.

### **Background documents**

There are no background papers to this report

### **Appendices**

Appendix 1 – South Ribble Monitoring Report 19/20

Appendix 2 – Central Lancashire Core Strategy Monitoring Report 19/20

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# South Ribble Local Plan Monitoring Report

Covering the period April 2019 – March 2020

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## 1. Introduction

- 1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 updated the requirement to prepare Local Development Frameworks (LDFs), which were first introduced in the Planning and Compulsory Purchase Act 2004. In order to assess the effectiveness of the Local Development Framework policies, the regulations also require authorities to produce a Monitoring Report, (MR) which is to be prepared annually. The purpose of the MR is twofold. It will assess the implementation of the local development scheme (LDS) and the extent to which the policies in the local development documents are being successfully implemented.
- 1.2 This is the sixteenth Monitoring Report to be published by the council and it covers the period 1 April 2019 to 31 March 2020. The Central Lancashire Core Strategy was adopted in July 2012, and a separate monitoring report will be produced to report on its monitoring framework and will be the sixth such report. The Local Plan was adopted in July 2015. This MR will report on the Indicators within the Local Plan. This MR will fulfil the following purposes:
- Report progress on the Local Development Scheme;
  - Report key contextual indicators for the South Ribble Local Plan 2015;
  - Report on core output indicators;
  - Report on the South Ribble Local Plan Monitoring Framework 2015.

## 2. Summary

The Monitoring Report recognises that monitoring impact and effect is a key part of the development planning process.

- 2.1 This MR covers five important areas;
- Reports progress on the South Ribble Local Development Scheme
  - Identifies contextual indicators for the South Ribble Local Development Framework
  - Reports on core output indicators;
  - Reports on the Monitoring Framework of the South Ribble Local Plan (2015)
  - Reports on the Monitoring Framework of the Central Lancashire Core Strategy (in a joint separate document with Chorley and Preston).
- 2.2 This MR will report on milestones using the January 2020 – December 2023 LDS, as this is the most up-to-date.
- 2.3 This report suggests a number of contextual indicators for the Local Plan (2015) Monitoring Framework. Their purpose is to provide a broad picture of the social, economic and environmental circumstances that exist in the borough against which the output and effects of the Local Plan policies can be measured. They effectively establish a baseline position from which change can be measured and are selected to highlight key characteristics of South Ribble.

<b>Demographic structure:</b>	<b>Population growth Population profile</b>
<b>Socio-cultural:</b>	<b>Deprivation</b>
<b>Environmental:</b>	<b>Designated protected areas Trees and hedgerows Green space</b>
<b>Housing and built environment:</b>	<b>Listed buildings Conservation areas</b>
<b>Transport and spatial connectivity:</b>	<b>Air Quality Management Areas Location Demography</b>

2.4 Some of the indicators cannot be updated on an annual basis as they are supplied by the Census with the next being due in 2021. From those that can, the following can be reported:

- Unemployment levels are consistently below both the Lancashire and national average, and are decreasing;
- The population of the borough continues to rise;

2.5 In relation to the Core output indicators, some key findings for the monitoring period 1 April 2019 – 31 March 2020 are:

- The number of housing completions was 412 dwellings in 2019/2020.
- There were 81 affordable dwellings completed in 2019/20, this is significantly above the target of 30 as set out in the Central Lancashire Core Strategy.
- Our three parks with Green Flag status have retained the award.

2.6 The Central Lancashire Core Strategy indicators are reported on in a separate document.

### 3. Progress on revised South Ribble Local Development Scheme (LDS)

3.1 One purpose of the MR is to report on progress in the Local Development Scheme (LDS) in relation to the milestones within it and indicate whether any adjustment to the scheme is considered necessary.

3.2 The Council is working jointly with Preston and Chorley Councils, and therefore there is a joint Local Development Scheme in place. The LDS is dated January 2020 – December 2023 and is therefore the most up-to-date LDS for the monitoring period this report covers.

3.3 The LDS included the preparation of the following Local Development Documents:

- Central Lancashire Local Plan

3.3 For more detail please see the full version of the latest revised LDS which is available to view on the council's web site [here](#).

3.4 The milestones for the preparation of these Development Plan Documents are shown in the table below.

3.5 Progress in relation to each of the Local Development Plan Documents is as follows:

Key Stage	Description	Timescale
Stage One  Issues and Options  (Regulation 18- statutory Consultation)	Consultation process involving engagement of all stakeholders, statutory (UU, EA, HE etc.) and non-statutory including public bodies, members of the public, developers etc.  This will include publication of the initial tranche of sites suggested for development.	Winter 2019  Consultation Period  November 2019 – February 2020
Stage two  Preferred Options  (Regulation 18)	Following Issues and Options Consultation, further detailed consideration of the sites will be undertaken looking at consultation responses and review of existing policies and drafting of the new Local Plan policies will be undertaken.  This will conclude with a 'Preferred Options' draft Local Plan being published for consultation.	Expected Spring/ summer2021  Consultation Period  June 2021- August 2021

Stage Three Publication Draft (Regulation 19)	The new draft Local Plan, the Integrated Appraisal and statement of consultation along with any topic papers	Expected Autumn 2022.  Consultation Period  October 2022 – Dec 2022
Stage Four Submission Stage	Collation of Representations to the Publication Draft Local Plan and submission to the Planning Inspectorate ahead of the examination in public.	Submission to the Planning Inspectorate expected March 2023
Adoption	This will follow the examination in public which is expected to last between 6 and 12 months. The length of time depends on the representations made and the extent to which the Inspector requires further work to be undertaken and/or modifications to the draft plan.	November/December 2023

### **Central Lancashire Core Strategy/South Ribble Local Plan Review**

- 3.6 Evidence gathering to inform the review of the Core Strategy and Local Plan is underway. Call for Sites exercises were carried out twice prior to the Issues and Options Consultation.
- 3.7 One milestone fell within the period this monitoring report covers. The Issues and Options Consultation was undertaken from 18 November 2019 – 14 February 2020, along with a Call for Sites 3.
- 3.8 The needs of Gypsies, Travellers and Travelling Showpeople will be incorporated into the reviews of the Central Lancashire Core Strategy and South Ribble Local Plan.

### **Statement of Community Involvement**

- 3.8 Work on the production of a new Statement of Community Involvement has been delayed due to resources in the Planning Policy Team. It is expected that work will commence in 2021.

### **Supplementary Planning Documents**

- 3.9 There are 9 Supplementary Planning Documents which are currently adopted, 7 of these are Central Lancashire SPDs with 2 being South Ribble documents.

- Affordable Housing
- Design
- Controlling re-use of Employment Premises
- Rural Development
- Access to Healthy Food (currently under review)
- Open Space and Playing Pitch

- Residential Extensions (South Ribble)
- Renewable and Low Carbon Energy (South Ribble).
- Biodiversity and Nature Conservation

3.10 The LDS does not indicate that any new SPDs will be produced. The need for new SPDs or review of existing SPDs will take place as the review of the Local Plan is carried out.

### Overall Conclusion on Progress

3.11 The milestones for production of the Local Plan that fell within the Monitoring Period. The next milestone is timetabled for Spring/Summer 2021, however at this stage it is unclear how circumstances such as the current Pandemic will affect this.

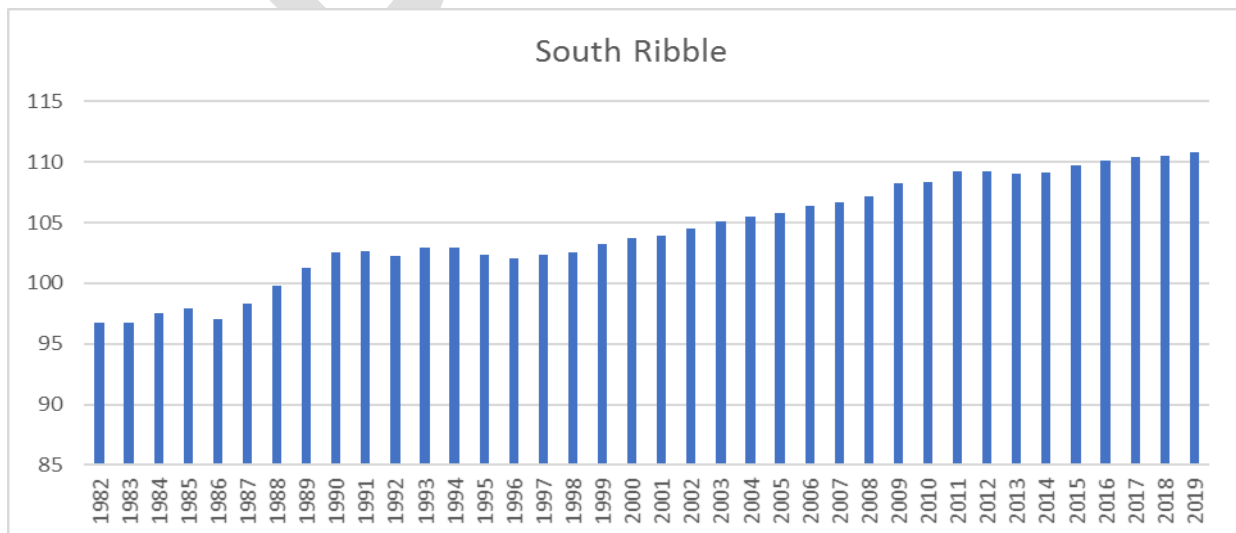
## 4. Key contextual indicators for the Local Plan 2015 Performance Monitoring Framework

### Spatial Portrait

4.1 The borough of South Ribble is situated in the centre of Lancashire and is immediately to the south of the River Ribble. It has excellent communication links from its location astride the north/south M6 motorway, and the main London to Glasgow railway. Connections are available to the M55, M61 and M65 motorways as well as the A6, A49 and A59 roads. Rail links are also available to East Lancashire, the Fylde, Greater Manchester and Merseyside. The borough is less than an hour's drive from the airports at Manchester and Liverpool. The borough has an area of 44 square miles, with approximately 7,730 hectares of greenbelt land, which is approximately 68% of the total area.

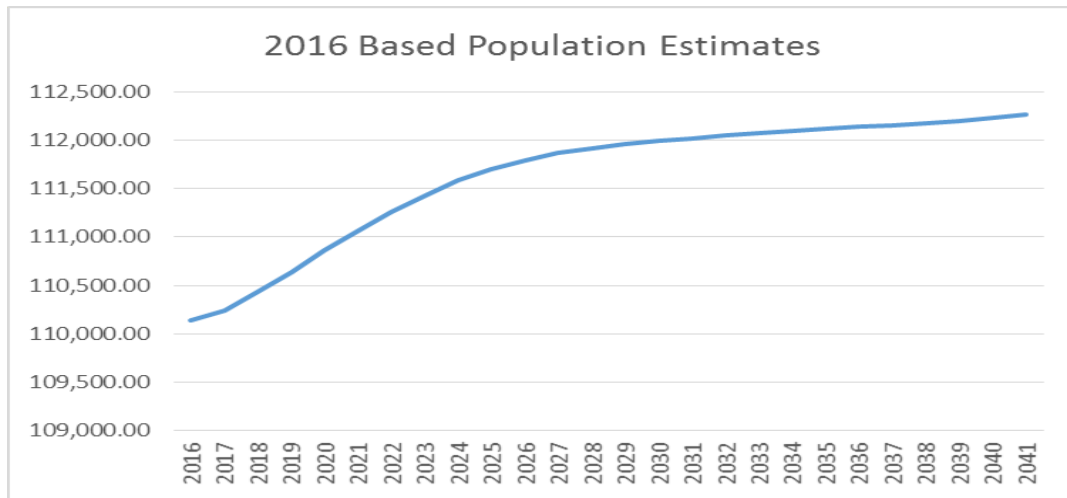
### Population

4.2 The population of the borough is estimated to be 110,788 (Source: Office National Statistics (ONS): Mid-Year Population Estimates 2019). The total population for the majority of the time has been rising over the last 30 years as shown in the following chart.



(Source: ONS - mid-year estimates)

4.3 It is projected to continue growing as shown below, although the projections are trend based and do not take into account the effects of strategic policy.



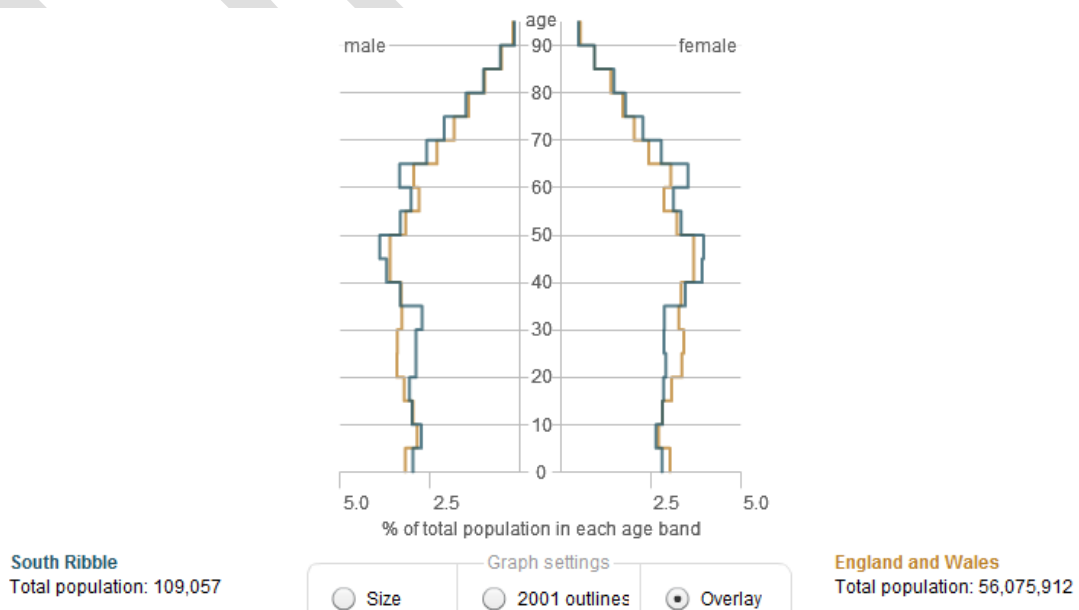
(Source: ONS: Subnational Population Projections)

4.4 Comparison with the mid-year estimates and the next census (2021) will show what the actual growth has been against the projected growth. A key issue for the Local Plan is to what extent spatial planning policies will impact population growth.

### Population profile

4.5 At the time of the 2011 Census, the usual resident population of the borough was approximately 109,057 broken down into the following age groups.

### South Ribble Compared with England & Wales



South Ribble  
Total population: 109,057

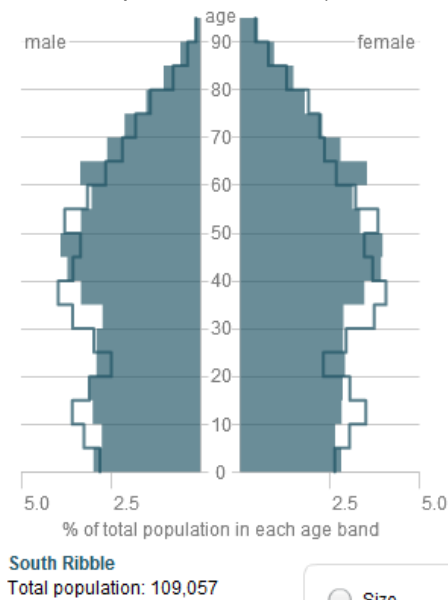
Graph settings  
 Size  2001 outlines  Overlay

England and Wales  
Total population: 56,075,912

(Source: 2011 Census ONS - Crown copyright)



## South Ribble – 2001 Compared with 2011 (outline shows 2001)



(Source: [2011 Census ONS - Crown copyright](#))

- 4.6 The most noticeable variations in the borough's population from the national average are: fewer adults in the 20-34 age groups and more people in the 60-64 age group. The borough has had a younger than average population over the last 20 years, largely related to in-migration of young people in the new town era. Twenty years on this could account for higher proportions of pre-retired people i.e. those who came here in the 1970s and 1980s.

### Unemployment

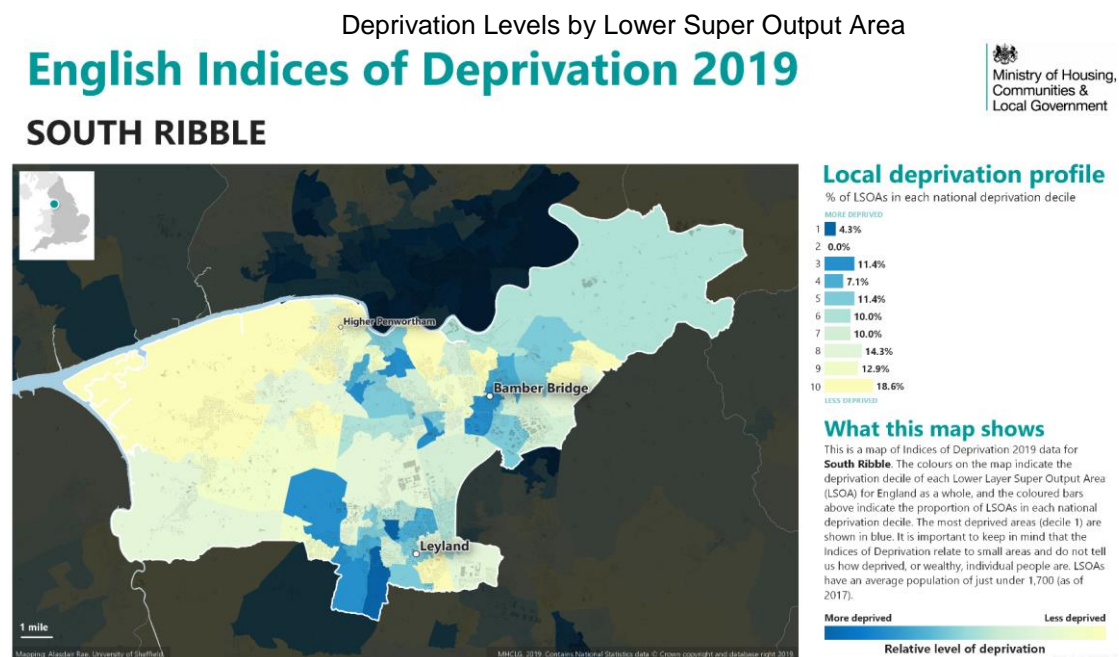
- 4.7 The following figures show the current unemployment rates (based on Nomis-official labour market statistics). **Note:** numbers and % are for those aged 16 and over. % is based on a proportion of those economically active.
- 4.8 The unemployed rate is based on the model used above at July 2019 was 2.5% in South Ribble, which is the same as the Lancashire rate of 2.5% and also below the North West rate of 3.9%.

### Deprivation

- 4.9 The Indices of Multiple Deprivation (IMD) measure seven different aspects (or domains) of deprivation for lower level super output areas across England: Income, Employment, Health and Disability, Education, Skills and Training, Barriers to Housing Services, Living Environment and Crime. These are weighted and combined to create the overall IMD. Deprivation is reported down to Lower Super Output Areas (LSOAs); these are subdivisions of wards and contain a minimum of 1,000 people and 400 households. The Indices of Deprivation identifies concentrations of deprivation and it is important to note that not all deprived people live in deprived areas and, conversely, not everyone living in a deprived area is deprived. It is not a measure of affluence.
- 4.10 The indicators have been chosen because they represent different aspects of deprivation. A lack of deprivation does not necessarily equate to affluence. Therefore, the LSOAs with the highest ranks are not necessarily affluent, just less deprived. The English Indices of Deprivation 2019 rank South Ribble 210 out of 317 local authority areas in England. This indicates that the borough does

not suffer from high levels of deprivation. Nonetheless, at a more detailed level, the indices show that there are small areas within the borough with problems related to deprivation. Two LSOA's fall within the worst 10% most deprived areas of England. By comparison, South Ribble has twelve LSOAs in the best 10%.

