

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

LOCAL AUTHORITY PLANNING OBSERVATIONS

APPLICATION NO: 3/2025/0807
DECISION DATE: 27 October 2025
DATE RECEIVED: 3 October 2025

APPLICANT:

Logik Strategic Land Ltd
South Ribble Borough Council
Civic Centre
West Paddock
Leyland
PR25 1DH

AGENT:

DEVELOPMENT PROPOSED:

Consultation on South Ribble application 07/2023/00035/OUT. Outline planning application (With all matters reserved) for an employment-led mixed use development comprising up to 177,500sqm of employment floorspace (Use Class B2/B8) up to 10,000sqm of C1 Hotels, 1,000sqm of class E(b) retail use, and up to 7500sqm of Class E(g) office use, with associated car parking, service yards and loading bays, landscaping and associated access across 3 plots of land at Cuerdale, land to the West of Salmesbury, South Ribble together with the demolition of a dwelling.

AT: Cowells Farm Cuerdale Lane Samlesbury PR5 0UX

The Council, in pursuance of its planning powers, wishes to make the following comments in respect of the above planning application being considered by South Ribble Borough Council.

Green Belt

The site is within designated Green Belt. National planning policy relating to Green Belt now introduces the concept of grey belt land and the applicant is proposing that this site should be considered as such. It is understood that the emerging Central Lancashire Local Plan (CLLP) included an assessment of land parcels in relation to their performance against the Green Belt purposes as set out in the NPPF, with this site considered to make a significant contribution to criterion c) safeguarding the countryside from encroachment. A further assessment of whether or not the site falls to be considered as Grey Belt would be for SRBC to undertake. Additionally, even if SRBC were minded to view the site as grey belt then an assessment will need to be undertaken as to whether the development satisfies Paragraph 155 of the NPPF including whether there is a demonstrable unmet need for the type of development proposed. Any inappropriate development should only be approved in 'very special circumstances'.

P.T.O

Quantum of Development

The scheme has been amended and now proposes to deliver 177,000 sq. m. of employment floorspace, a hotel, retail and office uses. Ribble Valley Borough Council has a strategic employment site at Barrow, representing approximately 70% of all allocated employment land in the borough. This site is still to be delivered.

Whilst competition in itself is positive, it remains a consideration that this site, in combination with Salmesbury Enterprise Zone, the Barrow and Standen strategic sites as well as the growth strategy of Central Lancashire and Blackburn with Darwen, risks oversupply and market saturation at the sub-regional scale. It is noted that there is further employment land in the proposed garden village, albeit there is uncertainty over this proposal gaining consent.

The cumulative impacts from a potential significant influx of employment land in a relatively confined area surrounding Mellor requires careful consideration. These observations ultimately point towards issues which are best placed for consideration as part of the plan-making system and the Duty to Co-operate.

At the heart of the NPPF is that the system should ultimately be plan-led. Given the magnitude of the development proposed, it is considered that this scheme should ultimately be considered through the plan-making system. Prior to an application for planning permission, development of this scale should be fully justified, tested and considered against the overriding planning objective of securing a sustainable pattern of development relative to the needs and constraints of the area.

A proposal of this scale should come through the local planning process to consider the need for the development in that particular location. It is noted that this site is not included for proposed development in the Publication version of the CLLP.

Highways

Junction 31 of the M6 and the A59 form a key part of the strategic highway network connecting the Ribble Valley with Preston and the wider North-West. Such is the importance of this part of the strategic road network, SRBC must be satisfied that there will be no adverse or undue impact upon the network arising from the scheme. Whilst this is largely within the remit of National Highways and Lancashire County Council, RVBC maintains an interest relating to the consequences of unmitigated congestion within this area of the network and the impact of this on future growth and investment decisions within Ribble Valley.

National Highways identified a number of significant deficiencies within the submitted transport assessment as well as non-compliance with the latest DfT guidance, and we request that the application is not determined until they have sufficient information to form a view. The Council would also welcome this approach in order to enable a holistic assessment of transport implications which is critical to outlining adequate mitigation.

Separately, LCC Highways previously raised numerous concerns, specifically questioning how impacts on the A59 are being considered. We would welcome their comments on the additional information on this in order to ensure that all potential transport implications, both within the South Ribble and beyond, are duly considered.

Consequently, we would request that the application is not determined until adequate transport assessments have been undertaken and agreed which demonstrate that there would be no adverse impacts on the operation of Junction 31 and the A59.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING