



3 Hazelmere Road
Fulwood
Preston
PR2 9UN

) (01772) 863477

Email:- clerkgrimsarghparishcouncil@gmail.com

Date:- 29 August 2013

To:- Mr Phil Cousins
Senior Planning Officer
Preston City Council
Environment Directorate
Lancastria House
77-79 Lancaster Road
Preston
PR1 2RH

Dear Mr Cousins

Objection to Planning Application 06/2013/0533 – Land off Ribblesdale Drive, Grimsargh. Outline application for residential development (Class C3) of 4.5 hectares of land for up to 70 no dwellings with new highway access from Ribblesdale Drive, internal access road, landscaping and associated infrastructure.

As you are aware Grimsargh Parish Council considered the above Planning Application at a meeting of the Parish Council's Planning Sub-Committee on Wednesday 28 August. The meeting was attended by 77 members of the public and after full consideration Grimsargh Parish Council agreed to object to this Planning Application for the following reasons outlined below.

The proposed development falls within the Area of Separation between Grimsargh and Preston. As you are aware Policy 19 is designed to:-

“Protect the identity and local distinctiveness of certain settlements and neighbourhoods by designation of Areas of Separation and Major Open Space, to ensure that those places at greatest risk of merging will be protected. Areas of Separation will be designated around the following northern settlements.... (c) Grimsargh.”

The development would contravene this policy and reduce the area of separation which is also a haven for wildlife.

In addition to this National Planning Policy directs clearly away from the use of open countryside towards the use of brownfield sites and the prevention of urban sprawl. These intentions are very clearly reflected in the Preston Local Plan Policy DC10 – Rural Villages.

The developer refers to Preston not being able to meet their five year housing supply, but we are aware of two developments recently that have gone to appeal and been successful. These developments will result in at least an additional 400 houses being built and we are aware of further appeals/applications which will be able to satisfy the housing need.

We are also concerned about flooding on this site as we are aware of ongoing flooding issues on Ribblesdale Drive. The small culvert/brook on the Redrow estate would not be able to cope with the surface water run-off if this development goes ahead.

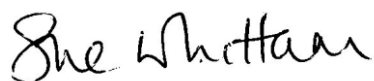
The main B6243 is already a bottleneck with queues at busy periods routinely extending from the Bluebell Way roundabout right through the village out beyond Alston Lane School. We therefore have serious concerns about the increased traffic from this proposed development. Currently Ribblesdale Drive consists almost entirely of retired people who do not use the road at peak traffic times. The new development is designed to appeal to families and this will increase the traffic onto B6243 which is already struggling to cope.

The proposed access road from the site is inadequate and is not wide enough to allow a bin wagon/car to pass each other at the same time. It is in fact narrower than the normal size of road at only 4.7 metres wide. It is therefore unsuitable for the main access road from the proposed site.

It has been brought to our attention that the local St Michael's School is at capacity. Parents of young children within the Village have been advised that they will not be able to get their children into the school in forthcoming years.

We hope that the Planning Committee takes these comments into account when determining this Planning Application, and that the application is refused.

Yours sincerely



Mrs Sue Whittam
Clerk to Grimsargh Parish Council