

Memo

From: COLIN HIRST

To: ADAM BIRKETT

Ext: 4503

Date: 1 June 2017

Re: Planning Application 3/2017/0317 – Outline Planning Application
For Employment Floor Space – Land South Of Blackburn Road,
Hothersall PR3 2YY

The concept of the provision of additional employment land at Longridge is supported as both a planning and economic development principle. The Council is seeking to address an objective of the provision of employment land and sites to serve Longridge are a particular concern to be delivered. The Core Strategy directs development towards the Longridge area but does not set a prescribed amount of employment land. A significant portion (some 2.2 hectares) of this application site was identified by the Council as being suitable for employment use and was proposed as a potential site in relation to the Housing and Economic DPD and was subject to an SA process that identified no matters that would prevent the site being considered.

The principle of development in relation to this area at this stage consequently raises no fundamental issues certainly in relation to the previously identified site. I do have concerns in relation to the extent of the wider proposal with particular regard to the relationship of the eastward extension of the site and its encroachment towards the sensitive neighbouring uses, namely the specialist school located to the east of the site. Consideration should be given to reducing the scale of the site because of these concerns.

I would also draw your attention to the fact that the current Regulation 19 consultation on the Local Plan now proposes an alternative site, to the west of the application site however my view is that this does not affect the principle of this site being used for employment. Each application has to be considered on its own merits and we need to bear in mind the relatively early stage of plan preparation the Council is in. Whilst the site is not identified as the councils preferred option it has to be considered on its merits.

The consultation period for the HEDP closes on Friday, 5 June; you may wish to review those responses as part of your assessment. Please contact me if you wish to see them.

Colin Hirst
Head of Regeneration and Housing