4.11 The council, in conjunction with its partners across many agencies continues to work to address the deprivation issues. The map below shows deprivation levels across the Borough according to the Indices of deprivation 2019.



Source: [Lancashire County Council](#)

### Designated protected sites

4.12 478.5 hectares or 4.1% of the borough is protected as Sites of Special Scientific Interest (SSSIs) or Local Nature Reserve etc. An objective of the Local Development Framework is to ensure that development does not harm protected sites and habitats. Work is completed on a Habitats Regulations Assessment to ensure protection of these important sites. This was published alongside the Central Lancashire Core Strategy and the South Ribble Site Allocations Partial Version document in November 2013.

### Trees and hedgerows

4.13 Twenty-seven areas or a total area of 231.6 hectares is protected as ancient woodland. 390 tree preservation orders (TPOs) were in force in the borough as of 2020, protecting individual or groups of trees and woodlands. This figure does fluctuate as trees can be felled by storms, become unsafe or new designations can be put in place.

### Green space

4.14 An Open Space and Recreation study was completed in July 2012 and includes an up-to-date audit of open space provision in the borough and provides a

baseline for monitoring changes to the overall amount to inform the LDF process. The study identifies almost 730 hectares of open space in the borough. (Source: Open Space Study database 2012). This includes land in public and private ownership and land which has active or passive use. There is currently a new Open Space Study underway, which is due to be completed in 2018.

### Listed Buildings

- 4.15 The borough has 144 entries on the listed buildings register as being of special architectural or historic importance. Two are grade I buildings of national interest, ten are grade II\* buildings and the remainder grade II.

### Conservation Areas

- 4.16 There are eight conservation areas in the borough, and each has an appraisal and management plan. It is intended that these appraisals and management plans will be regularly reviewed and kept up to date. The Conservation Area Appraisals for each of the 8 Conservation Areas were published early in 2014. New Conservation Areas will be designated in the future where appropriate, in areas that merit such a designation.

### Transport and spatial connectivity

- 4.17 The borough of South Ribble is situated in the centre of Lancashire, and is immediately to the south of the river Ribble. It has excellent communication networks from its location astride the north/south bound M6 motorway and the main London to Glasgow railway line. Connections are also available to the M55, M61 and M65 motorways as well as the A6, A49 and A59 roads. Rail links are also available to East Lancashire, the Fylde, Greater Manchester and Merseyside. The borough is less than an hour's drive from Liverpool and Manchester.

### Self-build and Custom Housebuilding Register

- 4.18 The Self-build and Custom Housebuilding Act 2015 placed a duty on all local authorities to keep a register so that an assessment of demand in the local area for this type of housebuilding can be made. This is the third reporting year for self-build and custom housebuilding. The headline data from the register shows that we have 35 applicants (all of which are individuals) on the register (low demand) as at 31 March 2019, this has gone up by 13 in the previous 12 months when compared to the 2018 figure. Please see table below for further details:
- 4.19 In line with the above the council established a register that has been open for entries from April 2016. In addition, there is a page on the Council's website relating to self and custom build, and there is a form on it that people can submit electronically or download and fill in to request inclusion on the register. The council requires individuals or associations of individuals to provide: contact details; their preferred location(s), type and size of property (number of bedrooms) they wish to build and the budget etc. To go to the website page please click [here](#).

Group/Individual	Area of Interest	Number of Dwellings/Bedrooms	Type of Dwelling	Size of Plot
Individual	South Ribble	1	Detached House	Unknown
Individual	Penwortham, Hoole, Hutton, Walmer Bridge, Longton and surrounding areas.	1	Detached House	Unknown
Individual	South Ribble	1	Detached House	Unknown
Individual	South Ribble	1	Detached House	0.5ha
Individual	Leyland	1	Detached House	0.5ha
Individual	South Ribble	1	Detached House	Upto 0.25ha
Individual	South Ribble	1	Detached House	0.25ha
Individual	South Ribble	1	Detached Bungalow	0.25ha
Individual	Penwortham	1	Detached House	1ha
Individual	South Ribble	1	Detached House	0.125ha
Individual	South Ribble	1	Detached House	0.013 - 0.020
Individual	Longton	1	Detached House	Unknown
Individual	South Ribble	1	Detached House	Unsure
Individual	South Ribble	1	Detached House	0.5ha
Individual	South Ribble	1	Detached House	4ha
Individual	South Ribble	1	Detached House	0.05ha
Individual	South Ribble	1	Detached House	0.3ha
Individual	Walton-le-Dale	1	Detached House	0.15ha
Individual	New Longton	1	Detached House	1 acre
Individual	South Ribble	1	Detached House	0.25ha
Individual	South Ribble	1	Detached House	0.25ha
Individual	Penwortham	1	Detached House	0.5acres
Individual	South Ribble	1	Detached Bungalow	0.2ha
Individual	Hutton	1	Detached House	0.3ha
Individual	Penwortham	1	Detached House	0.1ha
Individual	South Ribble	1	Detached House	0.5-2.0ha
Individual	Penwortham	1	Detached House	Various
Individual	South Ribble	1	Detached House	0.3-0.4ha
Individual	South Ribble	1	Bungalow	0.04ha
Individual	South Ribble	1	House	2-4ha
Individual	South Ribble	1	House	Enough for a 3-4 bed detached house
Individual	Penwortham	1	House	0.25
Individual	South Ribble	1	House	0.06ha

Individual	Longton	1	House	0.1ha
Individual	South Ribble	1	House	0.1ha

## 5. Performance Monitoring Framework of the South Ribble Local Plan 2015

- 5.1 The Local Plan (2015) Indicators within the Performance Monitoring Framework are monitored. These indicators are below and are considered necessary to accurately measure the effectiveness of the policies within the Local Plan.

### Level of Nitrogen Dioxide at the Air Quality Management Areas (AQMA)

*Policy/Policies this contributes to - A1, A2, A3*

- 5.2 There are currently five declared AQMA's within the South Ribble area. All of the declared AQMA's have been declared for the likely exceedance of the Nitrogen Dioxide annual mean objective of  $40\mu\text{g}/\text{m}^3$ . During this monitoring period Victoria Road in Walton-le-Dale (AQMA 2) is the only area that has exceeded the objective of  $40\mu\text{g}/\text{m}^3$ , the other areas are slightly under the objective.
- 5.3 The five current AQMA areas are;
- AQMA 1 - Cop Lane, Priory Lane, Penwortham
  - AQMA 2 - Victoria Road, Walton-le-Dale going into Preston
  - AQMA 3 - Tardy Gate/Brownedge Road, Lostock Hall
  - AQMA 4 - Station Road, Bamber Bridge
  - AQMA 5 - Turpin Green Lane/Golden Hill Lane, Leyland.
- 5.4 The Council's current Borough wide Air Quality Action Plan includes measures and actions that are being undertaken to improve and maintain air quality. These include measures which will be taken via the development management process to reduce the impact from developments and to encourage the use of alternative forms of travel. [The Air Quality Action Plan \(AQAP\) and more information regarding air quality in South Ribble is available here.](#)
- 5.5 The Council have published a Planning Advisory Note: Low Emissions and Air Quality, A Guide for Developers detailing the preferred methodology that should be followed when undertaking an assessment of the impacts of development on air quality.

### Changes to Road Traffic Congestion (Core Strategy Policy 3)

*Policy/Policies this contributes to - A1, A2, A3*

- 5.5 The Department for Transport (DfT) carries out traffic monitoring in the Central Lancashire area. The monitoring sites are in locations known to experience significant volumes of traffic. These will be monitored each year so will show any trends up or down.

5.6 The table below shows the 7-day average figures for each of the 6 locations across the area of South Ribble.

## South Ribble Data

### Traffic Counts

Year	Location					
	1	2	3	4	5	6
2012	24495	26962	18337	39533	25083	34009
2013	24403	26841	18309	38889	25136	33899
2014	24671	26960	18831	39830	23103	31591
2015	24468	26661	17664	38558	24087	32836
2016	24238	26330	18217	39445	24872	33882
2017	24667	29287	18139	40504	24859	33762
2018	24727	29304	18177	40662	25361	32894
2019	24776	29981	16418	46407	25404	32960

### Location of Monitoring Sites in South Ribble

- 1 A582 Penwortham Way, S of Lodge Lane, Farington Moss (CP 28720)
- 2 A6 London Way, N of B6230 (CP 18511)
- 3 A59 Liverpool Road, S of Hutton Roundabout (CP 56605)
- 4 A6 South Ribble Way, S of A582, Farington (CP 99554)
- 5 A6 Lostock Lane, W of M6 J29a, Bamber Bridge (CP 28555)
- 6 A59 Preston New Road, W of Cuerdale Lane, Samlesbury (CP 16566)

5.7 Locations 1, 2, 4 and 5 above have shown a slight increase during the periods recorded. However, locations 3 and 6 have shown a slight decrease as shown in the table above. The overall increase on the 2017 figure is 4821. It is expected that traffic levels will rise further overall as more new development occurs across South Ribble.

5.8 It is important that appropriate infrastructure is put in place to cope with the extra traffic associated with this development. It is also necessary to ensure that appropriate sustainable transport infrastructure is put in place as part of development, to try and reduce the number of cars on the road. We will continue to monitor traffic levels in South Ribble.

5.9 The Central Lancashire Highways and Transport Masterplan (March 2013) represents Lancashire County Council's priorities for future investment in highways and transport across Central Lancashire and a delivery programme to 2026 which will see new road space built, public transport prioritised across key corridors into Preston and between Leyland and Chorley, and public realm improvements in city, town and local centres.

5.10 The description of Monitoring Sites above includes a 'Count Point' (CP) id for each location (e.g. CP28720). Traffic data from the year 2000 for these and all Count Points in Central Lancashire and nationwide can be viewed on the Department for Transport's website at; [www.dft.gov.uk/traffic-counts](http://www.dft.gov.uk/traffic-counts).

