

## Site SR011 Matter 5 Electronic File Index

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Ref. 29	5	Western Parish Area Committee Meeting Minutes ("Green Belt mods are possible") 17 Nov 2008
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Submission For South Ribble Development Plan Examination Hearings, March 2013.

**Matter 5.** For the plan to be sound, its construction process should show consideration for proposals which sit within the stated allowable variation of parameters attached to its rules.

Issue	Reference/Expansion	Evidence	Ref
<p>The reason given for the exclusion is that the site failed a primary filter, being <b>Green Belt</b>, and was therefore automatically excluded. Initial indicators portrayed a more flexible approach. Exclusion was explained in terms that did not immediately indicate Green Belt as the factor ("Filtered Out" &amp; "Proposed sites not to be taken forward" – see Section 1 above).</p> <p>Any Green Belt site that is <b>adjacent to the boundaries</b> of a designated Rural Service Centre can be considered for inclusion in the plan. Our site is adjacent to <b>New Longton</b> boundary.</p>	<p>In Nov 2008, the Western Parishes Committee Meeting, reviewing the 'Local Development Framework', recorded "Minor changes could be made to the green belt if it was felt that it was to the benefit of the villages". John Dalton presented. This statement confirms that outright exclusion was not intended or promised.</p>	<p>Western Parishes Area Committee Minutes for meeting 17 Nov 2008, Item 33 'Shaping Your Place – What the Local Development Framework can do for you' – Page 4</p>	29
<p>Any Green Belt site that is <b>adjacent to the boundaries</b> of a designated Rural Service Centre can be considered for inclusion in the plan. Our site is adjacent to <b>New Longton</b> boundary.</p>	<p>During the early planning process <b>New Longton</b> was grouped with Hutton and <b>Longton</b> with <b>Longton</b> later becoming the nominated Rural Local Service Centre for all three. With our legacy proposal having such unique features including the capability to incorporate rural service centre features we hope to mitigate this requirement, arguing that the major benefits create the special circumstances necessary to counterbalance any potential harm created to the Green Belt</p> <p><b>New Longton</b> is designated as a Local Centre in The Development Plan document.</p>	<p>'SRSD001' – The July 2012 Development Plan Document - Page 5, <b>Step 1 &amp; 2.</b></p>	30
		<p>'SRSD001' – The July 2012 Development Plan Document - Page 67, Para 10.24</p>	31

<p>Any revision to the plan would need to demonstrate a high regard for the retention of openness associated with Green Belt land.</p>	<p>The key feature of the scheme, a relocated primary school and associated open space, was intended to provide an opportunity to incorporate a variety of facilities for outdoor sport and recreation for the community as a whole. We envisaged a school and associated open space of approximately 3 ha within an overall scheme of approximately 8ha.</p> <p>We also envisaged a relatively low level of building (100 to 150 houses only) and high level of 'green space' all of which would help to retain a level of openness.</p> <p>The post-developed footprint of <b>New Longton</b> village can be seen to continue to enjoy a high degree of openness within the local Green Belt, specifically to the East.</p>	<p>'SRSD001' – The July 2012 Development Plan Document - Page 66, highlighted box, Policy G1 – Green Belt, Para b.</p>	<p>32</p>
<p><b>In summary</b>, we seek a plan amendment. We consider the plan, as published, to be unsound for the reasons given above and on other Matters being examined.</p> <p>Community members were encouraged to use the Council's invitation as an opportunity to float ideas for the public good. It is felt that some of these ideas have received less visibility and discussion than they deserved. We are requesting that the earlier low-level of consideration on our proposal be corrected now, through this last stage of the process, because earlier positive attempts to promote consideration were not taken up.</p>	<p>"This is not the final Plan"</p>	<p>Extract from 'SRSD006a' the South Ribble Proposals Map DRAFT – 2012 (our extract)</p>	<p>33</p>
<p><b>In summary</b>, we seek a plan amendment. We consider the plan, as published, to be unsound for the reasons given above and on other Matters being examined.</p> <p>Community members were encouraged to use the Council's invitation as an opportunity to float ideas for the public good. It is felt that some of these ideas have received less visibility and discussion than they deserved. We are requesting that the earlier low-level of consideration on our proposal be corrected now, through this last stage of the process, because earlier positive attempts to promote consideration were not taken up.</p>	<p>"This is not the final Plan"</p>	<p>'SRSD001' – The July 2012 Development Plan Document - Page 1, Para 1.3</p>	<p>34</p>

<p>We are seeking inclusion of our site within the plan as 'land for Village Development'. The objective is to create a window of opportunity, within the Council's Development Plan timespan, to develop and if appropriate adopt the developed proposals. We are keen to ensure that the community of <b>New Longton</b> is not frozen out of this opportunity through to the year 2026.</p> <p>A site visit would be beneficial to the Government's Inspector, particularly in witnessing the traffic/safety issue linked to the current siting of the village primary school.</p>			
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Our proposal can be shown to sit within the parameters of the planning process, creating the special circumstances necessary to counterbalance any potential harm created to the Green Belt.

