

Land north of Eastway, Preston
Summary of Application

Application for outline planning permission for a Local Centre
(all matters reserved other than access)

Hollins Strategic Land
January 2018

Introduction

- 1.1 This Summary of Application Statement (SoA) is written in support of an application for outline planning permission for a Local Centre (all matters reserved other than access). The SoA provides an overview of the application proposals and summarises each of the documents which have been submitted in support of the application.

Application proposals

- 1.2 The proposed Local Centre is compliant with the development plan. It will comprise of a small supermarket (Class A1 use up to 1800sqm), six individual units (Class A1/A3 uses up to 1160sqm in total), a restaurant/public house (Class A3/A4 use up to 900sqm) and a drive-through restaurant/cafe (Class A1/A3/A5 use up to 200sqm), with associated access, parking, landscaping and infrastructure.



Principle of development

- 1.3 The application site is within the North West Strategic Location (NWPSL). Policy MD2 of the Local Plan (LP) states that the NWPSL will be a “residential-led mixed use development comprising the erection of approximately 5,300 dwellings and associated local centres together with the infrastructure to facilitate the creation of a sustainable community”. The proposals comply with the definition of a Local Centre, as set out in the Central Lancashire Core Strategy.

- 1.4 Furthermore, the proposed Local Centre is appropriately located. The preamble to LP policy MD2 confirms that the NWPSL Masterplan “*provides more detail on type of facilities likely to be required and indicative sustainable locations given the likely distribution of population within the area*”. The Masterplan identifies the application site as land for a potential mixed use Local Centre.
- 1.5 The proposals comply with the Core Strategy, Local Plan and NWPSL Masterplan. The National Planning Policy Framework states that Local Planning Authorities should approve development proposals that accord with the development plan without delay

Background to Application Proposals

- 1.6 An outline planning application (no. 06/2014/0092) was submitted to the Council in February 2014. The description of development was:
- Outline planning application for erection of 1no. foodstore up to 4,000 sqm (Class A1) and ancillary petrol filling station, 1no. restaurant/drive-thru up to 170 sqm (mixed class A3/A5), 1no. public house up to 1050 sqm (class A4), units for class A1/A3/A5 use up to 475 sqm, units for class D1/D2 up to 700 sqm, new vehicular access from Eastway with associated landscaping, public realm areas, parking and internal road layout (access only and all other matters reserved).
- 1.7 The application was recommended for approval. However, it was refused by Members in November 2014. An appeal (ref: 3002607) was submitted in January 2015.
- 1.8 In an attempt to overcome the Council’s concerns and following positive pre-application discussions, a second outline application (no. 06/2015/0823) was submitted to the Council in March 2015. The description of development was:
- 1no. foodstore, up to 2,325 sqm (Class A1); units for A1 use up to 2,140 sqm; units for Class A1/A3/A5 use up to 465 sqm; units for mixed A3/A5 use up to 400 sqm; 1 no. café (A3 use) up to 105 sqm; 1 no. public house (Class A4) up to 1,050 sqm; and, units for Class D1/D2 use up to 700 sqm.
- 1.9 The application was to be recommended for refusal at Committee in July 2015, but an appeal against non-determination (ref: 3130141) was submitted in advance of the Committee Meeting.

- 1.10 Appeal 3002607 was subsequently withdrawn and the Public Inquiry for appeal 3130141 sat for 5 days on 24 – 27 November 2015 and 3 December 2015. The Inspector dismissed the appeal, concluding as follows:

Taking account of all the matters set out above, I have found that the proposed development would not accord with the CS definition of a local centre, and the appeal site is therefore not suitable for a development of the size, scale and nature of the appeal proposal. Furthermore, the appeal proposal does not satisfy the sequential test, and whilst its likely impact on the viability of CDC is difficult to establish with any confidence, my conclusion is that there would be a harmful impact. Notwithstanding my generally favourable findings on the third main issue [highways], and on some of the other matters raised, my adverse conclusions on the first and second main issues mean that this proposal would be in clear conflict with the development plan and, accordingly, would not constitute sustainable development in the terms set out in the NPPF. I therefore conclude that the proposed development is not acceptable and that this appeal should be dismissed.

- 1.11 The Inspector found that the foodstore did not represent a small foodstore, as referred to in the Core Strategy definition of a Local Centre, but also that the large non-food retail store of up to 2,140 sqm would not serve a local catchment area. It is for these combined reasons that the Inspector considered the scheme did not represent a Local Centre. As a result, the scheme did not comply with the development plan and a Sequential Test was therefore necessary. The Inspector found that the scheme did not pass the Sequential Test. The third main issue related to highways and the Inspector found that the scheme would not have had a severe impact on the highway network.
- 1.12 The current application proposals are for a Local Centre which does comply with the Core Strategy definition. The foodstore does represent a small foodstore; at up to 1,800sqm it is smaller than the EH Booths store at Sharoe Green Local Centre, which the Inspector for appeal 3130141 deemed to be a small supermarket. Furthermore, the other proposed uses, which do not include the aforementioned large non-food retail store, would serve a local catchment area. The proposals do therefore comply with the development plan and as a result, a Sequential Test is not necessary. The significantly reduced scale of the proposed development ensures that it can once again be concluded that there will be no severe impact on the highway network.