## Gross Affordable Dwellings Constructed (Core Strategy Policy 7)

*Policy/Policies this contributes to - A1, B2, C1, C2, C3, D1, D2*

5.11 There has been 81 affordable dwellings completed in the 2018/19 monitoring year, this exceeds the target of 30 as set in the Central Lancashire Core Strategy and is 20% of the overall completion figure of 412 set out below at 5.25 which is a similar percentage to 2018/2019. We expect the number of affordable homes to increase in the future with more large permissioned sites contributing to their development. [For more details please refer to the latest Housing Land Position Statement.](#)

## Value of Developer Contributions Collected (and spent on infrastructure priorities) (Core Strategy – Policy 2)

*Policy/Policies this contributes to - A1, C1, C2, C3, C4, C5, D1, D2, G9, G10, G11, H1*

S106 contributions collected	S106 contributions spent	CIL collected	CIL spent on 123 List	CIL transferred to Parish Councils
£1,332,783	£1,080,077	£3,082,728	£1,297,570	£0

5.12 The table above shows that during this monitoring period £1,332,783 of S106 monies were collected and the capital expenditure funded from S106 monies was £1,080,077. The amount of CIL contributions collected during the monitoring year was £3,082,728 with £1,297,570 going to be paid to Lancashire County Council for spending on infrastructure priorities. None has been paid over to the relevant Parish Councils in accordance with CIL regulations.

## Net amount of sport, recreation and informal open spaces lost to other uses (Core Strategy Policy 18)

*Policy/Policies this contributes to - A1, G1, G3, G4, G5, G6, G7, G8, G9, G10, G12, G13, H1*

5.13 During this monitoring period there has been nil loss of sport, recreation and informal open spaces to other uses.

5.14 To enable the Enterprise Zone to be delivered at BAE Systems Samlesbury the green belt boundary was amended in accordance with policy C5–BAE Systems, Samlesbury of the South Ribble Local Plan.

## Quality rating of public open spaces

*Policy/Policies this contributes to - A1, G7, G8, G9, G11, G12*

- 5.15 75% of the public open spaces that have been assessed within the borough are rated as high quality (as at March 2018). This indicator has not been monitored over the monitoring period covered by this report, so the figure of 75% may not be up to date as the most recent assessment work did not assess the sites in this way.

### **No reduction in range of uses within the boundary of the Capitol Centre**

*Policy/Policies this contributes to - B5*

- 5.16 There has been no reduction in the range of uses within the boundary of the Capitol Centre during this monitoring period.

### **Higher quality building design (Core Strategy Policy 17)**

*Policy/Policies this contributes to - C1, C2, C3, G17*

- 5.17 All housing developments in South Ribble have been considered against the criteria set out in Policy 17 of the Core Strategy and the Adopted Central Lancashire Design SPD, which uses the principles set out in the original Building for Life (BfL) standard. As well as this, developments are also considered against policy G17 of the South Ribble Local Plan (adopted July 2015) and together ensure that a high quality of design can be achieved.

### **% of JSA claimants (age 16 to 64) below the Lancashire average**

*Policy/Policies this contributes to - B3, B4, C4, C5, E1, E2*

- 5.18 Official statistics show that 4.3% of the working age population in South Ribble were claiming JSA. Which is below the Lancashire figure of 5.9%.  
(Source: ONS. Note: % is the number of claimants as a proportion of resident population of area aged 16-64 claiming Job Seekers at November 2020).

### **Net loss of employment to another use (ha)**

*Policy/Policies this contributes to - B3, B4, C4, C5, E1, E2*

- 5.19 0.00ha of employment land use has been lost during the monitoring period.

### **Planning to adapt to climate change (Core Strategy Policy 27)**

*Policy/Policies this contributes to - B3, B4, C1, C2, C3, C4, C5, E1, E2, G17*

- 5.20 In March 2015 the Deregulation Act received Royal Assent which proposed that all energy efficiency standards will be included in building regulations. As a result, the Code for Sustainable Homes has been withdrawn. The Code for the Sustainable Homes requirement in Policy 27 of the Core Strategy is therefore no longer required.

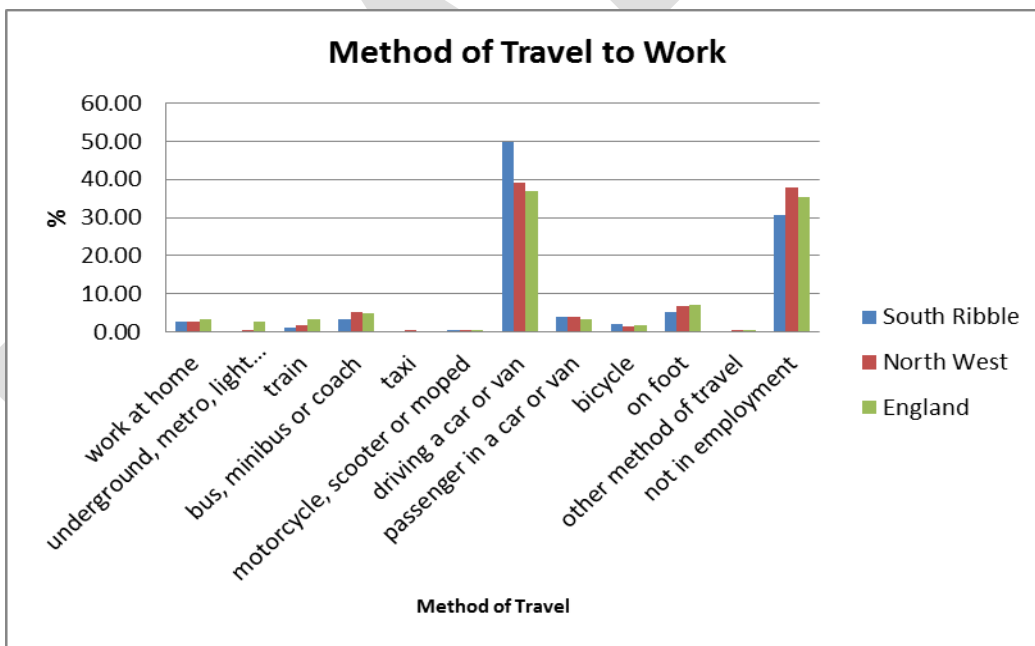


- 5.21 The government has set out transitional arrangements until energy efficiency standards are included in building regulations which allow local authorities to continue to apply policies in their local plans that require compliance with energy efficiency standards that exceed building regulations.
- 5.22 In accordance with the transitional arrangements South Ribble is requiring all new dwellings to achieve a minimum Dwelling Emission Rate (DER) of 19% above 2013 Building Regulations which is equivalent to Code Level 4 energy requirements. Compliance with other aspects of the Code for Sustainable Homes is no longer required.

**Increase in public transport/bicycle/walking as method of travel to work**

*Policy/Policies this contributes to - B1, D1*

5.23 The table below shows that over half of the working age population travel to work as either a driver or a passenger in a car or van. This is higher than both the regional and the national average. Less people than the regional and national average travel to work on foot, or via train or bus, however, the percentage of people that travel to work on a bicycle is slightly higher than both the regional and national average. This indicator will next be reported on when the next census information is made available sometime during 2021.



**Completed development complying with car parking standards (residential and non-residential)**

*Policy/Policies this contributes to - B1, F1*

5.24 All completed development complied with parking standards were required.

**Meet South Ribble annual housing requirement**

*Policy/Policies this contributes to - D1, D2*

5.25 During the 2018/19 monitoring year there were 412 dwelling completions in the borough.

**Net additional housing expected to come forward each year over the remaining plan period to meet the overall housing requirement. (This should take into account the previous delivery of dwellings since the start of the plan period).**

*Policy/Policies this contributes to – D2*

5.30 At April 2020, The Borough had in excess of a five year supply of dwellings.

	<b>Requirement</b>
Annual Requirement	190.59
Annual Requirement plus 5% buffer	200.12
Current five-year supply (see <a href="#">Appendix 3</a> )	2685.00
Supply excluding 10% of small sites <sup>1</sup>	2664.60
Annual Need figure (incl 5% buffer)	200.12
<b>Supply (Years)</b>	<b>13.32</b>

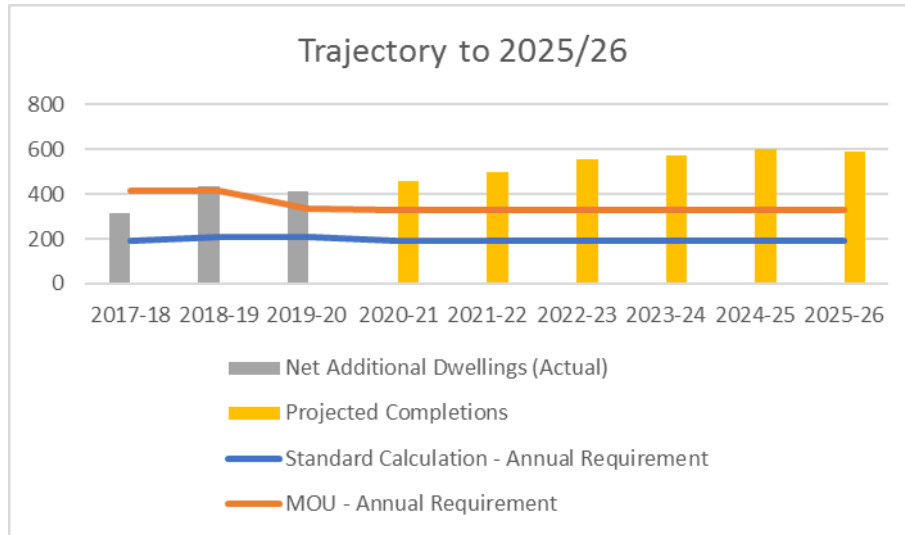
5.31 The following housing trajectory chart relates to the current strategic requirement at 31 March 2020.

Type of Site	Developable Units 2025/26	Developable post 1/4/26
Large sites with permission >1 ha	233	1513
Medium sites 0.5 ha ≤ Site Size ≤ 1 ha with permission	0	0
Small sites with permission <0.5 (incl PD and permission not required)	0	0
Additional allocated Local Plan sites	206	1617
Unidentified Windfalls	150	150 per annum
<b>TOTAL</b>	<b>589</b>	3130 + windfalls

Type of Site	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Deliverable post 1/4/26
Large sites with permission >1 ha	301	325	352	363	313	233	1513

<sup>1</sup> At year end, permissions for dwellings on small sites (less than 0.5 ha) totalled 204. Based on experience, it is estimated that 10% of these dwellings will not be built.

Medium sites 0.5 ha ≤ Site Size ≤ 1 ha with permission	6	7	0	0	0	0	0
Small sites with permission <0.5 (incl PD and permission not required)	101	67	26	10	0	0	0
Additional allocated Local Plan sites	0	0	26	50	138	206	1617
Unidentified Windfalls estimate	50	100	150	150	150	150	150 per annum
<b>TOTALS</b>	<b>458</b>	<b>499</b>	<b>554</b>	<b>573</b>	<b>601</b>	<b>589</b>	<b>3130 + windfalls</b>



Source: SR Housing Land Position Statement 2019

[For more details please refer to the latest Housing Land Position Statement.](#)

### Proportion of agricultural workers dwellings approved

*Policy/Policies this contributes to - D3*

5.32 No agricultural dwellings have been approved within this monitoring period.

### Proportion of A1, A3 and A4 uses in Leyland Town Centre

*Policy/Policies this contributes to - E3*

	A1	A3	A4
<b>Leyland Town Centre</b>	40%	4%	4%
<b>Within Primary Retail Frontage</b>	49%	6%	7%

5.33 The Local Plan 2015 sets a target of a minimum of 60% A1 units in the primary retail frontage. This indicator reports on the amount of A1, A3 and A4 uses, which currently is below the 60% target set in the Indicator, and the target of 60% or more A1 uses set in the policy, in both the town centre and primary retail frontage.

5.34 The proportion of A1 units is currently below the target set in the policy, applications for non-A1 uses should therefore not currently be supported unless there are exceptional circumstances.

[Please see the latest Retail Position Statement for more detail.](#)

## Proportion of A1, A3 and A4 uses in district centres

### *Policy/Policies this contributes to - E4*

District Centre	A1	A3	A4
Penwortham	42%	11%	3%
Bamber Bridge	43%	4%	4%
Tardy Gate	57%	6%	2%
Longton	41%	8%	0%

5.35 Policy E4 of the Local Plan 2015 sets a target of a minimum of 60% A1 uses in the district centres. The Indicator in the Monitoring Framework has a target of the proportion of A1/A3 and A4 uses combined being more than 60%. For centres where the 60% target for A1 uses has not been met, no further applications for non-A1 uses should not be permitted unless there are exceptional circumstances.

5.36 None of the district centres currently meet this target within the Monitoring Framework, with some centres being significantly below the target.

## Proportion of A1, A3 and A4 uses in local centres

### *Policy/Policies this contributes to - E5*

Local Centre	A1	A3	A4
Kingsfold	31%	2%	2%
Earnshaw Bridge	50%	0%	0%
Farington	36%	0%	5%
Higher Walton	35%	0%	10%
Seven Stars	61%	3%	6%
Walton Le Dale	22%	0%	9%
Gregson Lane	46%	8%	0%
New Longton	82%	9%	0%
Walmer Bridge	39%	6%	6%

5.37 Policy E5 of the Local Plan 2015 sets a target of a minimum of 60% A1 uses in the local centres. The Indicator in the Monitoring Framework has a target of the proportion of A1, A3 and A4 uses combined being more than 60%.

5.38 For centres where the 60% target for A1 uses has not been met, no further applications for non-A1 uses should be permitted unless there are exceptional circumstances.

5.39 Only two of the local centres currently meet the target within the Monitoring Framework, with some centres being significantly below the target.

## Vacant units in town/district/local centres

*Policy/Policies this contributes to – B4, B5, E3, E4, E5*

Retail Centres	% Vacant
Leyland Town Centre	6%
Penwortham District Centre	4%
Bamber Bridge District Centre	1%
Tardy Gate District Centre	9%
Longton District	5%
Kingsfold Local Centre	7%
Earnshaw Bridge Local Centre	5%
Farington Local Centre	9%
Gregson Lane Local Centre	8%
Higher Walton Local Centre	0%
New Longton Local Centre	0%
Seven Stars Local Centre	3%
Walmer Bridge Local Centre	0%
Walton-le-Dale Local Centre	4%

5.40 The table above shows that three of the centres in the Borough have a 0% vacancy rate, these are New Longton, Walmer Bridge and Earnshaw Bridge. Farington and Tardy Gate have the highest rate.

5.41 The target of no increase in vacant units for three consecutive years within the town and district centres in the performance indicator of the Local Plan 2015 has been met. Vacancy rates will continue to be monitored in order to ensure the effectiveness of the policies.

## Percentage of Buildings in Greenbelt approved for re-use

*Policy/Policies this contributes to - G2*

5.43 100% of applications that met policy requirements were approved for re-use in the green belt.

## Loss of trees/woodland protected by TPOs

*Policy/Policies this contributes to – G13*

5.44 390 tree preservation orders (TPOs) were in force in the borough as of March 2020 protecting individual or groups of trees and woodlands, this figure is higher than last year so there was no loss. However, trees protected by a TPO can be

removed for various reasons i.e. damaged, being structurally unsound and leaning etc.

### **Number of Green Flag awards for parks/green spaces in the Borough**

*Policy/Policies this contributes to - G7*

5.45 Three of the borough's parks/green spaces have been awarded the Green Flag award for 2017/18. This is the same as previous years so there has been no loss of the Green Flag awards.

### **Worden Park to maintain Green Flag status**

*Policy/Policies this contributes to - G9*

5.46 Worden Park has maintained its Green Flag status for the 2017/18 monitoring period.

### **Development on unstable or contaminated land contrary to policy**

*Policy/Policies this contributes to - G14*

5.47 There was no development on contaminated land contrary to policy in this monitoring period. Any proposals for development of this type of land would have to be in accordance with policy G14 of the Local Plan.

### **Development on derelict land contrary to policy**

*Policy/Policies this contributes to - G15*

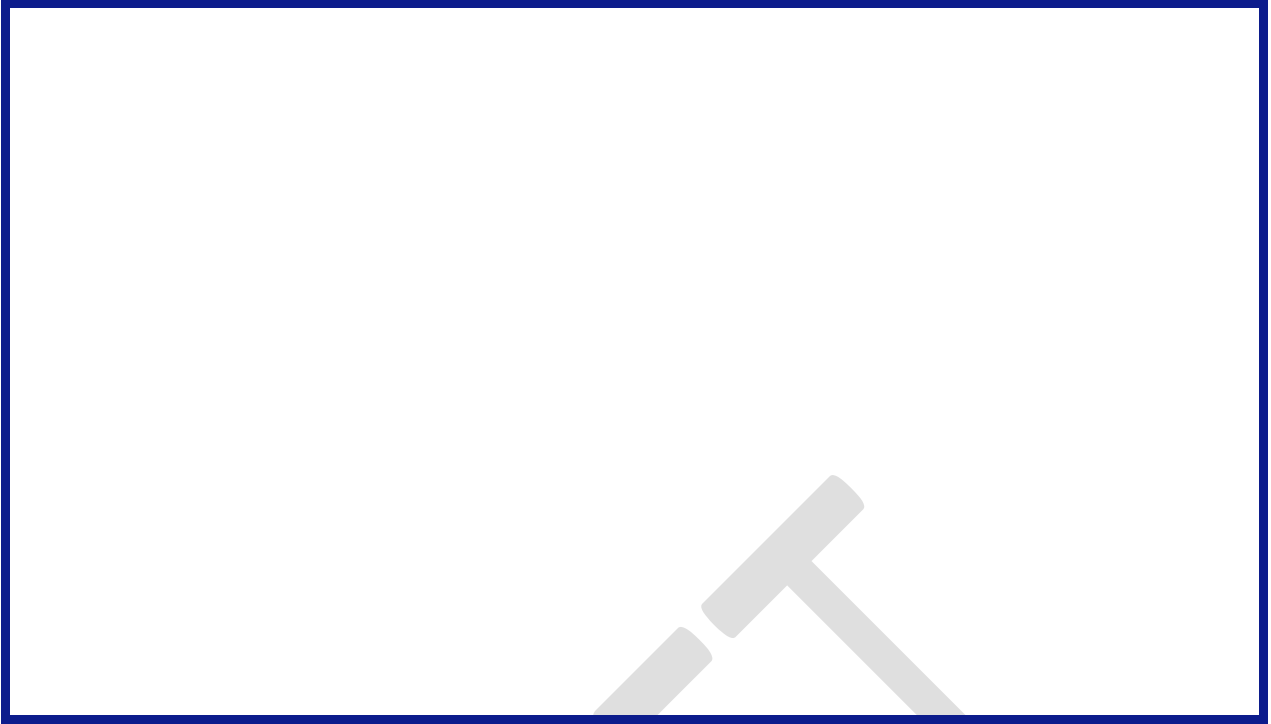
5.48 No development took place on derelict land contrary to policy in this monitoring period. Close working between the Planning Policy and Development Management teams will ensure that any future schemes on such sites are in accordance with policy G15 of the local plan.

## **6. Monitoring Framework**

- 6.1 The council recognises that monitoring and review are important in producing an effective Local Plan. Monitoring helps measure the outputs and outcomes of policies, but it also helps to establish a sound evidence base upon which policies can be developed.
- 6.2 The monitoring process is ongoing and integral to the Local Development Document process.
- 6.3 The Planning Policy team already has good monitoring systems in place and gathers information such as;

- Housing and employment land completions;
- Town/district/local centre health checks;
- Data on housing need with housing colleagues;
- Working across boundaries with other districts to understand the characteristics of the wider central Lancashire area e.g. the Core Central Lancashire sub regional strategy commissioned jointly with Preston CC and Chorley BC;
- Evidence from commissioned studies e.g. the South Ribble Retail Study (2017), the Central Lancashire Open Space Assessment (2019); Central Lancashire Employment Land Study (2017) with accompanying 2019 update, and the Central Lancashire Strategic Housing Market Area Assessment (SHMAA) 2017.
- Maximise the use of published data e.g. from the ONS website and the Lancashire Profile website;
- Developing the Corporate Land and Property system (including GIS) to store and analyse spatial data;
- Working with Lancashire County Council to develop our monitoring information.
- Develop the evidence bases for the LDF, jointly with Preston and Chorley Councils, e.g. the Joint Employment Land Review and the Strategic Flood Risk Assessment.