**722 words, excl. separate reference documents**

# Western Parishes Area Committee Minutes

Date:  
Monday, 17th November, 2008

Time: 7.15pm

Place:  
Hutton Village Hall, Moor Lane,  
Hutton, PR4 5FE

## Attendance Details

Present: Councillor P G R Stettner (Chairman)

Councillors J E J Breakell (Street Scene), C Coulton, J Hesketh, Mrs M R Smith (Leader of Council) and D H Suthers (Leisure and Cultural Services)

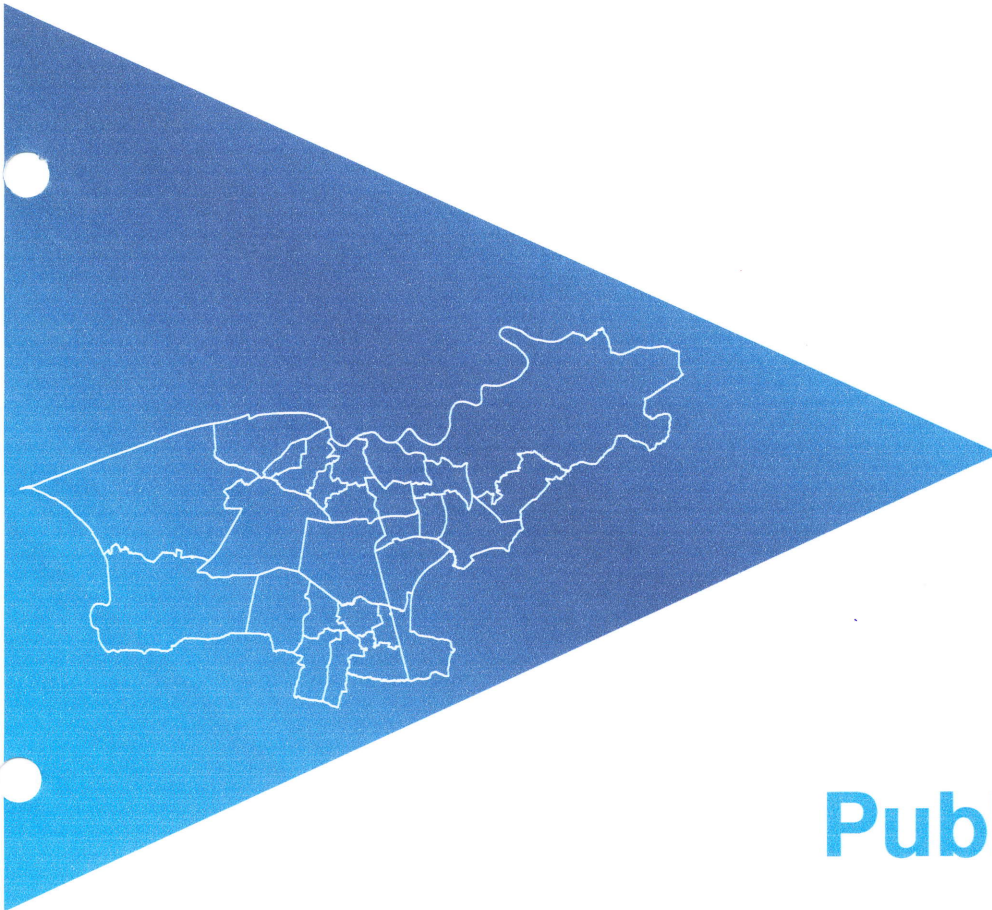
In Attendance: Parish Councillors Mrs M Gelder and Mr G Gooch and County Councillor K Young  
John Dalton (Head of Planning and Housing) and James Wallwork (Democratic Services Officer)

Public Attendance: 14 members of the public were present.

Officers: Three other officers were present

Councillor P Smith was also in attendance.

