

## CENTRAL LANCASHIRE LOCAL PLAN EXAMINATION MATTERS, ISSUES AND QUESTIONS

Statements in Respect of:-

### **Matter 5 – Housing Allocations**

Issue 5 – Are the proposed housing allocations justified, effective, developable, deliverable, in line with national policy and otherwise soundly based?

#### **Housing Allocations – South Ribble**

(Policy HS3)

The following comments are made by the owners of part of the wider site and specific to the proposed development within the allocation South of Liverpool Road, Much Hoole, Site Ref. HS3.9.

The owners referred to above are David Marsden, Andrew Marsden & Matthew Marsden; the area of land owned freehold is indicated by the red edge on the attached location plan.

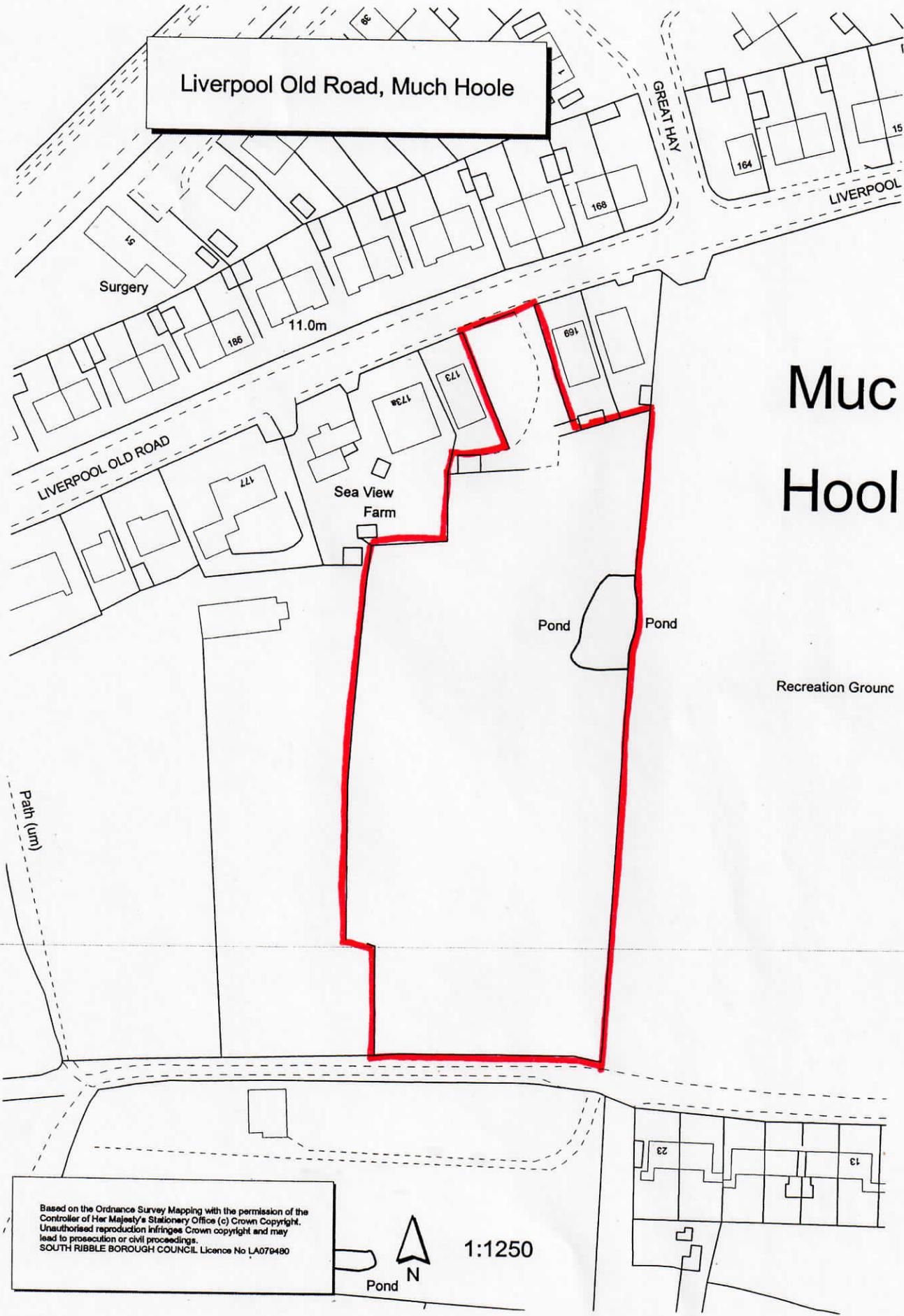
5.5 Is each site allocated for residential development sound? In particular:

- a) Have the site constraints been appropriately taken into account in the allocation of the site? – Yes, the list of Key Development Considerations, under the site allocation, cover those specific details and particular considerations that are likely to be required, which will be accompanied along with all the usual information, reports and details commensurate with such an application.
- b) Are the various requirements set out in the policy clear, justified and effective? – Yes, it is considered that all the site specific requirements are justified and will yield effective outcomes.
- c) Have the indicative yield, development mix and viability considerations been adequately addressed? – Yes, it is felt that the indicative yield is realistic given the specific site constraints and requirements; obviously, this will only be confirmed once a developer has prepared a proposed site layout, which takes into account all the site specific criteria and the developer's preferred housing types.
- d) Is there robust evidence that the assumptions regarding the infrastructure required for the development are realistic and that it will be deliverable? – Yes, it is considered that the infrastructure will be available for the proposed development; there are several potential access points abutting the public highway to provide suitable access/egress to the site. Due to the central village location, all the usual services are present in the highway adjacent. Also, we are aware that United Utilities are currently carrying out an assessment of their apparatus in the locality in preparation of the site coming forward for development.

e) Is there evidence that the development of the allocations is viable and developable during the plan period? – Yes, as landowners of part of the site, which also provides access to the site from the highway, we are very keen to promote the site and are currently in contact with suitable developers with a view to agreeing a sale as soon as the proposed local plan becomes policy. We also understand that the owner of the adjacent site, which is also within the specific allocation, has also been actively promoting the site as well. Hence, we feel that the site will be developable very soon after adoption of the local plan, and definitely, within the plan period.

f) Are there any omissions in the policy, and is it sufficiently flexible? – No, there does not seem to be any omissions that are not an ordinarily accepted and anticipated part of the usual planning process, it is felt that all the site specific peculiarities have been mentioned. It is also considered that the policy remains sufficiently flexible to allow the developer to tailor the development to suit their specific product, whilst also ensuring compliance with the planning policy and housing requirements.

Liverpool Old Road, Much Hoole



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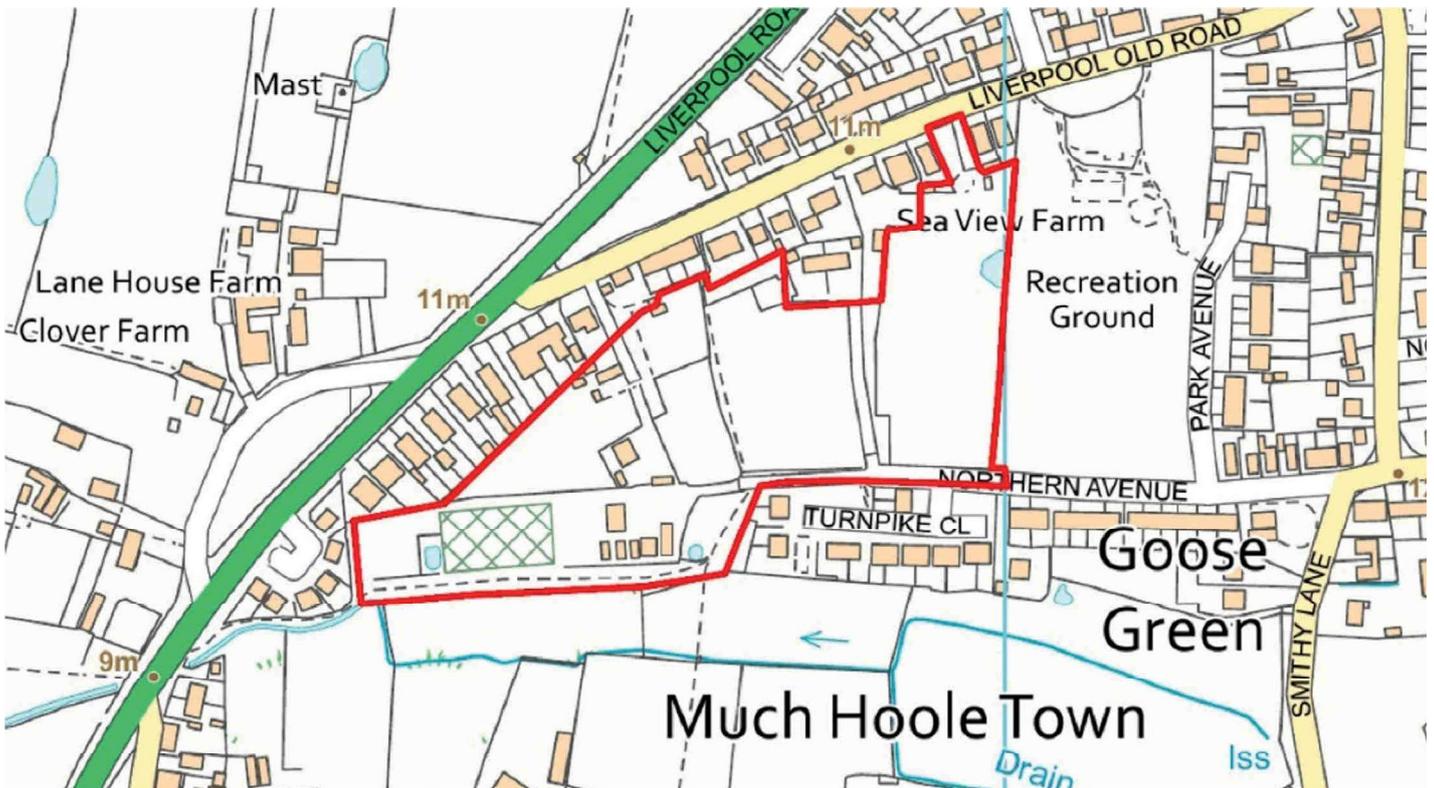
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## South of Liverpool Road, Much Hoole