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DRAFT



# Central Lancashire Local Development Framework

## Central Lancashire Core Strategy Monitoring Report

Covering the period April 2019 – March 2020



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## Introduction

The Joint Central Lancashire Core Strategy has been produced by the Central Lancashire authorities of Chorley, Preston and South Ribble and was adopted in July 2012; it is a key part of the Local Development Framework. This is the Eighth Monitoring Report of the performance indicators of the Core Strategy (please see Appendix D of the Core Strategy), and contains data for Chorley, Preston and South Ribble Councils.

## Adopted Central Lancashire Core Strategy Indicators

### 1. Provision of housing developments by location

**Related Policy: Policy 1 - Locating Growth**

#### Location of housing completions 2019/20

Location	No. of dwellings completed 2019/20	% of dwellings completed 2019/20	Central Lancashire target (%)
Preston/South Ribble Urban Area *(Within Strategic Sites and Locations)	826 (367)	45.5% (20.2%)	48% (25%)*
Buckshaw Village	171	9%	10%
Key Service Centre	373	20.5%	25%
Urban Local Service Centre	312	17.2%	9%
Rural Local Service Centres and elsewhere	135	7.4%	8%
<b>Total</b>	<b>1817</b>	<b>100%</b>	<b>100%</b>

\* Included within 48% for Preston/South Ribble UA

Table 1 of the Core Strategy establishes the predicted proportion of housing development across Central Lancashire until 2026. The number of new homes built in the Preston/South Ribble Urban area in 2019/20 was slightly below the predicted proportion.

The Preston, South Ribble and Lancashire City Deal, agreed with government in September 2013, will help to improve future housing delivery across the City Deal area and seeks to secure the necessary strategic infrastructure to deliver some 17,420 new homes over the next 10 years.

There was a higher proportion of dwellings built in the Preston and South Ribble Urban Area and in Key Service Centre locations than elsewhere in Central Lancashire in the monitoring period. There was also a higher proportion of dwellings built in Urban Local Service centres than predicted.

More sites allocated in the 3 Local Plans are now coming forward. It is likely that there will be more development on Strategic Sites, although development at Buckshaw Village is nearing full capacity. The targets set for locations of development in the Core Strategy will be achieved in the future.

## Location of housing completions 2012-2020

Location	No. of dwellings completed 2012-2019	% of dwellings completed 2012-2019	Central Lancashire target (%)
Preston/ S Ribble Urban area <i>*(within strategic sites and locations)</i>	4,740 (1,790)	46.3% (17.5%)	48% (25%)*
Buckshaw Village	1697	16.6%	10%
Key Service Centre	2,451	23.9%	25%
Urban Local Service Centre	1,755	17.1%	9%
Rural Local Service Centres and elsewhere	1,407	13.7%	8%
<b>Total</b>	<b>10,234</b>	<b>100%</b>	<b>100%</b>

\* Included within 48% for Preston/South Ribble UA

Over the monitoring period (2012/13–2019/20), the majority of all housing developments have occurred within the Preston/ South Ribble Urban Area (46.3% in total) as envisaged by the Central Lancashire Core Strategy. 17.5% of development within the Preston and South Ribble Urban Area has been within the Strategic Sites and Locations. This is expected to increase rapidly in the coming years with the help of City Deal securing necessary strategic infrastructure. This is supported by the fact that a number of developers are currently on site in strategic locations such as North West Preston.

A higher percentage of development than envisaged by the Core Strategy has occurred across the period in Buckshaw Village (16.6% of all development) due to higher than expected completion rates because of the attraction of this centrally located site within the housing market.

Development within Key Service Centres, Urban Local Service Centres and Rural Local Service Centres and elsewhere has not generally been in line with the proportion of development envisaged in those locations by the Core Strategy.

## 2. Value of Developer Contributions Collected (and spent on infrastructure priorities)

### Related Policy: Policy 2 - Infrastructure

Local Authority	S106 contributions collected	S106 contributions spent	CIL collected	CIL spent on 123 List	CIL transferred to Parish Councils
Chorley	£2,078,589	£2,293,771	£1,198,226.19	£1,165,150	£179,733.93
Preston	£1,021,919.6	£1,109,006.40	£1,816,281.12	£1,066,604.21	£258,738.41
South Ribble	£1,332,783	£1,080,077	£3,082,728	£1,297,570	£0

The above table shows the amount of S106 contributions and CIL collected by each authority. Preston transferred £1,066,604.21 of the CIL collected to LCC to spend on the

123 List. South Ribble will transfer £1,297,570 of the CIL collected to LCC to spend on the 123 list. Chorley spent £1,165,150 of the CIL collected on the 123 List in the monitoring period. As the table above shows, CIL monies have been transferred to the relevant Parish Councils as per the CIL regulations.

### 3. Changes to Road Traffic Volume

#### Related Policy: Policy 3 - Travel

The Department for Transport carries out traffic monitoring in the Central Lancashire area. The tables below show the 7 day average figures for each of the 6 locations selected in Chorley, Preston and South Ribble. These will be monitored each year so will show any trends up or down in the future. The monitoring sites are in locations known to experience significant volumes of traffic.

#### Chorley Data

##### Traffic Counts

Year	Location					
	1	2	3	4	5	6
2012	9040	6701	24849	12762	5232	13173
2013	8995	6241	24838	12763	5185	13137
2014	9211	6390	23565	13162	5294	13531
2015	9236	6404	24557	13449	5287	13808
2016	9508	6554	25342	13854	5320	14204
2017	9974	6622	25322	16492	4219	14191
2018	12048	6658	23174	16348	4218	9916`
2019	10266	6672	23217	16506	4226	9938

#### Location of Monitoring Sites in Chorley

- 1 A49, South of Coppull Moor Lane, Coppull (CP 28446)
- 2 A5106 Wigan Lane, W of A6, Coppull (CP 73686)
- 3 A59, Windgate, S of Carr House Lane, Bretherton (CP 26594)
- 4 A6 Preston Road, S of Moss Lane, Whittle-le-Woods (CP 56153)
- 5 A581, Highfield Road, Croston (CP 27322)
- 6 A49, Wigan Road, S of A5083, Clayton-le-Woods (CP 36529)

#### Preston Data

##### Traffic Counts

Year	Location					
	1	2	3	4	5	6
2012	22100	37262	24470	17807	44779	29558
2013	22079	37075	24537	17792	44618	28169
2014	22711	38513	25247	18361	41138	28965

2015	23650	38082	26325	16484	40745	30610
2016	24414	34669	22670	16956	46131	31562
2017	24367	32472	23612	16843	41961	29334
2018	-*	32192	23696	16715	42024	29358
2019	*	32495	23728	16873	42102	32572

### **Location of Monitoring Sites in Preston**

- 1 A6 Garstang Road, S of Woodplumpton Road, Broughton (CP 56155)  
(\*Broughton Bypass opened Oct 2017, no equivalent site)
- 2 A6 London Road, Salmon Street (CP 8526)
- 3 A59 Brockholes Brow, W of River Ribble (CP 77090)
- 4 A5085 Blackpool Road, E of A6063 (CP 1766)
- 5 A59 Guild Way, New Ribble Bridge (CP 3867)
- 6 A583 Blackpool Road, W of Riversway (CP 1725)

### **South Ribble Data**

#### **Traffic Counts**

Year	Location					
	1	2	3	4	5	6
2012	24495	26962	18337	39533	25083	34009
2013	24403	26841	18309	38889	25136	33899
2014	24671	26960	18831	39830	23103	31591
2015	24468	26661	17664	38558	24087	32836
2016	24238	26330	18217	39445	24872	33882
2017	24667	29287	18139	40504	24859	33762
2018	24727	29304	18177	40662	25361	32894
2019	24776	29981	16418	46407	25404	32960

### **Location of Monitoring Sites in South Ribble**

- 1 A582 Penwortham Way, S of Lodge Lane, Farington Moss (CP 28720)
- 2 A6 London Way, N of B6230 (CP 18511)
- 3 A59 Liverpool Road, S of Hutton Roundabout (CP 56605)
- 4 A6 South Ribble Way, S of A582, Farington (CP 99554)
- 5 A6 Lostock Lane, W of M6 J29a, Bamber Bridge (CP 28555)
- 6 A59 Preston New Road, W of Cuerdale Lane, Samlesbury (CP 165676)

At 1 of the 6 traffic count point locations in Chorley traffic levels have reduced over the period 2019/20 following decreases at four points the previous year; 0 out of 5 in Preston have reduced and 1 of South Ribble's have reduced whilst the rest have risen. It is expected that traffic levels will rise generally as new development occurs throughout the sub region. Traffic levels on individual routes will be affected by general levels of traffic growth and localised development but also by new road schemes and complementary traffic measures put in place to cope with the extra traffic associated with this development. It is also necessary to ensure that appropriate sustainable transport infrastructure is put in place as part of development, to try and reduce the number of cars

on the road. This report will continue to monitor traffic volumes/trends in Central Lancashire.

The Central Lancashire Highways and Transport Masterplan (March 2013) represents Lancashire County Council's priorities for future investment in highways and transport across Central Lancashire and a delivery programme to 2026 which will see new road space built, public transport prioritised across key corridors into Preston and between Leyland and Chorley, and public realm improvements in city, town and local centres.

The description of Monitoring Sites above includes a 'Count Point' (CP) id for each location (e.g. CP 2872). Traffic data from 2000 for these and all Count Points in Central Lancashire and nationwide can be viewed on the Department for Transport's website (at [www.dft.gov.uk/traffic-counts](http://www.dft.gov.uk/traffic-counts)).

