

# HAYDOCK GRANGE

Woodplumpton Parish Council

12 July 2011

Planning Application

06/2011/0473

# Details

- 450 dwellings
- 3 local shops
- Associated infrastructure and open space provision
- Demolition of some farm buildings
- Application expected to be considered at Planning Committee on 5 September 2011



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- KEY**
- Red line boundary
  - Proposed public main greenspace
  - Proposed residential units 2 and 2.5 storey (10 - 12m)
  - Proposed residential units up to 3 storey (1.3m)
  - Proposed water course
  - - - Proposed primary route
  - - - Proposed secondary route
  - Proposed location of community facilities
  - . . . Proposed primary footpath link
  - . . . Proposed cycle route
  - - - Existing on road cycle route

**REVISIONS:**  
 A Revised areas up to 3 storey. WD  
 June 2011

TAYLOR WIMPEY  
**HAYDOCK GRANGE  
 COTTAM**  
 Scheme Parameters

SCALE: 1/1250 @ A1 DATE: 06.06.2011  
 DRAWN BY: WD CHECKED BY: PR  
 DRAWING NUMBER: 442A.34A

# Determining the Application

- S38(6) Planning and Compulsory Purchase Act 2004
- Planning Applications should be determined in accordance with the statutory Development Plan for the area unless material considerations indicate otherwise

# Development Plan

- Consists of the North West England Regional Spatial Strategy (Sept 2008) and policies from the Preston Local Plan 2004 saved by direction of the Secretary of State (Sept 2007)

# Regional Spatial Strategy

- Policy DP4 sets out a sequential approach to development
  - Existing buildings and Previously Developed Land
  - Suitable infill opportunities
  - Other land well located in relation to jobs, services, infrastructure
- Policy L4 sets out housing target, equating to 507 net new dwellings p.a.
- 70% required to be on previously developed land
- Some conflict with these policies

# Local Plan

- Substantive protective policy (DC2 Open Countryside outside Green Belt) not saved by the Secretary of State
- May be conflict with other Local plan policies
- Overall conclusion that there may be some conflict with the development plan but then have to consider whether any material considerations would outweigh that conflict

# Material Considerations

- Fundamental factors involved in land-use planning: number, size, layout, siting, design and external appearance of buildings, proposed means of access, landscaping, impact on the neighbourhood, availability of infrastructure.
- The Government's statements of planning policy are material considerations which must be taken into account, where relevant, in decisions on planning applications.
- Emerging policies, in the form of draft policy statements and guidance, can be regarded as material considerations, depending on the context.
- Ministerial decisions and statements can be material considerations.

# Planning Policy Statements

- **Planning Policy Statement 7: Sustainable Development in Rural Areas**
- Objectives include promoting more sustainable patterns of development through: focusing most development in, or next to, existing towns and villages; preventing urban sprawl; discouraging the development of 'greenfield' land, and, where such land must be used, ensuring it is not used wastefully
- On housing, the key aim of Government policy is to offer everyone the opportunity of a decent home but in planning for housing in their rural areas, local planning authorities should strictly control new house building (including single dwellings) in the countryside, away from established settlements or from areas allocated for housing in development plans.
- The presence of best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification), should be taken into account alongside other sustainability considerations

# Planning Policy Statements

- **Planning Policy Statement 3: Housing**
- Sets a requirement for local planning authorities to be able to demonstrate a five year supply of deliverable housing land
- Paragraph 71: where that cannot be demonstrated, the LPA should consider favourably any application for housing
- Not an overriding requirement; subject to other considerations set out in paragraph 69 of PPS3 including; achieving high quality housing; providing a good mix of housing; the suitability of a site for housing, including its environmental sustainability; using land effectively and efficiently; is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives (Cottam)

# Five Year Supply of Housing Land

- Requirement based on RSS i.e.  $507 \times 5 = 2535$  plus any shortfall from previous years
- Current five year requirement is 2725
- Has to be “deliverable” i.e.
  - Available now
  - Suitable
  - Achievable
- Against those criteria Preston currently has an identified 3.36 years’ supply

# Emerging LDF Policy

- Core Strategy currently going through Examination in Public.
- Provided for housing figures 20% below RSS for two years (or until new figures produced) and then for new locally determined housing figures
- Inspector indicating that he will recommend a return to RSS figures

# Ministerial Statements

- “The Plan for Growth” HM Treasury and Dept for Business Innovation and Skills published alongside the budget in March 2011
- Government’s business plan to put the UK on a path to sustainable, long-term economic growth.
- Accompanied by a Ministerial Statement by the Minister of State for Decentralisation 23 March 2011

# Ministerial Statements

- The Ministerial Statement of 23 March 2011 says that when deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development.
- Local planning authorities should take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing

# Ministerial Statements

- DCLG have indicated that The Secretary of State for Communities and Local Government will take the principles in the March 23rd statement into account when determining applications that come before him for decision. In particular he will attach significant weight to the need to secure economic growth and employment.
- Appeal decisions since March 2011 indicate that the provision of housing is considered to contribute to securing economic growth and employment.

# Policy issues to be considered

- Whether the proposed development is in conformity with the statutory development plan
- Whether there is conflict with material considerations in PPS7
- The weight to attach to five year supply requirements of PPS3
- The weight to attach to the Ministerial Statement of 23 March 2011

# Issues

- Sustainability of development
  - Access to services
  - Access to employment opportunities
  - Environmental/biodiversity/landscape issues
- Impact on highway capacity
- Agricultural use and land classification
- Effective and efficient use of land – greenfield development