

Jane Tucker

From: Phil Cousins <P.Cousins@preston.gov.uk>
Sent: 14 July 2014 09:48
To: planning
Subject: 3-2014-0438 Land east of Chipping Lane, Longridge

FAO Daniela Ripa

Planning application: 3/2014/0438

Proposal: Development of 106no residential units, including affordable housing, new vehicular and pedestrian accesses, landscaping, public open space and ecological enhancement measures

Location: Land east of Chipping Lane, Longridge, Preston

I refer to your consultation letter of 3 June 2014 regarding the above planning application. In response to your consultation, I can provide to following information.

The National Planning Policy Framework sets out a Duty to Co-operate between authorities on cross boundary matters, particularly strategic ones such as housing delivery. As part of the Duty to Co-operate between Preston City Council and Ribble Valley Borough Council (RVBC), Preston has been identified to accommodate 200 dwellings set out within RVBC's Core Strategy. Recent planning permissions in Preston have been granted for 220 dwellings on land north of Whittingham Road (Ridings Depot); 78 south of Whittingham Road (Mosses Farm); and 10 at the former DJ Ryan depot on Inglewhite Road. In addition, Planning Committee has been minded to grant planning approval following completion of a Section 106 agreement for a further 190 dwellings on land south of Inglewhite Road. Therefore, the Duty to Co-operate has been fully discharged.

In terms of the above planning application at Land east of Chipping Lane, I can confirm that in principle Preston City Council raises no objection to the proposal. However, the development proposals would inevitably result in increased vehicular traffic entering Preston along Whittingham Road (B5269) towards Broughton and along Longridge Road (B6243) through Grimsargh. At present the strategic highway network does suffer from a level of congestion, with queuing at peak times on the A6 corridors through Broughton Crossroads, together with flows through Grimsargh village, including the pinch point at Skew Bridge. In order for future development proposals to come forward without having an unacceptable severe impact upon the strategic highway network, highway infrastructure improvements identified within the Central Lancashire Highways and Transport Masterplan (CLHTM) would need to be brought forward. The CLHTM identifies strategic highway improvements at the North West Preston Strategic Location, including the Broughton Bypass and the Preston Western Distributor, in addition to improvements at M6 Junction 31a.

On 30 September 2013, Preston City Council's Community Infrastructure Levy came into effect which sets out that planning approval for new developments will provide a CIL contribution, which will be used towards the funding and delivery of identified strategic infrastructure projects. These include both improvements to the Broughton Congestion Relief, Preston Western Distributor Road and M6 Junction 31a. Therefore, as the proposed development submitted to RVBC is likely to generate increased vehicular movements on this strategic highway network, there would be a requirement for the developer to provide a financial contribution towards this infrastructure in order to mitigate this impact. I would envisage that the precise level of contribution will be provided to you by Lancashire County Council Highways Department.

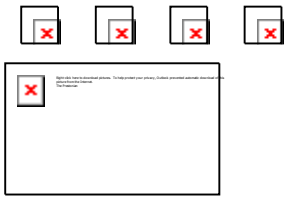
I would appreciate it if you could inform Preston City Council when a decision is made on this application.

Regards,

Phil Cousins

Principal Planning Officer

 Telephone: +441772906584
 Fax: +441772906718
 Planning - Development Management
Town Hall, Lancaster Road, Preston, PR1 2RL



Preston City Council is a Living Wage Employer.

This message and any file or link transmitted with it is confidential, subject to copyright, and intended solely for the use of the individual or entity to which it is addressed. It may contain privileged information. Any unauthorised review, use, disclosure, distribution or publication is prohibited. If you have received this email in error please contact the sender by reply email and destroy and delete the message and all copies from your computer.

Any views expressed in this message are solely those of the author(s) involved, and do not necessarily represent those of Preston City Council.

This message has been scanned for viruses.

This e-mail and any file or link transmitted with it is confidential, subject to copyright and intended solely for the use of the individual or entity to which they are addressed. It may contain privileged information. Any unauthorised review, use, disclosure, distribution or publication is prohibited.

If you have received this e-mail in error please contact the sender by reply e-mail and destroy and delete the message and all copies from your computer.

This message has been scanned for viruses.