## 4. Net Additional Dwellings Completed

### Related Policy: Policy 4 - Housing Delivery

Local Authority	Housing Completions 2019/20	Target
Chorley	640	417
Preston	747*	507
South Ribble	430	417
<b>Total</b>	<b>1817</b>	<b>1,341</b>

\*due to the Covid-19 Pandemic, Preston Council have monitored an 18 month period and then adjusted to a pro-rata figure for this monitoring report.

The total number of dwellings completed in all three authorities is 476 units above the target of 1,341 set in the Core Strategy. This is lower by 50 units on last year. The dwelling completion targets have been exceeded by all of the three authorities.

In Chorley, Buckshaw Village and Chorley Town have seen the highest completions. In Preston sites such as Cottam and North West Preston allocated in the adopted Local Plan are coming forward for development/being completed. In South Ribble development has taken place between Brindle Road, Heatherleigh, Farington Business Park and Altcar Lane.

The Preston, South Ribble and Lancashire City Deal (2013) is helping to improve future housing delivery across the City Deal area (Preston City Council and South Ribble Borough Council area) and seeks to secure the necessary strategic infrastructure to deliver some 17,420 new homes over the period to 2024.

## 5. Affordable Housing

### Related Policy: Policy 7 - Affordable Housing

Local Authority	Affordable Housing Completions 2019-20	Target
Chorley	122	50
Preston	124*	46
South Ribble	81	30
<b>Total</b>	<b>327</b>	<b>126</b>

\*due to the Covid-19 pandemic Preston Council have monitored an 18 month period and then adjusted pro-rata for a total for this monitoring period.

Core Strategy Policy 7 requires market housing schemes to deliver affordable housing as on-site provision or via off-site provision/financial contributions. The amount of affordable housing required to be delivered is dependent on a sites location, size and such considerations as financial viability.

The definition of ‘affordable housing’ also includes shared equity products (for example Home Buy) that are agreed after planning consent has been granted therefore, net dwelling completion figures and affordable housing completions comparable.

The total of 327 affordable dwellings delivered across Central Lancashire exceeded the Core Strategy overall target of 126 dwellings by 201.

## 6. Employment Land Take-Up

**Related Policy: Policy 9 - Economic Growth and Employment**

Local Authority	Employment Land Take-Up 2019-20 (ha)	Total Take-Up Since 2009 (ha)	Target 2010-26 (ha)
Chorley	3.59	36.14*	112
Preston	1.02	28.05	118.5
South Ribble	1.39	47.71	223.5
<b>Total</b>	<b>6</b>	<b>111.9</b>	<b>454.0</b>

- For Chorley 0.24ha has been deleted from the Total Take up (Chorley) since 2009. This relates to A2 uses (Financial and Professional services) added during 2012, 2014, 2016 which are not monitored in the above figures.
- In Preston since 2009, 2.44ha of the EP1.3 area has been taken up for a car dealership, the entire 2.37ha EP1.6 area has been taken up by car dealerships (0.7ha of this take up was in this April 2018 – March 2020 monitoring period) and 0.9ha of the southern land parcel of the EP1.9 area has been taken up by housing development, which are not monitored in the above figures.

Employment land take up is below the Core Strategy target at the current rate. However, steps have been taken to manage the delivery of employment land in order to promote development.

In Chorley this includes promoting and increasing inward investment in Chorley and bringing forward key employment sites allocated in the Chorley Local Plan.

In addition, the Preston, South Ribble and Lancashire City Deal aims to create 20,000 new jobs across the City Deal area over the next 10 years.

The total employment land take-up in the Central Lancashire area as a whole since 2009 (111.9 ha) has increased by 6 ha compared to last year 7.11 ha.

## 7. Working Age Population Qualified to NVQ Level 4 or higher

**Related Policy: Policy 15 - Skills and Economic Inclusion**

Chorley	Preston	South Ribble	North West
24,000 or 35.4%	31,300 or 35.2%	30,600 or 46.3%	36.1%



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Source: ONS/Nomis 2020 Crown Copyright (January to December data)

In terms of education and skills monitoring the Core Strategy aims to achieve a performance better or equal to the regional average.

According to recent statistics a slightly lower proportion of the working-age population in Chorley and Preston and a higher proportion in South Ribble are qualified to NVQ level 4 or higher than the region as a whole and Great Britain (40.3%). This is a slight decrease for Preston from last year (January – December 2018 data reported last year) after recent improvements but it is still the second highest percentage over the past 10 years for those qualified to NVQ4 and above.

The Central Lancashire authorities adopted an Employment Skills SPD in September 2017 in order to ensure new development proposals consider the economic impact of development and improve the skills of local people to enable them to take advantage of the resulting employment opportunities.

## 8. Number of Heritage Assets at Risk

### Related Policy: Policy 16 - Heritage Assets

Local Authority	Heritage Assets at Risk
Chorley	Bank Hall, Liverpool Road, Bretherton (Category F) Lower Burgh Hall, Coppull New Road, Chorley (Category F) Buckshaw Hall, Euxton Lane, Euxton (Category E) Bretters Farm moated site and two fishponds (slow declining condition) Ingrave Farm moated site
Preston	Church of St George the Martyr, Georges Road (Category C) Wing of Former Barton Old Hall, circa 20m south of Old Hall Farmhouse (Category C), Fishergate Hill Preston – Conservation area (Condition: Very bad; Vulnerability: Low; Trend: Deteriorating) Harris Institute, Avenham Lane (Category C)
South Ribble	Woodfold Park, (declining condition, although none of the buildings at risk are within South Ribble), the park is within Blackburn with Darwen, Ribble Valley and South Ribble Local Authorities areas and is in multiple, private ownership.

Source: Historic England – Heritage/Buildings at Risk Register

The Core Strategy aims to prevent the increase or reduce the number of heritage assets at risk in Central Lancashire.

There remain two buildings at risk in Chorley with the condition of these buildings showing some improvement in recent years. The last 12 months has seen work progress on the conversion works at Bank Hall, Bretherton and the building has a watertight roof and external envelope. Work is currently taking place on the internal room/plan arrangements. Lower Burgh Hall (category F) does not appear on the latest register. There are also two scheduled monuments at risk at Ingrave Farm and Bretters Farm.

In Preston, the Church of St George the Martyr, the Wing of Former Barton Old Hall and Fishergate Hill remain on the list, whilst the Harris Institute has been added to the register.

Woodfold Park, of which only a small part of the parkland is within South Ribble, is a registered park and garden which is listed as Grade II. The park is in multiple private ownership.

## 9. Higher Quality Building Design

### Related Policy: Policy 17 - Design of New Buildings

All developments in Chorley are considered against the criteria set out in Policy 17 and the Adopted Central Lancashire Design SPD. In addition, policies included in the Built and Natural Environment section of the Chorley Local Plan, including BNE1: Design Criteria for New Development ensure that high design quality is achieved.

Chorley has not used Building for Life (BfL) for any schemes for a number of years.

All housing developments in Preston have been considered against the design policy criteria in Policy 17 Design of new Buildings and in the Adopted Design SPD which uses the principles set out in the BfL standard (originally launched in Sep 2012 and updated in Jan 2015 - this is called Building for Life 12 - BFL12). Preston uses the BFL scheme for all major developments, not just those over 5 ha.

All housing developments in South Ribble have been considered against the criteria set out in Policy 17 Design of New Buildings and the Adopted Central Lancashire Design SPD which uses the principles set out in the BfL standard (originally launched in September 2012 and updated in January 2015 - this is called Building for Life 12 – BfL12). As well as this, developments are also considered against policy G17–Design Criteria for New Development of the South Ribble Local Plan (2015).

Due to changes in the BfL Scheme the target in Indicator 9 is now out of date and needs re wording.

## 10. Amount of Sport, Recreation and Informal Open Space lost to other uses

### Related Policy: Policy 18 - Green Infrastructure

Local Authority	Loss of Open Space
Chorley	Nil
Preston	-
South Ribble	Nil

Data unavailable for Preston due to resource issues associated with pandemic

The Core Strategy aims to avoid the unmitigated loss of sport, recreation and informal open space across Central Lancashire.

In Chorley and South Ribble there has been no loss of sport, recreation and informal open space in the monitoring period.

## 11. Change of areas of biodiversity importance

### Related Policy: Policy 22 - Biodiversity

Local Authority	Loss of Areas of Biodiversity Importance
Chorley	Natural England (regional, national and international sites) has informed there have been no net losses in areas designated for their environmental value in Chorley during this monitoring period.
Preston	Natural England (regional, national and international sites) has informed there have been no net losses in areas designated for their environmental value in Preston during this monitoring period.
South Ribble	Natural England (regional, national and international sites) has informed there have been no net losses in areas designated for their environmental value in South Ribble during this monitoring period.

The Core Strategy seeks to protect areas of biodiversity importance across Central Lancashire. Over the last three year monitoring period there have been no losses in areas of biodiversity importance across the three authorities.

The Central Lancashire Biodiversity and Nature Conservation Supplementary Planning Document SPD (July 2015) provides guidance on the interpretation and implementation of the relevant Central Lancashire policies on biodiversity and sets out what is required as part of the planning process. This includes guidance in relation to ecological networks.

## 12. Improving Community Health

### Related Policy: Policy 23: Health

Local Authority	Consents Granted on Strategic Sites and Locations Without a Health Impact Assessment (HIA)
Chorley	No applications were received that require a HIA in this monitoring period.
Preston	-
South Ribble	No applications have had consents granted that require an HIA in this monitoring period.

Data unavailable for Preston due to resource issues associated with pandemic

Health Impact Assessments (HIA) are required for major planning applications on Strategic Sites and Locations.

## 13. Planning to Adapt to Climate Change

### Related Policy: Policy 27: Sustainable Resources and New Developments

In March 2015 the Deregulation Act received Royal Assent which proposed that all energy efficiency standards will be included in Building Regulations. As a result the Code for Sustainable Homes was withdrawn. The Code for the Sustainable Homes requirement in Policy 27 is therefore no longer relevant.

The Government set out transitional arrangements until energy efficiency standards are included in Building Regulations which allow local authorities to continue to apply policies in their Local Plans that require compliance with energy efficiency standards that exceed Building Regulations.

