

PLANNING POLICY RESPONSE

Consultation Response: Case Officer: Janice Crook
Application Nos: 07/2021/00886/ORM & 07/2021/00887/ORM
Proposed Development: 07/2021/00886/ORM – Outline planning application with all matters reserved except for the principal means of access for a residential-led mixed-use development of up to 920 dwellings (Use Classes C3 and C2), a local centre including retail, employment and community uses (Use Classes E and Sui Generis), a two form entry primary school (Use Class F), green infrastructure, and associated infrastructure following the demolition of certain existing buildings 07/2021/00887/ORM – Outline planning application with all matters reserved except for the principal means of access for a residential development of up to 180 dwellings (Use Classes C3 and C2), green infrastructure and associated infrastructure
Location: Pickering's Farm
Comments: The NPPF, Central Lancashire Core Strategy and South Ribble Local Plan are all relevant to this application. Although the criteria of many of the policies are met by the submission, I have particular concerns in respect of the following. <u>Central Lancashire Core Strategy – Adopted 2012</u> Policy 25 – Community Facilities – The masterplan states that Penwortham Town Council will deliver improvements to Penwortham Community Centre. There is little evidence that the developer has, to date, worked “with” others to meet the need for this, or that the developer is planning to encourage or co-ordinate new provision. (Please see comments relating to Penwortham Neighbourhood Development Plan.) <u>South Ribble Local Plan – Adopted 2015</u> Policy A2 – Cross Borough Link Road (Development Link Road) – This policy requires that land be protected from physical development for the delivery of the cross borough link road, a road to be constructed through the Pickering's Farm site and shown on the Policies Map (see Fig 4.0). The route indicated for the spine road shown on the Illustrative Masterplan is less direct than, and does not follow, the indicative route shown on the Policies Map. In addition, it is adjacent to six LAPs and one LEAP (see Fig 7.2). It would obviously not be desirable to have such provision for children adjacent to this road for either safety or air quality/health reasons. Policy C1 – Pickering's Farm, Penwortham – For the grant of planning permission, this policy requires the submission of an agreed Masterplan for the comprehensive development of the site. The Masterplan must include the wider area of the Pickering's Farm site which includes the safeguarded land which extends to Coote Lane as shown on the Policies Map, and make provision for a range of land uses to include residential, employment and commercial uses,

green infrastructure and community facilities.

Although the Masterplan covers the safeguarded land extending to Coote Lane, the land uses in this part of the site are not identified so it is not possible to assess if the Masterplan in its entirety meets the necessary requirements in respect of, for example, public open space.

[Penwortham Neighbourhood Development Plan](#)

The developer has informed the Town Council of their proposal in respect of CIL monies/Penwortham Community Centre. However, although the masterplan states that Penwortham TC will deliver an extension and improvements to the Community Centre using the CIL monies received from this development, the Town Council has not entered into any agreement to this and is not aware of any work having been undertaken to assess whether the CIL funds received will be sufficient to enable this work to be carried out.

[Open Space and Playing Pitch Supplementary Planning Document](#)

A separate assessment has been carried out against this SPD excluding the currently Safeguarded area. The safeguarded area cannot be assessed as part of this exercise as insufficient detail is shown in the Masterplan.

I recommend these applications be refused.

Planning Policy Officer:

Zoë Harding

Date:

25/10/21