Item	Description/Resolution
	<p>(c) England Rugby Union Captain - A member of the public referred to Stephen Borthwick who had recently been appointed Captain of the England Rugby Union team and that he had previously lived in the Western Parishes and had attended Hutton Grammar School. He stated that a pavilion at Hutton Grammar School had recently been named after him. He suggested that a letter from the Mayor should be sent to him congratulating him on his recent achievement.</p> <p>(d) Unemployment in the Western Parishes - A member of the public referred to unemployment in the Western Parishes and that the wards of Little Hoole &amp; Much Hoole and Longton &amp; Hutton West had zero unemployment. New Longton &amp; Hutton East were close behind with a very small amount of unemployment. He thanked the council for the work they were doing in respect of this and also the people of the Western Parishes for working hard.</p> <p>RESOLVED: That a letter be sent to Stephen Borthwick congratulating him on his appointment as the England Rugby Union captain.</p>
33	<p><b>Shaping your Place - What the Local Development Framework can do for you</b></p> <p>John Dalton, Head of Planning and Housing, undertook a presentation on the Local Development Framework and what it could do for the people of Western Parishes.</p> <p>The presentation outlined broadly what should happen in terms of planning and development of the next 15 to 20 years. The preferred core strategy included a number of options, based on nine themes: climate change, housing, economic growth, skills, rural economy, retail and tourism, health and wellbeing, bio-diversity and the environment and travel.</p> <p>The following suggestion/comments were made:-</p> <ul style="list-style-type: none"> <li>• That one of the new Primary Care Access Centres should be considered in South Ribble as part of this process.</li> <li>• That the lack of responses to the consultation on the initial Core Issues and Option Paper may have been because the public found it difficult to understand.</li> <li>• The role of the parish council was important to the process, and that it would helpful if they could produce a parish plan.</li> <li>• It was important to preserve the character of the villages</li> <li>• It was important for parish councils to be involved from the start, so that the needs of the areas were identified</li> <li>• Minor changes could be made to the green belt if it was felt that it was to the benefit of the villages</li> <li>• The core strategy refers to the protection of bio sites. Would this mean an end to the proposals for a dam on the River Ribble? He was informed that the proposals for this scheme had now been dropped</li> <li>• If we all take the attitude of "not in my backyard", most of the properties in the Western Parishes would not have been built</li> <li>• It was difficult to read the information on the website as it was in a columnar format</li> </ul> <p>Members of the public were encouraged to submit comments on the preferred core strategy by the 19 December 2008.</p> <p>The chairman thanked the Head of Planning and Housing for his useful and informative presentation.</p>
34	<p><b>Planning Applications - An opportunity for councillors and members of the public to discuss current planning applications in the Western Parishes area</b></p> <p>As members of the Planning Committee, Councillors Hesketh and Stettner indicated that they would be unable at this stage to express views on any applications placed before the committee.</p> <p>A member of the public referred to the information being provided to the area committee and that he had asked at a previous meeting if information could be provided on applications approved since the last meeting. The Head of Planning and Housing indicated that they were still working on this matter along with improvements to the website to enable all applications to be viewed electronically.</p> <p>It was also suggested that the heading on the application list should be made more meaningful.</p>



# Publication

## Site Allocations and Development Management Policies Development Plan Document

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## Regional Spatial Strategy – North West of England Plan (2006)

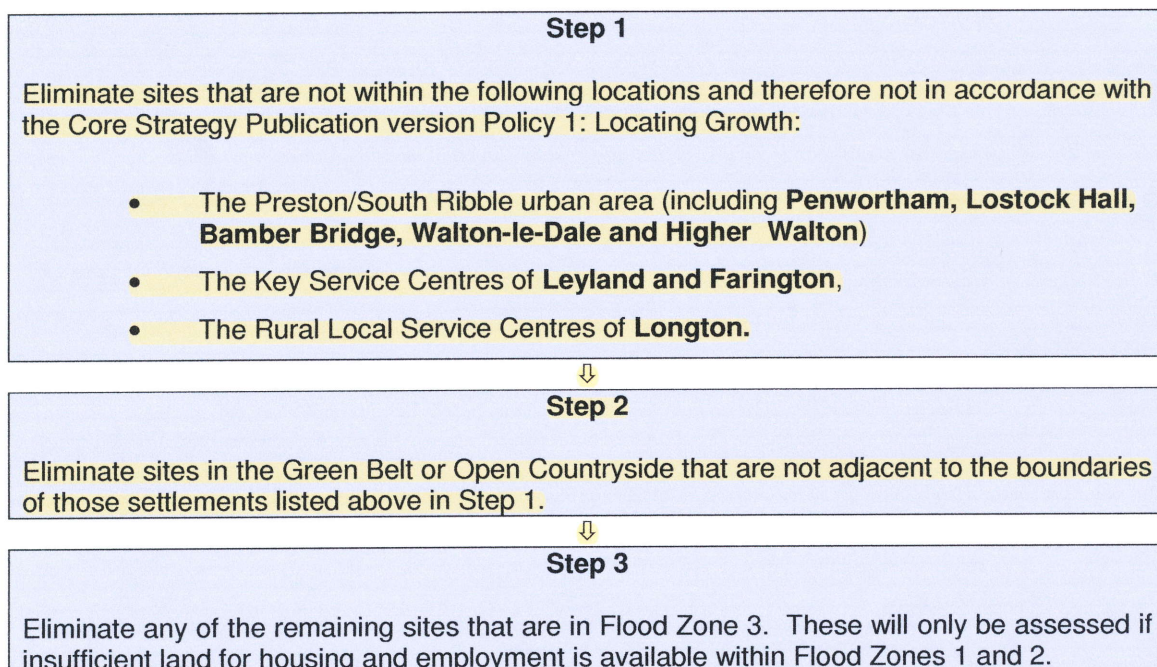
2.19 Although it is the government's intention to revoke this guidance through the enactment of the Localism Bill, it is still in force and accordingly, this document has to be in conformity with it.

