

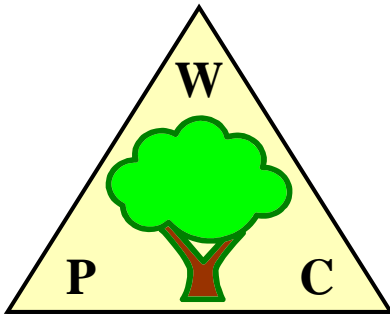
Woodplumpton Parish Council

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20th October 2020



Dear Sir

I write in connection with planning application **06/2020/0888** - Hybrid Planning Application which seeks the following:

1. Full planning permission for new roundabout junction on Preston Western Relief Road with two spur road accesses off roundabout (east and west stubs), related highway infrastructure, associated works and landscaping; and
2. Outline planning permission for residential development up to 1,100 dwellings (Option 1) or reduced residential (approximately by up to 5%) plus primary level school and small-scale local facilities (Option 2), access and circulation roads, cycle routes, pedestrian routes, public open space, green space, tree planting, landscaping, necessary infrastructure and associated works on land at Bartle

Planning Policy considerations

Paragraph 73 of the National Planning Policy Framework (NPPF) states that local planning authorities should **identify a supply of specific deliverable sites to provide five years' worth of housing against their housing requirements - set out in adopted strategic policies** - or against local housing need where the strategic policies are more than five years old (unless the strategic policies have been reviewed and found not to require updating) with an additional buffer of 5% to ensure choice and competition in the market for land.

Paragraph 11 of the NPPF states that the presumption in favour of sustainable development means local planning authorities should approve development proposals **that accord with the Development Plan without delay.**

Given the Development Plan Policy which contains the housing requirement for the Central Lancashire authorities (Policy 4) is more than five years old, and no review of that policy has been undertaken since its adoption in 2012, **the City Council is now using the local housing need figure, calculated using the standard methodology, to monitor and assess its housing land supply position.**

Using the Government's standard methodology, the City Council has a minimum local housing need of **250** dwellings per annum, however, in **May 2020**, the three Central Lancashire authorities issued a Statement of Common Ground to provide the most up-to-date information on local housing need. The Statement of Common Ground and the associated Memorandum of Understanding, requires Preston to supply **404** dwellings per annum.

Recent Planning Committee Reports confirm that the City Council can currently demonstrate a five year supply of deliverable housing land against both figures. In view of this, the Development Plan Policies which are most important for determining the application are not considered to be out-of-date and can therefore be afforded full weight.

Policy 4 of the Core Strategy seeks to ensure that **at least 70% of new housing developments are located on brownfield sites**, however a significant amount of open countryside (known as the NW Preston strategic location) has already been identified to provide for some 5,300 dwellings. The application site is outside the North West Preston Strategic Location and lies in the **open countryside** which is contrary to Policy 4 of the Core Strategy.

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When referring to the NW Preston Strategic Location, the Adopted Local Plan states, *Development of the scale envisaged, requires **careful planning and coordination**, particularly in the light of the highway and other infrastructure requirements.*

In recognition of the above point, the NW Preston Masterplan was developed to *provide a comprehensive framework **to guide the future development of North West Preston**. It provides a clear understanding of the necessary infrastructure and phasing to serve such large-scale proposals.*

Given the above statements, Woodplumpton Parish Council is astonished that an application for a further 1,100 homes has been submitted in such close proximity to the Strategic Location when many of the NW Preston sites are still at phase one and applications for the supporting infrastructure are only just being submitted. Although indicative, **the NW Preston Masterplan has already identified suitable sites to provide schools and small-scale facilities to support the growing community**. Consequently, it seems farcical that Planners could even consider supporting a proposal which has the potential to detract - and indeed undermine - the **careful planning and co-ordination** that was intended to ensure that NW Preston became a sustainable, flag ship, garden city – not just a massive housing estate.

The Preston West Distributor Road was considered to be an essential route to support the strategic location and as such, the route and its impact on the surrounding countryside was carefully considered at an Inquiry. As part of that process, it is assumed that due diligence was given to the potential of the scheme in terms of its commercial potential. Given that construction works have already commenced, it seems like a 'knee-jerk' reaction to propose a new roundabout and development opportunities at such a late stage in the planning process. Indeed, if the application is approved, residents would have a right to question why we have a planning process at all.

As already stated, this site lies outside the NW Preston strategic location and as development in this area is unplanned, it means that the City Council has **not included the area in its vision for growth**, and as such, they have **no evidence to suggest that growth in this area is sustainable** – especially given its distance from Preston City Centre.

Furthermore - and of paramount importance to the existing rural community - there has been no debate, analysis or identification of the **key local issues** at a public hearing in accordance with the provisions of the Development Plan and National Planning Policy Framework.

Based on the above, Woodplumpton Parish Council **strongly objects** to the application and submits that it should be **refused** for the following reasons until the Development Plan Framework has been refreshed and publicly scrutinised in accordance with the requirements of the NPPF.

*The application site is located in the open countryside as shown on the policies map of the Preston Local Plan 2012-2026 (Site Allocations and Development Management Policies). The proposed development would be contrary to the hierarchy of locations for focussing growth and investment **at urban, brownfield and allocated sites**, within key service centres and other defined places.*

*It fails to accord with the management of growth and investment set out in Policy 1 of the Central Lancashire Core Strategy and **consequently it would lead to the unplanned expansion of a rural area**.*

Furthermore, the proposed development is not the type of development deemed permissible in the open countryside under Policy EN1 of the Preston Local Plan 2012-2026 (Site Allocations and Development Management Policies), hence the loss of open countryside for the development proposed is contrary to that policy. The proposed development is contrary to Policy 1 of the Central Lancashire Core Strategy and Policy EN1 of the Preston Local Plan 2012-26.

Mrs Julie Buttle
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