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| RIBBLE VALLEY BOROUGH COUNCIL |  |  |
| Development Department  |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA |  |  |  |
| Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) planning@ribblevalley.gov.uk |
| **Town and Country Planning Act 1990** |  |  |  |
| LOCAL AUTHORITY PLANNING OBSERVATIONS |
| **APPLICATION NO:** | 3/2023/0169 |  |  |  |
| **DECISION DATE:** | 18 April 2023 |  |  |  |
| **DATE RECEIVED:** | 01 March 2023 |  |  |  |
|  |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Tyra ThompsonSouth Ribble Borough CouncilCivic CentreWest PaddockLeylandPR25 1DH |  |  |
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| **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 170,000sqm of employment floorspace (Use Class B2/B8) up to 10,000sqm of C1 Hotels, 5,000sqm 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 |
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| The Council has resolved to make objections to the development proposal, as referred to in the schedule above, for the following reason. |
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|  | The Council objects to the scheme based on the inadequate justification and presentation of the ‘very special circumstances’ which are required for development within designated Green Belt, in addition to the perceived failure of the application to fully address or consider matters relating to highways impacts and the potential for employment land oversupply within South Ribble, Blackburn and Ribble Valley areas. A proposal of this scale in the Green Belt should best come through the local planning process to consider the need for the development in that particular location requiring the release of Green Belt land. For further information please refer to the delegated report which accompanies this decision letter. |
| Nicola HopkinsNICOLA HOPKINSDIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNINGP.T.O. |

**Notes**

**Right of Appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

· If you want to appeal against your local planning authority’s decision then you must do so within 6 months of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority’s decision then you must do so within 12 weeks of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority’s decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority’s decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.