### The Site Allocations Selection Process

2.20 Following the "call for sites" exercises in 2005 and 2007, and the Issues and Options public consultation in December 2010/January 2011 the Council applied a selection filter to identify and remove sites which:

- Had use suggestions that were contrary to the Core Strategy;
- Measured under 0.4 ha in size; or
- Were already under construction.

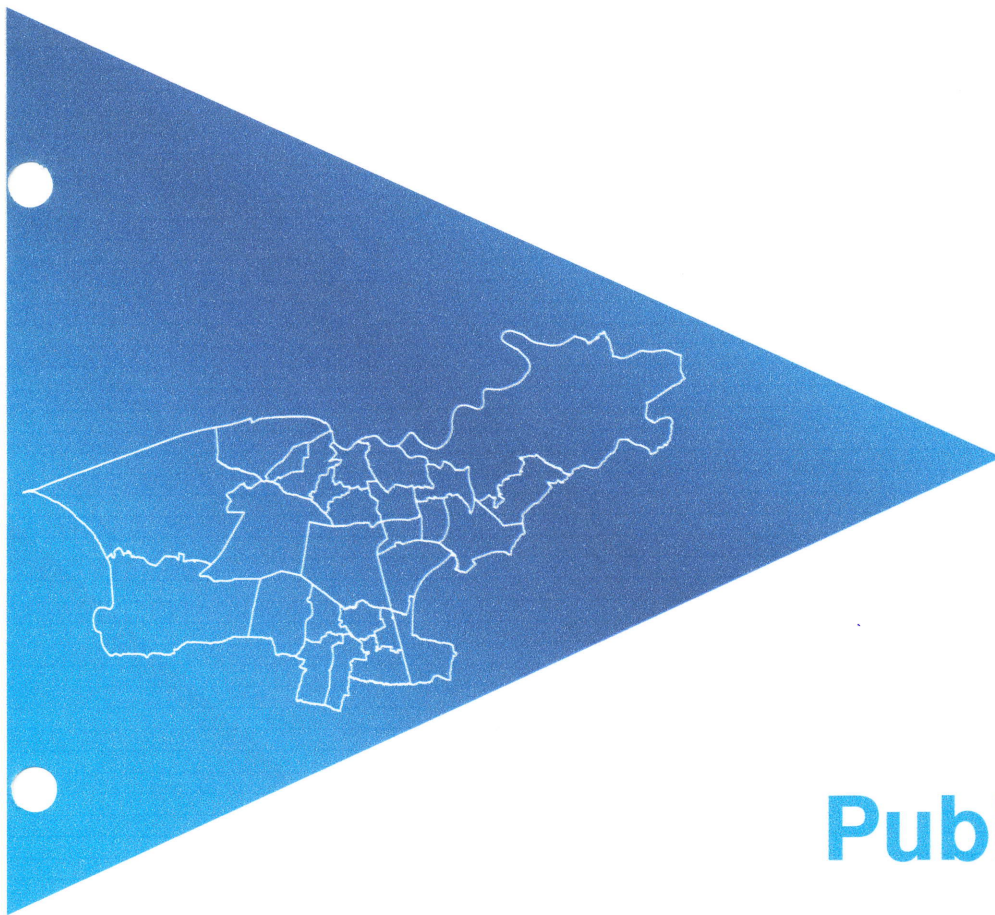
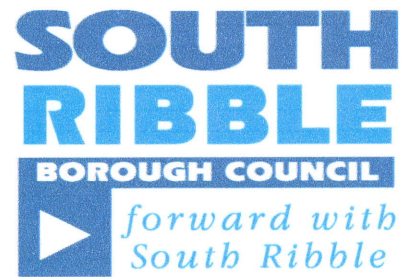
2.21 The remaining sites were also subject to the process outlined in Figure 2.



