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| **REPORT TO** | **ON** | |
| **Planning Committee** | 7November 2018 | |
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| **TITLE** | | **REPORT OF** | |
| Draft Masterplan – Pickering’s Farm, Penwortham | | Director of Property and Planning | |

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| Is this report confidential? | **No** |

1. **PURPOSE OF THE REPORT**

1.1 A Draft Masterplan has been prepared by Taylor Wimpey and Homes England for the site known as Pickering’s Farm, Penwortham. The site is allocated in the South Ribble Local Plan under Policy C1 for a range of land uses including residential, employment and commercial uses together with Green Infrastructure and community facilities. The policy requires that a Masterplan for the comprehensive development of the site is agreed. The Draft Masterplan that has been prepared provides the broad principles of the development of this site and therefore the purpose of this report is to seek the endorsement of the Planning Committee for formal six week public consultation on the Draft Masterplan to commence.

1. **RECOMMENDATIONS**

2.1 That the Planning Committee endorses the submitted Draft Masterplan relating to the Pickering’s Farm site for consultation purposes.

1. **EXECUTIVE SUMMARY**

3.1 A Draft Masterplan has been prepared, as required for the allocated housing site, Policy C1: Pickering’s Farm, Penwortham. The Draft Masterplan sets out details of a public consultation ‘visioning’ exercise that was carried out which was used to inform this Draft Masterplan. The Draft Masterplan provides the broad principles of how the Pickering’s Farm site could be developed, including the access and movement through the site and development parameters which include the scale of development; site accesses; road hierarchy; green infrastructure and phasing of the development.

3.2 It is considered that the Draft Masterplan satisfies the requirements of Policy C1 in terms of providing for a range of land uses which include residential, employment and commercial uses together with Green Infrastructure and community facilities.

3.3 Copies of the masterplan will be displayed for Members to view at the Planning Committee meeting and will be available in the Members room.

**4. CORPORATE PRIORITIES**

The report relates to the following corporate priorities:

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| --- | --- |
| Excellence and Financial Sustainability |  |
| Health and Wellbeing |  |
| Place | X |

Projects relating to People in the Corporate Plan:

|  |  |
| --- | --- |
| People | x |

**5. BACKGROUND TO THE REPORT**

5.1 Policy C1 entitled Pickering’s Farm Penwortham of the South Ribble Local Plan states

*Planning permission will only be granted for the development of the Pickering’s Farm site subject to the submission of:*

1. *An agreed Masterplan for the comprehensive development of the site. The Masterplan must include the wider are of the Pickering’s Farm site which includes the safeguarded land which extends to Coote Land as shown on the Policies Map and makes provision for a range of land uses to include residential, employment and commercial use. Green Infrastructure and community facilities.*
2. *A phasing and infrastructure delivery schedule*
3. *An agreed programme of implementation in accordance with the Masterplan and agreed design code.*

5.2 A draft Masterplan has been produced by Homes England and Taylor Wimpey for the allocated site. As part of the preparation of this draft Masterplan, the Developers have carried out extensive consultation to establish a ‘vision’ for the site. The draft Masterplan has been prepared following this initial consultation with property owners and landowners within the site, the local community, Members and Officers of South Ribble Borough Council and Lancashire County Council, statutory organisations, Penwortham Town Council and other stakeholders. This initial consultation took place between June and September 2018 and sought views on the overall content and vision for the draft Masterplan. A summary of the extensive consultation is attached as Appendix 1.

5.3 This draft Masterplan has been prepared as a basis for further more formal consultation with all parties. The purpose of this consultation is to seek the views of the local community and key stakeholders to inform a final Masterplan for the site as required by Policy C1. Once all comments have been received, they will be fully considered by Officers and the Developers and, where appropriate, revisions will be made to the draft Masterplan prior to it being submitted to South Ribble Borough Council for adoption for Development Management purposes and will then be used to guide future development within the site.

**6. PROPOSALS**

6.1 The draft Masterplan sets out details of the Pickering’s Farm site and the context in which it is set. It then sets out the vision for the site which was informed by the ‘visioning’ consultation exercise. The site area extends to 99.78 hectares and comprises land bounded by Chain House Lane / Coote Lane to the south and Penwortham Way to the west.

6.2 The draft Masterplan outlines the broad principles for development of the site, including the location of dwellings; access and movement through the site and development parameters which include the scale of development; site accesses; road hierarchy; green infrastructure and phasing of the development.

6.3 It also includes details of the Cross Borough Link Road Extension and other Local Highways Improvements and Public Transport Improvements, including an extensive network of footpaths, cycle ways and bridleways through the site and beyond.

**7. CONSULTATION TO BE CARRIED OUT**

7.1 Authority is sought to commence a six week formal public consultation on the Draft Masterplan with property owners and landowners within the site, the local community, Ward Members and Penwortham Town Council and other stakeholders together with Statutory Consultees.

7.2 Copies of the masterplan will be displayed for Members to view at the Planning Committee meeting and will be available in the Members room.

7.3 Going forward the consultation period will commence on 9th November for a 6 week period.

The applicant intends to hold two formal consultation events at Penwortham Community Centre on:

* Tuesday, 20th November - 1pm – 2pm for Councilor preview; 2pm – 3pm for local resident preview; 3pm – 8pm for public event.
* Saturday 24th November - 2pm – 5pm.

**8. Financial implications**

8.1There are no financial implications

**9. LEGAL IMPLICATIONS**

9.1 There are no legal implications

**10. COMMENTS OF THE STATUTORY FINANCE OFFICER**

10.1 The report requests approval to proceed with consultation on the Draft Masterplan and therefore there are no financial implications at this stage.

**11. COMMENTS OF THE MONITORING OFFICER**

**11.1** The report requests approval to proceed with consultation on the Draft Masterplan and therefore there are no legal implications at this stage.

**12. OTHER IMPLICATIONS:**

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| * **HR & Organisational Development** * **ICT / Technology** * **Property & Asset Management** * **Risk** * **Equality & Diversity** | If required an update will be provided at the Meeting.  If required an update will be provided at the Meeting.  If required an update will be provided at the Meeting.  If the report is not approved there could be a delay to the consultation exercise.  This report requires authorisation to commence a formal consultation process. At this stage, there are no equality impact issues identified. |

**13. BACKGROUND DOCUMENTS**

Central Lancashire Core Strategy

South Ribble Local Plan

**14. APPENDICES**

14.1 Appendix 1: Extract from the applicant’s document entitled “Pickering’s Farm, Penwortham,

Statement of Community Consultation Phase 1&2.”

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| Report Authors: | Telephone: | Date: |
| Janice Crook, Planning Officer  Catherine Lewis Planning Officer | 01772 625413  01772 625411 | 29.10.2018 |