**Cuerdale Garden Village (CGV) & LOGIK**

**Planning Applications – Additional Arguments (Oct 25)**

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner – the development plan.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

NPPF followed by a number denotes which paragraph in the NPPF document is referred to and the writing in italics is the text from the document

**NPPF 7** *the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs*

These proposals would remove food producing land from the local food chain. Over 3,000,000 litres of milk a year are produced at just one of the farms. Increasing the distances food must travel. Once the agricultural land is developed it is lost forever compromising future generation’s food security.

**NPPF 62** *To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance.*

Storey Homes claim South Ribble cannot meet their housing need., this is NOT true. The Standard Method has increased to 489 dpa (2445 over 5 years) with 2841 anticipated completions in South Ribble over the next 5 years it has shown it can meet the housing target. On 1st April 2025 South Ribble had extant permissions on 3063 dwellings.

Local housing need assessments show a need for accommodation for people with disabilities and the ageing populations. Storey Homes fails to meet these requirements with accommodation aimed only at families.

To get around Green Belt rules Storey Homes using the ‘Golden Rules’ they have changed their quota of affordable homes to meet the 50% requirement – this is in conflict with the highly skilled jobs they say will be created.

**NPPF 66***. Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures*

Unfortunately, CGV housing is located in an unconnected transport area with no links to public transport – buses, trams or trains, the only mode of transport will be the car. The affordable home mix will cause high levels of transport related social exclusion.

Cuerdale Lane is unsafe to walk or cycle along especially at night. There are no local tram, bus or train services, residents will all need a car not conducive to affordable housing

South Ribble Borough Council need to seriously consider how realistic it is to have so much affordable housing on an estate so far from services, facilities and public transport.

**NPPF 72**. *Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.*

*Planning policies should identify a supply of:*

1. *specific, deliverable sites for five years following the intended date of adoption*

South Ribble has demonstrated a five-year housing supply. The Storey Homes claim that there is an unmet housing need is not true. The application must be refused.

**NPPF 77**. *The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way*

A large-scale development such as this and that proposed by LOGIK should not be developer led , instead it should be strategically planned by the relevant local authority. This and the LOGIK applications are speculative. CGV is NOT well located and does not offer a genuine choice of transport modes. The location necessitates the use of a private car for social use or commuting, even the short distance to Samlesbury EZ. There is no local bus service. The proposed cycle routes and walks are within the development helping you to go nowhere.

**NPPF 85*.*** *Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.*

The emerging local plan sets out the hierarchy of development prioritising the city and town centres.

Preston is a well-connected city with Preston Railway Station a major transport hub providing sustainable transport and a full range of facilities in walking distance. The NCF at Samlesbury is the opportunity for the city to be at the centre of a thriving and collaborative regional cyber digital data innovation ecosystem, supported by the creation of the commercial district in the Station Quarter and the planned urban Village in the Stoneygate Quarter creating 1600 new homes by 2035 – a truly sustainable location. Brownfield sites in the city are expected to supply 3000 homes, re-development of St Johns 500 apartments with retail and commercial space, Park Hotel and Horrocks Mill 700 new homes, Odeon cinema 250 homes. Preston 35 seeks to ensure excellent accessibility and connectivity between the city centre and Samlesbury. Development along the A59 will cause excess traffic, congestion, poor air quality, noise and will take the investment away from the city centre.

Preston 35 goal is to maximise Preston’s opportunities for cyber and innovation triggered by the NCF, to create the new commercial centre by Preston railway station, to deliver the urban village Stoneygate and boost city living. It is involved in the opportunity to develop the hub for enterprise and entrepreneurship connecting students and business and the provision of a range of workshop accommodation for business aligned to NCF. Storey Homes claim only they are providing homes and employment land this is simply not true and only their location can meet the need but Preston City Centre provides high density housing and access to all leisure health and schooling in a walkable environment. It also provides a more appropriate housing option for the graduates who will most likely form the bulk of the new workforce. The city centre is a sustainable, self-sufficient location with no need to travel by private car.

***NPPF 96.*** *Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*

*a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages*

Preston City centre also satisfies these requirements CGV cannot – their streets will be full of private cars

**NPPF 98***. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments*

These are already in place in the city centre. CGV has a 10-15 years build plan with their civic facility ie a primary school not built for 6 years and sports pitches not built for 10 years showing the development is not sustainable

NPPF 103. *Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.*

A low priority for Storey Homes as it is low down in the building timetable – 10 years before they build sports pitches! but a full range of facilities available for those living in the city centre

Transport – The city centre is a walkable area. The new commercial centre is located next to the railway station which is a regional hub offering sustainable transport. Preston 35 proposed excellent accessibility and connectivity between the city centre and Samlesbury. The housing estate along Cuerdale Lane is cut off from public transport. At Brockhole village a new bus service was put in but lasted for only a week before it was announced as non-viable. CGV will be a car dependent estate no matter what their travel plan hypothesises.

Renders of CGV portray people out and about in uncluttered streets. If you visit Storey Homes development in Grimsargh there are so many parked cars you can barely pass through. A bus certainly could not.

CGV Is not on the local plan and is not included in the emerging local plan so permission should be refused. This is a speculative application.

***NPPF 124.*** *Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land*

Building densities are much higher in urban rather than rural areas. Putting a housing estate in a rural setting is not an effective use of land. The land is highly productive agricultural land providing food for the local economy and supporting a range of agriculture related jobs. This application gives no credence to any value of the agricultural economy. Central Lancashire has conducted housing and employment land studies to identify objectively assessed needs and available brownfield land. Developers like Storey Homes prefer green fields to maximise their profit and return.

**NPPF 142***. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*

This proposal by Storey Homes, which is just Phase 1, there’s also Phase 2 Storey Homes and LOGIK results in very substantial sprawl from the river along the A59 for approximately 3 kilometers and further along the A677. This is contrary to the fundamental aim of the Green Belt and will result in very substantial urban sprawl and a substantial loss of openness.

**NPPF 143.** *Green Belt serves five purposes:*

1. *to check the unrestricted sprawl of large built-up areas;*

This development creates a large area of sprawl from the city boundary and causes substantial harm. The Green Belt in Samlesbury is unique as it serves to stop the sprawl from the neighbouring boroughs of Preston, Blackburn, Ribble Valley and Chorley

**NPPF 146*.*** *Exceptional circumstances in this context include, but are not limited to, instances where an authority cannot meet its identified need for homes, commercial or other development through other means. If that is the case, authorities should review Green Belt boundaries in accordance with the policies in this Framework and 43 propose alterations to meet these needs in full, unless the review provides clear evidence that doing so would fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan*

The housing and employment needs can be met there are no exceptional circumstances

**NPPF 147**. *Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development.*

The identified needs for development have been identified there are no exceptional circumstances, the Green Belt should remain in situ