

Briefing Note



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Subject: Land south of Whittingham Lane, Grimsargh

Summary of application

The application is submitted on behalf of Seddon Homes (ref. PP-07090738) for:

Outline application for up to 70 dwellings (including up to 35% affordable housing) with associated infrastructure. All matters to be reserved with the exception of the vehicular access from Whittingham Lane.

The application pack comprises the following plans and reports:

Drawings

- Location Plan (ref. 8450-L-04);
- Development Framework Plan (ref. 8450-L02); and
- Site Access (ref. 2259-F01) (contained in the Transport Statement).

Reports

Planning Statement, Indigo Planning

The Planning Statement demonstrates the development accords with national planning policy and the Development Plan as a whole.

The site represents a suitable, sustainable and logical infill development on the edge of Grimsargh which is well located next to existing housing, community infrastructure and public transport. The site is not subject to any significant physical constraints.

Preston City Council have a severe shortfall of housing and planning policies for housing are out of date and therefore afforded limited weight. In the absence of a five year supply, paragraph 14 of the National Planning Policy Framework applies and the 'titled balance' in favour of sustainable development has been engaged. In the absence of any adverse harm that would significantly and demonstrably outweigh these benefits, the planning balance is struck firmly in favour of granting planning permission.

Access to the site will be gained from Whittingham Lane. The proposed density of 25 dwellings per hectare accords with the character of the rural location. The exact housing mix and type will be considered at the reserved matters stage. The proposed development will create a wider choice of high quality homes,

opportunities for home ownership and a sustainable, inclusive and mixed community.

Significant economic benefits will be provided by the development including over £623,968 per annum of increased consumer spending by the proposed new households, £129,164 per annum in additional council tax payments, £3.36 million in New Homes Bonus payments and around £3.2 million in GVA added to the local economy through construction employment as well as 4.6 full time permanent construction jobs.

Statement of Community Involvement, Indigo Planning

The Statement of Community Involvement provides a summary of the community engagement undertaken and the feedback received from the local community. The consultation process included a leaflet drop to local residents, letters sent to councillors and Parish Councils, a Facebook advert and a dedicated website with online feedback form.

Affordable Housing Statement, Indigo Planning

The Affordable Housing Statement highlights the site will provide 35% affordable housing on site, which equates to 24.5 affordable dwellings. The sizes, types and tenures will be determined at reserved matters stage.

Open Space Statement, Indigo Planning

The Open Space Statement will provide 0.81 ha of green infrastructure, which includes 1,668 sqm of on-site amenity open space, a 230 sqm wildlife corridor and pond area measuring 752 sqm.

Draft Heads of Terms, Indigo Planning

The Draft Heads of Terms provides details of the provision of affordable housing and amenity greenspace which will be included within a S106 Agreement.

Design and Access Statement, FPCR

The Design and Access Statement describes and illustrates the design proposals and how they respond to the site constraints and opportunities.

Transport Statement, Croft Transport Planning and Design

The Transport Statement confirms suitable and safe access can be gained from Whittingham Lane and the development will result in a modest demand for travel associated with the site.

Framework Travel Plan, Croft Transport Planning and Design

The Framework Travel Plan aims to encourage residents to travel by non-car modes of travel and outlines the physical and measure measures designed to achieve this.

Flood Risk Assessment and Outline Drainage Strategy, RSK

The Flood Risk Assessment and Outline Drainage Strategy confirms the site lies within Flood Zone 1 and the site area in general is at very low risk of surface water flooding. The Flood Risk Assessment demonstrates surface water can be effectively managed on site.

Arboricultural Assessment, FPCR

The Arboricultural Assessment confirms there are no TPOs on the site and the quality and condition of trees was generally considered as good. The development will provide new high quality planting around the site boundary to mitigate the loss of a small number of trees. There will be a net gain in tree cover on site.

Ecological Appraisal, FPCR

The Phase 1 Ecological Appraisal confirms the survey area is largely of low ecological value and recommends ecological enhancement measures including the incorporation of biodiversity and soft landscaping which will result in a gain in value for wildlife.

Phase 1 Site Investigation, RSK

The Preliminary Risk Assessment confirms there are no obvious potentially significant ground contamination or geotechnical issues and the potential for contamination migration onto the site is low.

Crime Impact Statement, Lancashire Constabulary

The Preliminary Crime Impact Statement provides recommendations to reduce the risk of crime and sets out measures to ensure site security during the construction phase. Recommendations will be considered at the detailed design stage.

Noise Screening Report, Wardell Armstrong

The Noise Assessment identifies that traffic noise along Whittingham Lane would not have an unacceptable impact on the proposed development. The development is likely to result in a small but imperceptible increase in noise level at existing sensitive receptors.

Air Quality Screening Report, Wardell Armstrong

The Air Quality Screening Assessment confirms the site is not located within an existing AQMA or known area of poor air quality concern. In accordance with guidance, it is considered that there will be no significant effects during both the construction and operational phases of the proposed development.

Utilities and Foul Sewage Statement, Seddon Homes

The Utilities and Foul Sewage Statement confirms the site can be connected to the electricity, gas, water, foul sewage and telecoms network within the immediate vicinity of the site.