In accordance with the transitional arrangements, the three authorities are requiring all new dwellings to achieve a minimum Dwelling Emission Rate (DER) of 19% above 2013 Building Regulations which is equivalent to Code Level 4 energy requirements. Compliance with other aspects of the Code for Sustainable Homes are no longer required.

All other new developments in the three areas have achieved a BREEAM rating of 'very good' in accordance with Policy 27.

## Appendix One

### Monitored Policies of the Adopted Central Lancashire Core Strategy

The following policies are those within the Performance Monitoring Framework of the Adopted Central Lancashire Core Strategy (Appendix D):

1. Policy 1: Locating Growth
2. Policy 2: Infrastructure
3. Policy 3: Travel
4. Policy 4: Housing Delivery
5. Policy 7: Affordable Housing
6. Policy 9: Economic Growth and Employment
7. Policy 15: Skills and Economic Inclusion
8. Policy 16: Heritage Assets
9. Policy 17: Design of New Buildings
10. Policy 18: Green Infrastructure/Sport and Recreation
11. Policy 22: Biodiversity
12. Policy 23: Health
13. Policy 27: Sustainable Resources and New Developments

# Agenda Item 8

REPORT TO	DATE
Chief Executive in consultation with the Chair of the Planning Committee	10 March 2021



TITLE	REPORT OF
Urgent Decision Under Section 35 of the Council's Constitution: Planning Application 07/2021/00149/ADE	Jonathan Noad

Is this report confidential?	No
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## PURPOSE OF THE REPORT

1. To seek the approval of the Chair/Vice-Chair of the Planning Committee that the application can be delegated to the Director of Development and Planning to determine this application before the 19 March 2021.

## RECOMMENDATIONS

2. That the recommendation for this application is that 'Prior Approval is not required' from the Local Planning Authority.

## REASONS FOR THE DECISION

3. The time scale to deal with an application to determine if prior approval is required for the erection of a building for agricultural use is 28 days and due to the Planning Committee cycle, the next scheduled Planning Committee is the 1 April which falls outside the target date of 19 March 2021.

## CORPORATE OUTCOMES

4. The report relates to the following corporate outcomes:

An exemplary council	√
Thriving communities	
A fair local economy that works for everyone	
Good homes, green spaces, healthy places	

## **BACKGROUND TO THE REPORT**

5. The Agent for the planning application is related to a member of staff and there is a 'declarable interest'. On that basis the application would be determined by the Planning Committee. Due to the short time scales associated with this type of application the deadline for a decision would have passed.

## **PROPOSALS (e.g. rationale, detail, finance, procurement)**

6. The time scale to deal with an application to determine if prior approval is required for the erection of a building for agricultural use is 28 days and due to the Planning Committee cycle, the next scheduled Planning Committee is the 1 April which falls outside the target date of 19 March 2021.
7. The report seeks approval of of the Chair/Vice-Chair of the Planning Committee that the application can be delegated to the Director of Development and Planning to determine this application before the 19 March 2021.

## **CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION**

8. This type of application doesn't require consultation

## **ALTERNATIVE OPTIONS CONSIDERED**

9. This proposal must be considered as submitted there are no provisions for alternatives

## **AIR QUALITY IMPLICATIONS**

10. Air quality is not a matter that can be taken account in the prior approval process

## **RISK MANAGEMENT IMPLICATIONS**

11. If the application is not determined within the time frames of 28 days, the application is deemed approved.

## **EQUALITY & DIVERSITY IMPACT**

12. There are no equality and diversity issues arising out of this determination

## **COMMENTS OF THE STATUTORY FINANCE OFFICE**

13. There are no financial implications arising out of this decision

## COMMENTS OF THE MONITORING OFFICER

14. Confirmation has been received that there are no issues in this regard

## BACKGROUND DOCUMENTS

The delegated report 07/2021/00149 is attached to be signed by the Director of Development and Planning

**Jonathan Noad**  
Director of Development and Planning

Report Author:	Telephone:	Date:
Linda Ashcroft	01772 625409	16.03.2021

## Approval of Urgent Decision

Following careful consideration and assessment of the contents of the report, I approve the recommendations contained in the report in accordance with the Council's constitution in consultation with the Committee Chair:



\_\_\_\_\_  
Gary Hall  
Chief Executive

Dated: 19/03/2021

**Signed electronically – Cllr C Tomlinson**

\_\_\_\_\_  
Councillor Caleb Tomlinson  
Chair of Planning Committee

Dated: 19/03/2021

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Officer Signature <i>Linda Ashcroft</i>	Chair of Planning Committee/ Director Planning and Development
Date 16 March 2021	Date

**DELEGATED REPORT PREPARED ON 16 March 2021 BY MRS LINDA ASHCROFT**

**APPLICATION NO** 07/2021/00149/ADE

**SITE** HILTONS FARM LAND AND BUILDINGS TO THE REAR OF HILTONS FARM JANE LANE MIDGE HALL LEYLAND LANCASHIRE PR26 6TQ

**APPLICATION SITE AND SURROUNDING AREA**

The application relates to agricultural land set to the rear of Hiltons Farm, Jane Lane which is situated within an area of land defined by Policy G1 (Green Belt) in the South Ribble Local Plan.

**SITE HISTORY**

There are a number of applications within the site area edged in 'blue'; these are as follows:

07/1998/0699 – Change of use from agricultural to mixed use of agricultural and agricultural engineering and fabrication of agricultural buildings. Approved

07/1998/0107 – Erection of two storey extension to rear together with other alterations. Approved

07/1999/0622 – Change of use of building from industrial use to domestic garage and stables. Refused

07/2000/0718 – Erection of conservatory to front. Formation of 2 no. dormers to front. Approved – (Hesketh Farm, 6 Jane Lane)

07/2005/0861 – Erection of steel portal frame building for livestock. Approved

07/2007/0358/FUL – Erection of steel frame building to house livestock. Approved

**PROPOSAL**

The application is to determine if prior approval is required for the erection of an agricultural building for the storage of agricultural machinery, including but not limited to, tractors, trailers, haybob, gates and fencing equipment.

The building measures 18.28m in length by 9.14m, 3.65m to the eaves and a ridge height of 4.87m. The building will consist of a steel portal frame with concrete panel walls with Yorkshire board cladding up to eaves height; the roof will consist of fibre cement roof sheeting.

**REPRESENTATIONS**

A site notice has been posted with no representations having been received.

**CONSULTATION REPLIES**

No consultations have been carried out.

**MATERIAL CONSIDERATIONS**

The application is to determine if prior approval is required for a proposed agricultural building under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 6, Class A which relates to agricultural development on units of 5

hectares or more. The application form confirms that the entire agricultural unit is 16.2 hectares and that the parcel of land where the development is to be located is more than 1 hectare; the parcel of land is some 5 hectares.

Prior approvals are used to confirm that a building does not require planning permission as it complies with the relevant 'Permitted Development' criteria. It is therefore purely a technical exercise to determine if the relevant permitted development criteria is met and there is no requirement for the applicant to provide further details.

The application form confirms that an agricultural building has not been constructed on this unit within the last two years.

The building will not be used to house livestock, slurry or sewage sludge and is required for the storage of agricultural machinery, including but not limited to, tractors, trailers, haybob, gates and fencing equipment. The building will not exceed 1000 sq m and will be set more than 25m from a metalled part of trunk or a classified road. The proposed development is not within 3km of an aerodrome nor will it exceed 12m in height.

### **CONCLUSION**

The proposal satisfies the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 6 and therefore prior approval is not required.

### **POLICY CONSIDERATIONS**

Not applicable

### **RECOMMENDATION**

Prior approval not required



**113 07/2020/01064/FUL and 1065/LBC - Worden Park, Worden Lane, Leyland**

Speakers: None

Address: Worden Park  
 Worden Lane  
 Leyland  
 Lancashire  
 PR25 2DJ

Applicant: South Ribble Borough Council – Lee Nickson

Development: Listed building consent and planning permission for refurbishment and extension of Worden Hall to provide flexible community and events spaces, and regularisation of existing use classes across the park.

RESOLVED: (Unanimously)

That

1. listed building consent be granted; and
2. the application be approved subject to conditions outlined in the report.

**114 Planning Application received by Lancashire County Council (South Ribble Ref: LCC/07/2021/00012) - Land to the north and south of the River Ribble**

Members received a report of the Director of Planning and Development which outlined a planning application on behalf of Lancashire County Council (LCC) which sought approval for flood risk management works to the north and south banks of the River Ribble.

South Ribble Borough Council had been identified as a consultee to the application and so a response was sought from the Planning Committee.

Members were amenable to the proposals and it was subsequently RESOLVED (Unanimously) that members raise no objection in principle to the proposal but ask that Lancashire County Council consider the following aspects:

1. A commitment to continued discussion with Penwortham Town Council and South Ribble about the open space provision at Ribble Sidings; and
2. Further consideration is given to the final design of the replacement flood defence wall at Riverside Road.

**115 Minutes of meeting Thursday, 14 January 2021 of Planning Committee**

Members received the minutes of the meeting held on 14 January 2021, which had been deferred at the previous meeting to allow for amendments to be made.

A vote was taken and recorded as follows:

**FOR:** Councillors Will Adams, Mal Donoghue, James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Christine Melia, Caroline Moon, Phil Smith, Caleb Tomlinson and Gareth Watson; and

**ABSTAIN:** Councillor Chris Lomax

It was subsequently RESOLVED (For: 11 Abstain: 1) that the minutes of the meeting held on 14 January 2020 be approved as a correct record.

**116 Minutes of meeting Thursday, 11 February 2021 of Planning Committee**

Members received the minutes of the previous meeting, held on 11 February 2021.

A vote was taken and recorded as follows:

**FOR:** Councillors Mal Donoghue, James Flannery, Mary Green, Harry Hancock, Jon Hesketh, Chris Lomax, Christine Melia, Caroline Moon, Phil Smith, Caleb Tomlinson and Gareth Watson; and

**ABSTAIN:** Councillor Will Adams

It was subsequently RESOLVED (For: 11 Abstain: 1) that the minutes of the meeting held on 14 January 2020 be approved as a correct record.

Chair

Date

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