

MATTER 3: HOUSING – WEDNESDAY 6 MARCH 2013
REPRESENTATION NO. 111
PERSONAL ID NO. 204 (PICKERINGS FARM, PENWORTHAM)

SOUTH RIBBLE SITE ALLOCATIONS DPD
STATEMENT ON BEHALF OF TAYLOR WIMPEY UK LTD
FOR THE EXAMINATION HEARING SCHEDULED FOR
WEDNESDAY 6 MARCH 2013
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APPENDICES

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1. INTRODUCTION

- 1.1 HOW Planning (HOW) has been instructed by Taylor Wimpey UK Limited (TWUK) to prepare and submit representations on the South Ribble Site Allocations and Development Management Policies DPD (Publication Version). The representations are made in relation to Pickering's Farm site on Bee Lane in Penwortham.
- 1.2 This statement addresses some of the questions raised by the Inspector under Matter 3: Housing – Chapter D. It sets out a summary of the main points to be put forward and discussed at the Examination hearing which will take place on Wednesday 6 March 2013.
- 1.3 A separate statement has been submitted on behalf of TWUK by HOW to address Matter 2. The Inspector is invited to read these associated representations in conjunction with each other.
- 1.4 Matter 3 states:

Is the Plan's approach to housing justified, consistent with national planning policy and capable of effective implementation?

- 1.5 The Inspector raises three questions (1-3) under Matter 3 and this Statement responds just to question 3. The representations assess Housing Policy D1 of the DPD Publication Version against the tests of soundness set out in the National Planning Policy Framework (NPPF).

2. RELEVANT PLANNING POLICY

2.1 This Statement has regard to relevant planning policy and the key points are summarised below.

NPPF

2.2 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. Paragraph 14 of the NPPF states:

"For plan making this means that:

- *Local Planning Authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or*
 - *Specific policies in this framework indicate development should be restricted¹.*

2.3 The NPPF at paragraph 47 relates to delivering a wide choice of high quality homes and states:

"To boost significantly the supply of housing, Local Planning Authorities should:

- *Use their evidence to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in housing market area, as far is consistent with the policies set out in this framework, including*

¹ NPPF, March 2012, Page 4, Paragraph 14

identifying key sites which are critical to the delivery of the housing strategy over the plan period;

- *Identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against the housing requirements with and additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, Local Planning Authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the plan supply and to ensure choice and competition in the market for land."²*

2.4 The NPPF at footnote 11 defines deliverability and states:

"To be considered deliverable, sites should be available now, offer a suitable location for the development now, and be achievable with a realistic prospect that housing will be delivered on a site within 5 years and in particular that development on the site is viable ..."³

2.5 Paragraph 154 of the NPPF relates to Local Plan Making and states:

"Local Plans should be aspirational but realistic. They should address the spatial implications of economic, social and environmental change. Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan."⁴

2.6 The NPPF at paragraph 173 relates to ensuring viability and deliverability and states:

"Pursuing sustainable development requires careful attention to viability and costs in plan making and decision taking. Plans should be deliverable.

² Et seq page 45, paragraph 47

³ Et seq page 12, footnote 11

⁴ Et seq page 37 paragraph 154

Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing landowner and willing developer to enable the development to be deliverable.”⁵

2.7 Paragraph 182 of the NPPF relates to examining Local Plans. It states:

“The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with a duty to cooperate, legal and procedural requirements, and whether it is sound. A Local Planning Authority should submit a plan for examination which is considered is “sound”.

Central Lancashire Core Strategy

2.8 Policy 1: Locating Growth of the adopted Central Lancashire Core Strategy identifies where growth and investment will be concentrated within the Central Lancashire area. With reference to the South of Penwortham and North of Farington Strategic Location within which Pickering's Farm is situated, the policy states:

“Growth and investment will be concentrated in:

(a) The Preston/South Ribble urban area comprising:

iii. The settlement south of the River Ribble comprising:

⁵ Et seq page 41, paragraph 173

- *Penwortham, focusing on the regeneration of the district centre, but with some Greenfield development at the South of Penwortham and North of Farington Strategic Location.*⁶

2.9 Paragraphs 5.49 and 5.50 of the Core Strategy relate to the South of Penwortham and North of Farington Strategic Location. Of relevance, the paragraphs state:

Paragraph 5.49

*"...The location is of strategic significance by virtue of its ability to significantly contribute to South Ribble infrastructure and housing requirements. This Strategic Location would result in the rounding of the Preston and South Ribble urban area as defined in Policy 1 of the Core Strategy ..."*⁷

Paragraph 5.50

*"The area could contribute between 1,200 and 2,000 dwellings...Overall, the inclusion of this area as a Strategic Location provides clarity about the future development of the area, protecting those areas that might be needed in later plan periods through the plan, monitor and manage principles of implementation...The South Ribble Site Allocations DPD will identify the extent of land to be brought forward within the Strategic Location and would also indicate land that may be required beyond the plan period. It will set out appropriate phasing for the release of land."*⁸

2.10 Policy 4: Housing Delivery sets the housing target for the plan period for the Central Lancashire area. The policy states:

"Provide for and manage the delivery of new housing by:

a) Setting and applying minimum requirements as follows:

- *Preston – 507 dwellings pa*

⁶ Central Lancashire Core Strategy, Page 50, Policy 1

⁷ Et seq page 48, paragraph 5.49

⁸ Et seq, page 48, paragraph 5.50

- *South Ribble – 417 dwellings pa*
- *Chorley – 417 dwellings pa*

With prior under provision of 702 dwellings also being made up over the remainder of the plan period equating to a total of 22,158 dwellings over the 2010-2026 period ...⁹

⁹ Et seq page 71, Policy 4

3. RESPONSE TO INSPECTORS QUESTION 3

3.1 This section provides a response to question 3 raised by the Inspector under Matter 3.

3. Are the allocated sites, on the available evidence, appropriate, justified and deliverable having regard to the alternatives? Have alternatives been subject to adequate sustainability appraisal and consultation?