**Figure 2 - Site Selection Process**

2.22 From the pool of remaining potential sites, a preferred list was established using a combination of desk based research, site visits and consultation feedback. Following on from the consultation of the preferred list of sites and policies – The Preferred Options stage, amendments have been made where appropriate, as set out in this Publication Version of the document.





# Publication

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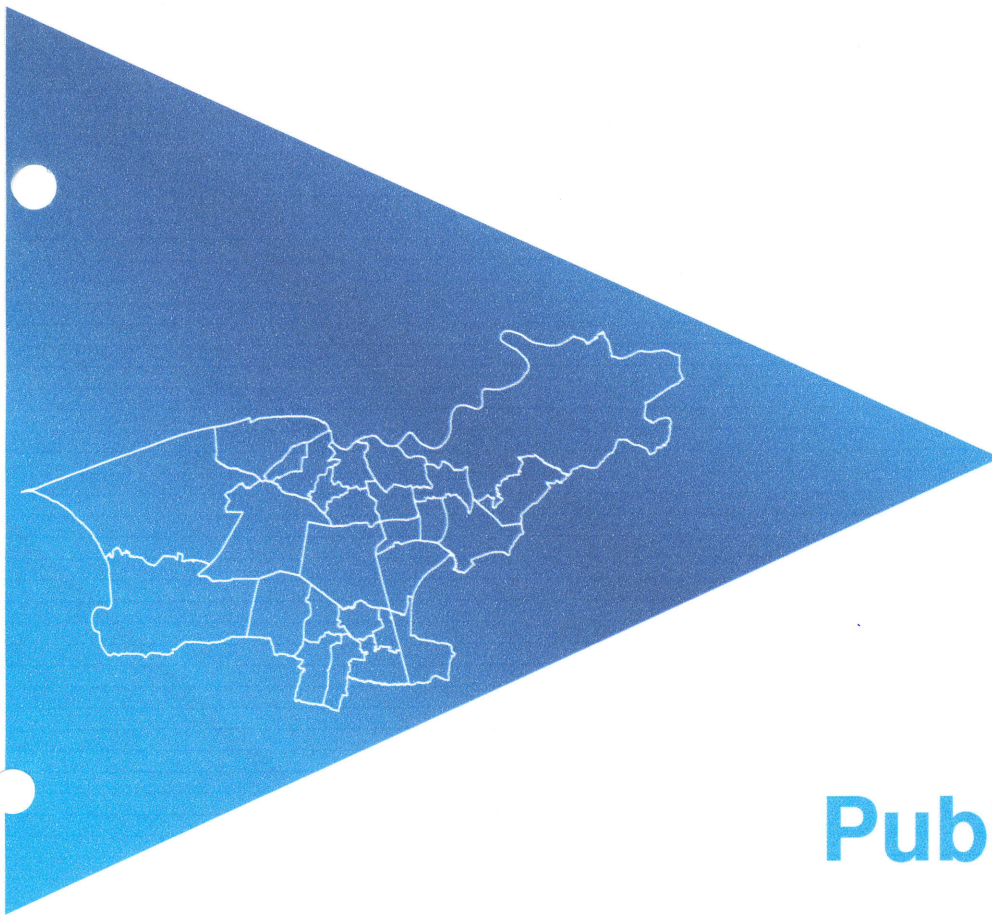
## Justification

- 10.23 Within the Green Belt, planning permission will only be given for development that is compatible by maintaining its fundamental open nature. The National Planning Policy Framework provides guidance on the types of development appropriate in Green Belt and the circumstances in which such development might be allowed. Policy G1 includes the criteria for appropriate development in the Green Belt.
- 10.24 Inappropriate development in the Green Belt is that which adversely affects the openness of the land. Planning applications for an inappropriate development would not be in accordance with the objectives of this policy. It will be for the applicant to demonstrate that very special circumstances exist which clearly outweigh the harm that would be caused to the openness of the Green Belt.
- 10.25 Agricultural uses can be defined as cultivating the ground, including the harvesting of crops, horticulture glass houses, the rearing and management of livestock, tillage, husbandry and farming, horses, kennels and catteries.
- 10.26 The construction of new buildings in the Green Belt is strictly limited; however essential facilities such as changing rooms, stables, general farm buildings and residential garages for example may be acceptable if they maintain the openness of the Green Belt.
- 10.27 In principle, the Council will approve extensions or alterations to existing dwellings provided that the end results are not disproportionate additions over and above the size of the original building.
- 10.28 The replacement of an existing dwelling may be acceptable provided that the new dwelling is not materially larger than the dwelling it replaces. Equally, changes of use of existing buildings of permanent and substantial construction will be permissible provided that the encroachment of urban uses beyond the existing boundary of the site into the surrounding countryside can be avoided. Further guidance on extensions and replacement dwellings is contained in the Rural Development SPD.

