



# SOUTH RIBBLE BOROUGH COUNCIL

Town and Country Planning Act 1990 - Town and Country Planning (General Development Procedure) Order 2015

## REFUSAL OF PLANNING PERMISSION

**APPLICANT:** Adam Riding and Mark Philips

**AGENT:** Miss Emma Williams

Taylor Wimpey and Homes England  
C/o Agent

Avison Young  
Norfolk House  
7 Norfolk Street  
MANCHESTER  
M2 1DW

**REFERENCE NUMBER:** 07/2021/00887/ORM **DATE OF APPLICATION:** 10 August 2021

### PARTICULARS AND LOCATION OF DEVELOPMENT:

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

**at:**

Pickerings Farm Site, Flag Lane, Penwortham, Lancashire, PR1 9TP

The South Ribble Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been refused** for the carrying out of the development referred to above for the following reasons:

1. It has not been demonstrated that the modelling methodology applied within the submitted Transport Assessment is acceptable. As such it has not been demonstrated that the proposed development would not have a severe adverse impact on the local highway network. The proposal is therefore contrary to the requirements of para. 111 of the NPPF, Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan.
2. It has not been demonstrated that the scoping and composition of technical supporting evidence of the submitted Transport Assessment is acceptable. As such it has not been demonstrated that the proposed development would not have a severe adverse impact on the local highway network. The proposal is therefore contrary to the requirements of para. 111 of the NPPF, Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan.
3. The proposed improvements to the Bee Lane bridge are not considered to be sufficient for the additional traffic, as well as increased number of pedestrians and cyclists, resulting from the development prejudicing highway safety and pedestrian safety. The proposal is therefore contrary to the requirements of para. 111 of the NPPF, Policy 17 of the Core Strategy and Policy G17 of the South Ribble Local Plan.
4. The application fails to provide adequate certainty that the section of the Cross Borough Link Road within the site, together with the necessary physical upgrading works to the Bee Lane bridge, will be delivered. The proposal is therefore contrary to the requirements of Policy A2 of the South Ribble Local Plan.
5. Policy C1 of the South Ribble Local Plan requires an agreed masterplan and design code for the comprehensive development of the site. The masterplan has not been formally agreed by South Ribble Council and the version submitted with the two applications does not meet the policy requirements.

6. Policy C1 of the South Ribble Local Plan requires the submission of a phasing and infrastructure delivery schedule and an agreed programme of implementation. The submitted documentation provides insufficient detail on how the site will be delivered and no detailed phasing plan has been submitted and no programme of implementation has been agreed. Therefore, the scheme is contrary to Policy C1.
7. Policy A2 of the South Ribble Local Plan seeks to ensure delivery of the Cross Borough Link Road through the major development site at Pickering's Farm. The two applications together with the Masterplan do not provide a firm commitment for the delivery of this key piece of infrastructure necessary to support the scale of development proposed. The scheme is therefore contrary to Policy A2
8. Inadequate information has been provided to address air quality impacts and insufficient mitigation has been identified to make the development acceptable. The proposal is therefore contrary to Paragraphs 185 and 186 of the NPPF and Policy 30 of the Core Strategy
9. The proposals will generate additional demand for sporting provision, and it is not clear how this would be addressed in the current planning applications. Nor is it clear how the concept of active design would be achieved in the scheme to deliver an active, healthy community and is therefore contrary to Policies G10 and G11 in the South Ribble Local Plan and Paragraph 100 of the NPPF
10. Due to the lack of an agreed Masterplan and commitment to providing the cross borough link road, the proposals do not follow the 'proper planning approach' or represent good planning for the area as required by the NPPF paragraphs 126 and 132.
11. No viability evidence has been submitted to enable an assessment of whether necessary infrastructure can be provided to support this important housing land allocation. As such the proposals are contrary to Policies A1 and C1 in the South Ribble Local Plan

**Informative:** The decision to refuse planning permission has been taken having regard to the policies and proposals in the South Ribble Local Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:

This informative is only intended as a summary of the reasons for refusal of planning permission. For further detail on the decision please contact the Development Control Section who will be able to assist and can provide a copy of the application report if required. Telephone: 01772 625400 or email: [planning@southribble.gov.uk](mailto:planning@southribble.gov.uk).



**JONATHAN NOAD**  
**DIRECTOR OF PLANNING AND DEVELOPMENT**

**DATE OF DECISION: 30 November 2021**

In determining the above application, the Local Planning Authority has implemented the requirements of paragraph 38 of the NPPF 2019 and worked proactively and positively with the applicant. The LPA has considered the possibility of either the imposition of planning conditions and/or the making of reasonable adjustments in order to deliver a sustainable form of development.

### **Appeal to the Secretary of State**

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

### **Purchase Notices**

1. If either the local planning authority or the Secretary of State for the Environment refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V, Chapter I of the Town and Country Planning Act 1990.