

## Sharon Craig

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**From:** Phil Cousins <P.Cousins@preston.gov.uk>  
**Sent:** 04 September 2015 15:49  
**To:** planning  
**Subject:** 3/2014/0764 Land West of Preston Road, Longridge

### **Planning application: 3/2015/0393**

Proposal: Residential development including the erection of 305 dwellings, a local neighbourhood centre and associated landscaping/wildlife infrastructure (Article 16 Consultation)

Location: Land West of Preston Road, Longridge

I refer to your consultation letter of 19 May 2015 regarding the above planning application. In response to your consultation, I can provide the 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); 190 dwellings on land south of Inglewhite Road; 79 south of Whittingham Road (Mosses Farm, which are currently under construction); and 10 at the former DJ Ryan depot on Inglewhite Road. Therefore, the Duty to Co-operate has been fully discharged.

In terms of the above planning application at Land west of Preston Road, 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 (which is a designated Air Quality Management Area), 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.

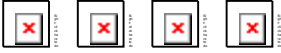
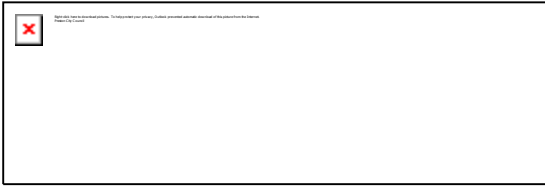
Regards,

**Phil Cousins**

Principal Planning Officer



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