## The Re-Use and Adaptation of Buildings in the Green Belt

### Policy G2: Introduction

- 10.29 There is pressure for the conversion of barns and other buildings in the countryside in South Ribble, principally for dwellings. The Council will aim to strike the right balance between making full use of existing buildings which represent an asset in visual and/or financial terms, and the need to avoid extensions or changes of use which individually or cumulatively create a significant visual or other environmental impact in the Green Belt.
- 10.30 The re-use of existing buildings can offer the opportunity to accommodate new rural enterprises within the Green Belt without the need for new building. These rural businesses are essential in order to maintain a healthy and diverse rural economy in the borough. The re-use of buildings can provide the opportunity for creating new commercial, industrial or recreational uses. Such re-use or adaptation can help to reduce demands for new buildings in the countryside.



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10.19 The designation of the site at Howick Hall Farm, in Penwortham as Protected Open Land will contribute to the conservation of the ecological value of the adjoining Biological Heritage Sites (BHS) at Four Acre Wood, Blashaw Wood and Blashaw Dam Wood.

10.20 All sites with international, national and local environmental designations are recognised by the Core Strategy and are given a level of protection from any adverse impacts of development through Core Strategy Policy 22.

## Green Belt

### Policy G1: Introduction

10.21 An area of Green Belt has been defined in South Ribble for over 30 years. One Green Belt boundary change is proposed in this Plan at the BAE Systems site at Samesbury as identified on Appendix 3, shown in white and edged in red. All other Green Belt boundaries are carried forward from the South Ribble Local Plan and are shown on the Proposals Map for the document.

10.22 The main Green Belt objectives are to ensure the control of development in certain areas. Green Belts are mostly designated on open land in rural areas to protect it from development, maintain the openness and character of the area and restrict urban sprawl. There is a general presumption against inappropriate development in the Green Belt.

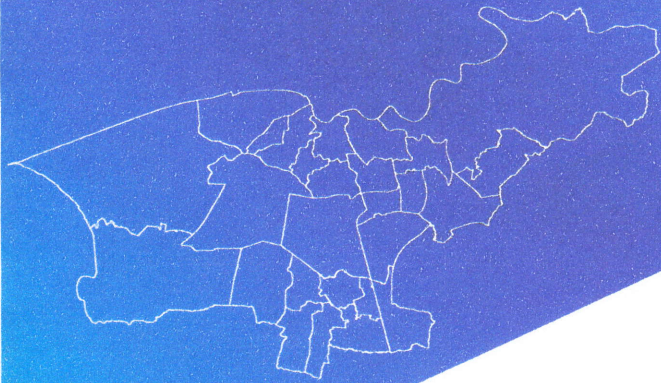
### Policy G1 – Green Belt

The area covered by Green Belt is shown on the Proposals Map. There is a general presumption against inappropriate development within the Green Belt. Planning permission will not be given for the construction of new buildings for purposes other than for:

- a) Agriculture and forestry uses;
- b) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purpose of including land in it;
- c) The limited extension, alteration or replacement of dwellings provided the works do not result in disproportionate additions over and above the size of the original dwelling. This must be appropriate to the form and scale of the existing building;
- d) The re-use of existing buildings in accordance with Policy G2;
- e) Proposals for renewable energy schemes may be acceptable in the Green Belt, providing they satisfy national guidance.

