

Planning Committee Update Sheet – 26th June 2019

Item 6

Planning Application 07/2018/9316/OUT Land rear of Oakdene, Chain House Lane, Whitestake

Network Rail: Do not object to the scheme but make the following points: the proposed layout should not include potential footpaths out of the application area that could lead to Lodge Lane Level Crossing and the public right of way over the railway. It is noted that the proposed layout with the potential footpath links from the site to the East, West and South (which are currently fields) is designed to allow expansion in the wider area. In light of this, should further proposals come forward, then the cumulative impact of these proposals would require closure of the Lodge Lane Level Crossing.

Correspondence from the Applicant

The applicant has provided a letter dated 20 June 2019 which requests that reasons 2 and 3 are reconsidered and removed from the recommendation in the report.

Reason 2

The applicant argues that as there is now an agreement with the adjacent land owners (Homes England) the comprehensive redevelopment of the site can be sustained and this aspect can be controlled by a suitable worded condition.

Reason 3

The lack of an Air Quality Assessment did not prevent the application from being validated and as the site is not within or adjacent to an AQMA there is no basis for using the lack of an air quality assessment as a reason for refusal.

With regard to Reason 1, the applicant maintains that there is no significant change in housing land supply and that through the appeal process a forensic examination of the housing land supply would be undertaken to demonstrate that the Council continues to have a significant shortfall and that paragraph 11 (d) of the Framework should be engaged.

Third Party Representations

A further 7 letters have been received from 4 residents which raise the following points:

- The site would cause more surface water flooding,
- The area suffers from heavy traffic and although a Travel Plan has been included to encourage local Public Transport this will not happen.
- The site has previously been designated as Green Belt and should be maintained as undeveloped green spaces used for agriculture.
- Concern that the Ecologist has not taken into account a tree (T4) which would be felled due to the off-site highway works together with the loss of

hedgerows. *The ecologist has confirmed that further bat survey information should be provided if the tree is required to be felled prior to determination.*

A further reason for refusal is recommended to address this aspect.

Fourth Reason for Refusal

A bat survey has not been submitted that demonstrates that the proposed development would not cause harm to protected species. Therefore, the proposal is contrary to Policy G16 of the South Ribble Local Plan.