3.2 TWUK demonstrates in this Statement that the proposed residential led allocation at Pickering's Farm is justified and deliverable having regard to the alternatives.

A Justified Allocation

3.3 The Council's own Examination Statement to Matter 2 addresses the potential alternatives for development within the South of Penwortham and North of Farington Strategic Location.

3.4 TWUK and the Homes and Communities Agency (HCA) have prepared a Development Statement for Pickering's Farm which assesses the suitability and deliverability of the site for large scale residential led development. The Development Statement is attached at Appendix 1.

3.5 The Development Statement demonstrates that the allocation of Pickering's Farm for residential led development is the most appropriate strategy to deliver the Central Lancashire Core Strategy's planned housing and infrastructure requirements within the South of Penwortham and North of Farington Strategic Location.

A Deliverable Allocation

3.6 The Development Statement demonstrates that the allocation for residential led development comprising 1,350 new houses at Pickering's Farm in Draft Policy D1 is deliverable. In summary, the Development Statement demonstrates that:

- TWUK, a dedicated national house building company with over 126 years of experience, and the HCA, the Housing and Regeneration Agency for England, control the majority of the land proposed for allocation under Policies C1 and D1 of the Site Allocations DPD (Section 2);
- The site's location is suitable, accessible and sustainable. Furthermore a technical analysis of the site also demonstrates that there are no known constraints to development (Section 5);
- The site is deliverable in accordance with the requirements of the NPPF (Section 6);
- A range of uses can be delivered as part of a high quality residential led mixed use development (Section 7);
- The level of development proposed at Pickering's Farm can be accommodated on the site having regard to key design considerations. An Illustrative Masterplan is provided within the Development Statement which will be developed through wide public consultation as part of the masterplan required by Policy C1 (Section 8); and,
- The extent of infrastructure which will be delivered at the site. An Indicative Phasing Plan and Strategy is provided which promotes a phased approach to delivery, demonstrating that 1,350 homes and the associated infrastructure will be delivered over the plan period (Section 9).

3.7 Additional evidence is provided below to demonstrate that Pickering's Farm is deliverable in accordance with the requirements of the NPPF:

- **Be Available** – Substantial progress has been made between TWUK and the HCA with land acquisition. TWUK has either secured option agreements or the HCA owns the land which makes up the majority of land area promoted for development under Policies C1 and D1. The smaller areas not yet acquired in later phases of the development are currently being agreed under options through TWUK.
- **Be Suitable** – the site offers a suitable location for development and will contribute to the creation of a sustainable mixed use community.
- **Be Achievable** – There is an excellent prospect that housing will be delivered on the site within the next five years in line with the Indicative Phasing Strategy. The Development Statement also demonstrates that there is an excellent prospect that 1,350 new houses will be delivered at Pickering's Farm over the whole plan period.
- **Be Viable** – TWUK have reviewed the economic viability of the development in terms of land value, attractiveness of the locality, level of potential market demand and projected rate of sales. In addition cost factors associated with the development including site preparation costs, site constraints, possible s106 contributions, phased delivery of required infrastructure and land ownership negotiations have been considered.

TWUK are highly experienced national house builders and would not have invested the significant cost and time incurred to date to promote the site for residential led development if they were not confident of its viability. Where constraints have been identified, TWUK and the HCA have considered the necessary mitigation measures and required investment in order to overcome potential issues. Furthermore, the Site Allocations DPD confirms that funding for the Link Road could be available from the Local Transport Plan 3¹⁰. The Development Statement demonstrates that the proposed development is economically viable.

3.8 The evidence presented by TWUK demonstrates that Pickering's Farm is deliverable and meets the requirements of the NPPF.

¹⁰ Site Allocation and Development Management Policies DPD Publication, July 2012, page 13, paragraph 4.19

4. A SOUND PLAN

4.1 In accordance with paragraph 182 of the NPPF, the allocation of Pickering's Farm in Policy D1 is sound because the DPD is:

- **Positively prepared** – the plan has been positively prepared by allocating Pickering's Farm for large scale residential led development which would deliver the Central Lancashire Core Strategy's housing targets for the South of Penwortham and North of Farington Strategic Location. Pickering's Farm would help to meet objectively assessed development and infrastructure requirements of the Core Strategy;
- **Justified** – the allocation of Pickering's Farm within the South of Penwortham and North of Farington Strategic Location is the most appropriate strategy when considered against the reasonable alternatives, and based on proportionate evidence;
- **Effective** – in conjunction with the Development Statement for the site, it has been demonstrated that the residential led allocation at Pickering's Farm is deliverable over the plan period as it is available, suitable, achievable and viable; and
- **Consistent with National Policy** – the Development Statement demonstrates that sustainable development will be achieved at Pickering's Farm in accordance with the policies of the NPPF.

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