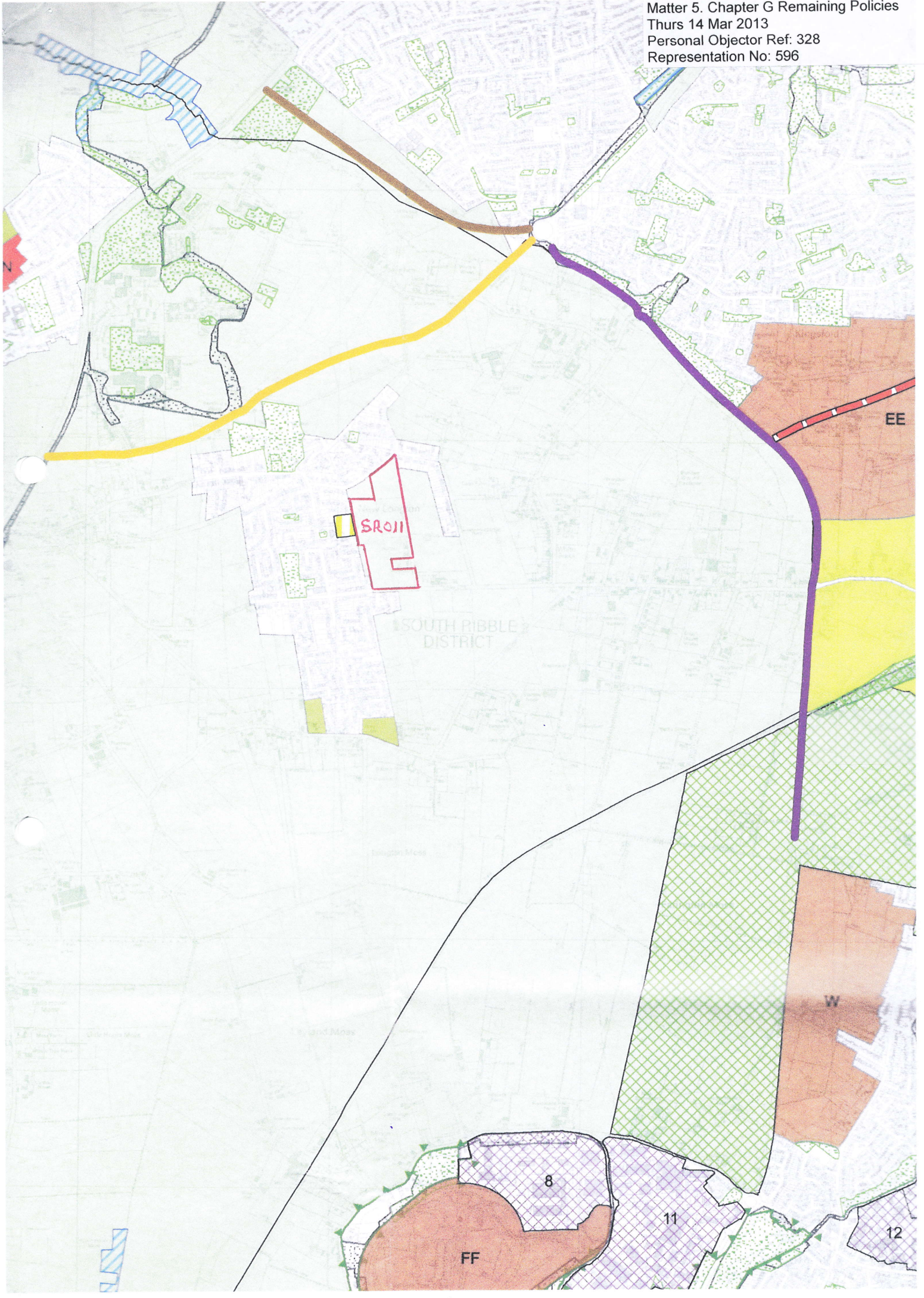
There are a number of major developed employment sites within the Green Belt. These sites can be developed within their curtilage. These major developed employment sites should continue to secure jobs and prosperity without further prejudicing the Green Belt. Such development is considered appropriate in the terms of the National Planning Policy Framework.

**Site Allocations Publication  
Development Plan  
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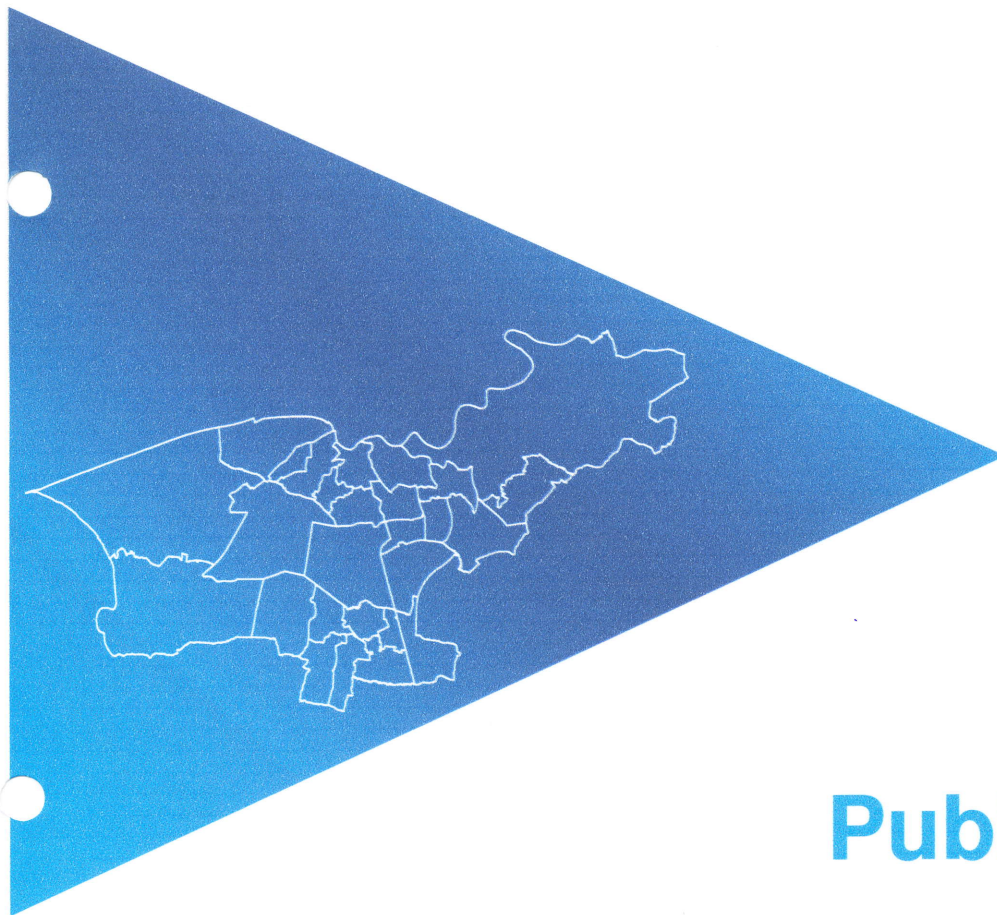
**DRAFT—2012**

