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| **REPORT TO** | **ON** |
| **Planning Committee** | **9 January 2019** |
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| **TITLE** | **REPORT OF** |
| **Development Brief – The Warren, Broadfield Drive, Leyland** | **Director of Planning and Property** |

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

1. **PURPOSE OF THE REPORT**
	1. To seek Planning Committee approval to progress a Development Brief for the site known as The Warren, Broadfield Drive, Leyland.
2. **RECOMMENDATIONS**

2.1 That Members endorse for consultation purposes the attached Development Brief for the Warren, Broadfield Drive, Leyland. The consultation will occur alongside the Campus Masterplan for a six week consultation period to be carried out during January to March 2019

2.2 That Members approve the use of the Draft Development Brief for Development Management purposes in the interim period

1. **CORPORATE PRIORITIES**
	1. The report relates to the following corporate priorities: (tick all those applicable):

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| Excellence and Financial Sustainability |  |
| Health and Wellbeing |  **✓** |
| Place | **✓**  |

Projects relating to People in the Corporate Plan:

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| People  |  **✓** |

1. **BACKGROUND TO THE REPORT**
	1. The site known as The Warren located on Broadfield Drive is currently on the market for disposal. The site is an important one given its location adjacent to the Civic Centre and has the potential to offer greater value and more possibilities in the future alongside the programmes for better use of the Civic Centre.
	2. Given the above it is therefore important that the Council establishes some key development principles for the site moving forward to control development and use of the site in the future.

**5. PROPOSALS (e.g. RATIONALE, DETAIL, FINANCIAL, PROCUREMENT)**

* 1. The site comprises of a detached residential property, which has been used as a funeral home, and its curtilage, with a total site area of 0.72 hectares. The site is situated within the built-up area of Leyland, with residential properties of varying styles to the north, east and western boundaries, a doctor’s surgery and an office building (Civic Centre) to the south. The car park for the offices also abuts the western boundary. A fire station is close to the site, north east of Broadfield Drive.
	2. The site has been identified as of particular interest to necessitate a Development Brief being prepared due its location adjacent to the Civic Centre. There are various projects in the Corporate Plan regarding the Civic including the commercialisation of the business and conference centre and seeking partners or tenants to occupy the vacant floor space. The Warren could assist in the delivery and success of these projects.
	3. The Development Brief provides a summary position regarding the sites established use and relevant planning policy. It also identifies key constraints, such as the existence of an extensive area of trees covered by a Tree Preservation Order. The Brief also includes key requirements from any development arising such as providing an additional access into the Civic Centre from Broadfield Drive. Potential uses are also suggested including: residential, offices, leisure (including hotel), and retail.
	4. A Development Brief which has been consulted upon and subsequently adopted by Planning Committee will carry the same weight in a planning decision as a Supplementary Planning Document. It is therefore proposed that the Brief is put out to consultation alongside the campus master plan but in the interim is approved as a material consideration in planning decisions.

**6. CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION**

* 1. The consultation now proposed will be the first consultation and will link in with that for the Health and Wellbeing Campus.

**7. Financial implications**

* 1. Please see comments of Statutory Finance Officer.

**8. LEGAL IMPLICATIONS**

8.1The Development Brief, if approved, is a material planning consideration to be taken into account in the determination of any relevant planning applications.

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

9.1 There are no financial implications at this stage. The Development Brief will form part of the public consultation process for the Campus Masterplan. Budget provision for the Campus project is included in the Council’s approved Capital Strategy and Medium Term Financial Strategy. As set out in the report the site is important due to its  location adjacent to the Civic Centre and therefore has the potential to offer greater value and more possibilities in the future alongside the programmes for better use of the Civic Centre. There will be further committee reports following the consultation period which will set out any financial implications.

**10. COMMENTS OF THE MONITORING OFFICER**

* 1. The report seeks approval of committee to go out to consultation on the proposed Development Brief. The intention is that such a Brief would inform any future planning decisions on that site.

**11. 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 MeetingIf required an update will be provided at the MeetingIf required an update will be provided at the MeetingIf the report is not approved there could be a delay to the consultation exerciseThis report requires authorisation to commence a formal consultation process. At this stage, there are no equality impact issues identified. |

**12. BACKGROUND DOCUMENTS**

12.1 None

**13. APPENDICES**

13.1 Draft Development Brief.

Jonathan Noad

Director of Planning and Property

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