Supporting Statements

- 1.13 The following Statements have been submitted in support of the application:
- Crime Impact Statement;

- Design and Access Statement;
- Drainage Statement;
- Ecological Survey and Assessment;
- Flood Risk Assessment;
- Noise Impact Statement;
- Planning Statement;
- Preliminary Risk Assessment;
- Statement of Community Involvement;
- Transport Statement;
- Travel Plan Framework;
- Tree Survey;
- Utilities Statement;
- Waste Management Statement.

Crime Impact Statement

- 1.14 This confirms that crime levels are reasonably low and that natural surveillance will be deigned into the scheme.

Design and Access Statement

- 1.15 The DAS demonstrates that the:
- proposed vehicular access provides the required junction radii and visibility splays;
 - pedestrian access will be safe and convenient;
 - indicative scheme responds positively to the site assessment and advice provided by the various consultants on matters including ecology, noise and highways; and,
 - proposals conform to the policies of the adopted development plan.
- 1.16 The scheme meets all the policies of the development plan and North West Preston Masterplan, as well as site-specific requirements. It shows that the proposals meet a high standard of design and accessibility when tested against the requirements of national and local policy.

Drainage Statement

- 1.1 This confirms that the surface water flows can be limited to greenfield run-off rates before discharging to the existing culvert and that foul drainage will be served on a gravity system that will drain to a new foul pumping station within the site.

Ecological Survey and Assessment

- 1.2 The Ecological Assessment concludes that the proposals are feasible and acceptable in accordance with ecological considerations and relevant planning policy. The proposals will secure an opportunity to implement measures such as habitat management and habitat creation that will safeguard habitats for wildlife such as birds, bats and reptiles, with the aim of providing a net gain in biodiversity.

Flood Risk Assessment

- 1.3 This confirms that the site is within Flood Zone 1, is at low risk of flooding from other sources and that the proposals will not increase the risk of flooding elsewhere.

Noise Impact Statement

- 1.4 A noise survey has been completed to determine the existing levels of noise at the closest existing and proposed receptors to the development over a full weekday and weekend period. The noise impact assessment has determined through using worst case assumptions that the change in noise levels resulting from the proposals would result in a negligible impact.

Planning Statement

- 1.5 The proposed Local Centre complies with the Core Strategy, Local Plan and North West Preston Masterplan. The NPPF states that Local Planning Authorities should approve development proposals that accord with the development plan without delay.

Preliminary Risk Assessment

- 1.6 The PRA does not identify any significant constraints to the development of the site.

Statement of Community Involvement

- 1.7 The principle of the proposed development complies with the Local Plan and North West Preston Masterplan. As a result, no community consultation has been undertaken,

Transport Statement

- 1.8 It can be concluded from the site accessibility study, that further to the implementation of committed and proposed highway works, the proposed development is located in a location where it would be accessible on foot, by cycle and public transport, in line with local and national transport policies.
- 1.9 In addition, a 28% reduction in net trips generated by the current proposed scheme, in comparison with the previous scheme proposed, demonstrates that the proposals would have less of traffic impact on the local highway network.
- 1.10 In view of the above positive findings it is concluded that the proposed development is acceptable in highway, traffic and transportation terms.

Travel Plan Framework

- 1.11 This sets out a number of actions designed to reduce the need to travel, discourage the use of unsustainable modes of transport, maximise social inclusion and raise awareness of alternative modes of transport.

Tree Survey

- 1.12 The Tree Survey confirms that the majority of existing trees within or surrounding the site are moderate or low quality.

Utilities Statement

- 1.13 This confirms that the site can be serviced by BT, gas, electricity, water and foul sewers.

Waste Management Statement

- 1.14 This confirms that the developer will provide a detailed waste management, refuse and recycling plan prior to the commencement of development.

Conclusions

- 1.15 The proposed Local Centre complies with the Core Strategy, Local Plan and North West Preston Masterplan. The NPPF states that Local Planning Authorities should approve development proposals that accord with the development plan without delay.

- 1.16 Furthermore, the Local Centre will result in the following economic, social and environmental benefits:
- A. Provide employment opportunities for the construction industry and benefit the wider construction industry supply chain;
 - B. Provide employment opportunities throughout the lifetime of the Local Centre;
 - C. Provide a Local Centre within the NWPSL in the absence of any Local Centre or District Centre to date despite the approval of planning permission for a significant number of dwellings;
 - D. Enhance biodiversity at the site; and,
 - E. Provide a locationally sustainable Local Centre within easy walking distance of a significant number of existing, approved and proposed dwellings.
- 1.17 The proposals are therefore commended to the LPA for approval.