**Proposals Map**



# Legend

-  A1 Cross Borough Link Road
-  A1 Potential Extension to Cross Borough Link Rd
-  A2 Penwortham Bypass Potential Alternative Route
-  A2 Penwortham Bypass Protected Route
-  A582 Dualling
-  B2 Village Development
-  B3/B4 Mixed Employment and Commercial Sites
-  B5 Capitol Centre
-  C1/C2/C3 Major Sites for Development - Residential Led
-  C4/C5 Major Sites for Development - Employment Led
-  D1 New Residential Allocations
-  E1 Allocations of Employment Land
-  E2 Protection of Employment Areas and S
-  G1 Green Belt
-  G3 Safeguarded Land
-  G4 Protected Open Land
-  G5 Areas of Separation
-  G6 Central Park
-  G7 Green Infrastructure
-  G12 Green Corridors
-  Residential with Current Application
-  Residential with Permission



# Publication

## Site Allocations and Development Management Policies Development Plan Document

July 2012



## Preface

- 1.1. South Ribble Borough Council is in the process of preparing a **Local Development Framework (LDF)**. All planning authorities are required to produce an LDF which is a folder of local development documents – setting out their vision, planning strategies and policies. This new folder of documents will replace the South Ribble Local Plan, which was adopted in 2000.
- 1.2. The Site Allocations and Development Management Policies Development Plan Document (DPD) is one of the documents in the LDF. This 'Publication' Version of the DPD sets out the vision for the Borough and the Council's interpretation of the Central Lancashire Core Strategy including development management policies. It also allocates or protects land for different uses, such as housing, employment or play space. It is founded on community involvement exercises which were part of the Issues and Options stage in 2010-11. Later comments made in response to consultation on the Preferred Options version of the DPD (November 2011 – January 2012) have, where appropriate been taken into account.
- 1.3. This is not the final plan. It is being published to identify the sites and policies that The Council plan to take forward, and also to allow formal representations to be made within a six week period.
- 1.4 The Publication Site Allocation DPD documents are as follows:
  - **Site Allocations and Development Management Policies DPD:** The full document is available on the Council's website [www.southribble.gov.uk/ldf](http://www.southribble.gov.uk/ldf). Representations may be made using The Council's online form, which is the preferred method of response. Representations may also be submitted by post using the address given below.
  - **Paper version:** Copies of the full document containing background information, the full set of draft policies and preferred sites are available to view at Council offices and in all local libraries.
  - **Proposals Map:** This map shows the proposed allocations, designations and boundaries listed within this document. There are also additional maps in the appendices.
  - **Supporting Documents:** There are a number of supporting documents to accompany the main Site Allocations DPD including a detailed Sustainability Appraisal and Habitats Regulations Assessment.

### How do I submit my representations?

- 1.5 Representations may be made by email or post:

Website: [www.southribble.gov.uk/ldf](http://www.southribble.gov.uk/ldf)

Email: [ldf@southribble.gov.uk](mailto:ldf@southribble.gov.uk)

Post: Forward Planning Team – South Ribble Borough Council  
Civic Centre, West Paddock, Leyland, PR25 1DH