Site Ref	HS3.9
Developable Area (Ha)	3.40
Site Location (and Ward)	Much Hoole, Hoole ward
Amount/type of development (indicative)	c.60 dwellings



### Key Development Considerations

Planning Obligations (ID2)	A planning obligation may be required to secure affordable housing and help mitigate the impacts of development in line with policy ID2.
Flood Risk (EN10)	The site lies in flood zone 1 but includes a waterbody and ordinary watercourses. There is a medium to low percentage coverage of surface water flood risk. Flood risk should be manageable through careful consideration of site layout and design and detailed consideration of flood risk early in the planning process.

<b>Drainage (EN11) and Utilities</b>	<p>The site has access to utilities.</p> <p>There is a record of sewer flooding in the vicinity of the site. A gravity sewer and a pressurised water main lie within the site boundary and the water main may require an easement. Early dialogue with United Utilities will be required prior to the submission of a planning application. Attention will be required to drainage within and from the site to ensure that there is no impact on surrounding watercourses.</p>
<b>Highways (ST2)</b>	<p>Suitable vehicular access may be achievable from Liverpool Road, subject to demonstration of adequate visibility splays. Access may be available from Northern Avenue although it would need to be demonstrated that it is possible to deliver a continuous road of a suitable width with footway, whilst ensuring that existing accesses achieve visibility requirements. Development layout and scheme detailing should provide good connectivity to the established Public Rights of Way network including mitigation of any adverse impacts. Early dialogue is recommended with the Highway Authority, prior to the submission of a planning application, to ensure appropriate local highway network mitigation.</p>
<b>Ecology (EN9)</b>	<p>Potential ecological impacts must be considered as part of any planning application for developing the site due to its partly greenfield nature.</p>
<b>Trees, Woodland and Hedgerows (EN8)</b>	<p>Development should seek to retain existing trees within the site where possible. A Tree Survey will be required.</p>
<b>Amenity (EN4) and Environmental Quality (EN14)</b>	<p>Due to the site's location adjacent to a playing field a Noise Impact Assessment may be required to ensure the proposed development can secure an acceptable level of amenity.</p>
<b>Housing mix and density (HS6) and affordable housing (HS7)</b>	<p>Development of the site will be expected to accord with policies HS6 and HS7, delivering an appropriate mix and density of housing and the required percentage, tenure and mix of affordable housing. Early discussions with the Local Planning Authority are recommended.</p>
<b>Open Space and Playing Pitch requirements (HS5)</b>	<p>Development of the site will be expected to accord with Policy HS5, providing an appropriate level of open space to meet the recreational needs of the development.</p>
<b>Agricultural land (EN16)</b>	<p>An Agricultural Land Classification report may be required as part of a planning application if the land is best and most versatile.</p>