

GRIMSARGH PARISH COUNCIL

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Date: 30 June 2012
Our ref: SMW/Planning/July 2012

By Email to: planningpolicy@preston.gov.uk

Dear Sir

Sites for Preston – Preferred Options Consultation 21 May – 2 July 2012

I refer to the above consultation that has been given full consideration by Grimsargh Parish Council. We would wish to make the following comments:-

1. Comments on Specific Policies:

“Policy AD2 Development within Existing Villages

Within existing villages, as defined on the Proposals Map, proposals for appropriate small scale development, will be permitted provided that:

- a) the design of the development is sensitive to, and in keeping with, the character and appearance of the village;
- b) there would be no adverse impact on residential amenity, particularly by reason of noise, general disturbance and loss of privacy due to the activity under consideration or the vehicular/pedestrian movement it generates;
- c) the proposal would not lead to an over concentration of non residential uses, detrimental to residential character and amenity, and;
- d) the proposal would not lead to an over intensification of use of the site.

Favourable consideration will be given to proposals containing measures likely to result in an overall improvement to the environment and amenity of the area.”

We generally welcome and support policy AD2.

We would hope and expect that the views of local residents would be at the forefront on any decisions regarding any potential proposals.

Policy HS4 Rural Exception Affordable Housing

New housing development adjoining the villages of Barton, Broughton, Goosnargh, Grimsargh, Lea Town and Woodplumpton may be permitted in exceptional cases, for affordable housing, where a need has been identified as a result of a comprehensive needs assessment for the local area.

Such affordable housing should be for occupancy by households meeting one or more of the following criteria:

- a) existing local residents on the housing waiting list;
- b) people whose work provides important services in the village, and who need to live closer to the local community;
- c) people with the offer of a job locally who cannot take up the offer unless affordable housing were available.

We have some concerns regarding Policy HS4

It is our view that there is a considerable quantity of affordable housing within easy reach of Grimsargh by public transport and therefore it would be unlikely for such requirements to be established.

Once again, we would hope and expect that the views of local residents would be at the forefront on any decisions regarding any such proposals.

“Policy EN2 Areas of Separation

Areas of Separation, shown on the Proposals Map, are designated between:

- Broughton and the Preston Urban Area
- Goosnargh/Whittingham and Grimsargh
- Grimsargh and the Preston Urban Area

Development in these Areas of Separation will be restricted, including all forms of development considered appropriate in the Green Belt.”

We welcome and support Policy EN2. We would, however, like to see the Area of Separation extend into the areas currently defined as EP1.11 and EP 1.10.

2. Specific Sites.

a) Those in the Original Sites for Preston Not Carried Forward

We note that the following sites, that were in the original “Sites for Preston” consultation, are not included as Sites Carried Forward:

- P035 & P072 Land to the rear of Preston Road/Ribblesdale Drive
- P036 Grimsargh Reservoir & adjoining land, Preston Road
- PO41 & PO64 Land at Church House Farm, Preston Road
- P048 Grimsargh House Rest Home, Preston Road
- P053 Rear The Laund, Whittingham Lane
- P091 Grimsargh Vicarage, Preston Road, Grimsargh
- P092 Fell View/Dixons Lane, Grimsargh

We objected to these sites in our original submission to the Sites for Preston Consultation. Therefore we welcome the decisions not to carry these sites forward and agree with the reasons listed.

b) New Sites that Came Forward in the Sites for Preston Consultation

NP099 - Land at Three Mile Cross Farm, Preston Road, Grimsargh. We note that this is listed as “Do Not Allocate” and welcome this decision. However it is also noted that no reason for that decision is given. It is our view that the same applies to this site as has been given for other new sites that came forward in the consultation, namely “Not in conformity with Publication Core Strategy Policy 1: Locating Growth (located within the Open Countryside adjacent to the settlement of Grimsargh. Grimsargh is not identified as a location of growth)”

Indeed we believe that this site would, like the Hallam site P041/P064 being of such a large scale, bring about the loss of the rural village identity of Grimsargh.

Regarding the other new sites:

- NP100 Land adjoining Longridge Road & Three Mile Cross Farm (Rear 272-278 Longridge Road), Grimsargh
- NP102 Wood Top Farm, Grimsargh
- NP112 Land North of Preston Road, Grimsargh.
- NP114 Land North of Langden Fold/East of Yew Tree Avenue, Grimsargh
- NP116 Land South of Carbis Avenue, Grimsargh
- NP117 Land Fronting the East Side of Preston Road, Grimsargh
- NP118 Wood Top Farm, Grimsargh

We welcome the decisions not to allocate these sites and agree with the reasons listed. Any of the larger site proposals would bring about the loss of the rural identity of Grimsargh.

c) Those sites that are Carried Forward

PR/CS/08 & P020 (Site Allocation Reference WB2.1) In view of the level of support that was received for this site and, in light of our own recent canvassing of local opinions, Grimsargh Parish Council will retain a “neutral” view on this site, until any firm proposals come forward. It is our view that “extra care” housing would be more welcome than medical facilities.

P049 Roman Road Farm (Site Allocation Reference EP1.11) and P004 Preston East, Junction 31A M6 (Site Allocation Reference EP1.10).

Grimsargh parish Council continue to object to these sites, as per our original submission in the Sites for Preston Consultation:

There are already a number of empty commercial units on the Red Scar Development and we feel that further commercial units are not needed. Regarding EP1.11 - we are concerned that this proposed development is on the border of a SSSI and is part of a natural corridor that is used by badgers, deer and other important wildlife.”

The aerial map used in our original response is again attached below.

“There are clear areas within the existing industrial sites as yet undeveloped. In addition to the sites P005, P033, P050 and P080, against which the Parish Council have no significant objections, it is believed these and the vacant sites would adequately meet any

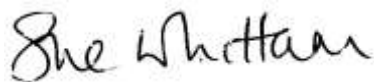
needs for employment areas. Therefore EP1.10 is also unacceptable on the grounds of being unnecessary destruction of greenfield land and an area of great rural beauty.

Transport and Traffic

As a general observation, we feel that the Preferred Options and, indeed the Central Lancashire Core Strategy documents are lacking in substantive policies regarding the increasing problems of traffic, around the north and east of Preston and specifically along the B6243 through Grimsargh.

We hope that these comments are helpful and are taken into account when you produce the updated document later in the year.

Yours faithfully

A handwritten signature in black ink that reads "Sue Whittam". The signature is written in a cursive, flowing style.

Mrs Sue Whittam
Clerk to Grimsargh Parish Council

Grimsargh – Illustration of Proposals for area for Commercial Development



The area shaded red is the Parish Council's View on what would be an acceptable area of commercial development. As can be seen, it includes the areas P005, P033, P050, P080. Any development outside of this area towards the village is seen as encroaching into the Area of Separation and unnecessary use of greenfield land.