

Report of	Meeting	Date
Director of Development and Regeneration (Introduced by the Executive Member for Economic Development and Regeneration)	Development Control Committee Executive Cabinet	22 May 2007 24 May 2007

GUIDING PRINCIPLES FOR DEVELOPMENT OF THE BOTANY/ GREAT KNOWLEY SITE

PURPOSE OF REPORT

1. To advise Members of responses received following consultation of the Guiding Principles Document for the development of the Botany /Great Knowley Site and to approve the document as attached.

CORPORATE PRIORITIES

2. The Guiding Principles Document is connected to the Strategic Objective: to put Chorley at the heart of Regional Economic Development in the Central Lancashire Sub-Region.

RISK ISSUES

3. The report contains no risk issues for consideration by Members.

BACKGROUND

4. The Botany/Great Knowley site was allocated under Policy EM1.4 of the adopted Chorley Borough Local Plan Review (August 2003) for B1 (Business (Offices/Light Industry) and B2 (General Industry) uses. The site is in a number of different ownerships.
5. The guidance note has been prepared by Officers to assist the design process that should be undertaken by those considering the development of the Botany/Great Knowley site. Initial consultations were held with Lancashire County Council, the Highways Agency, and British Waterways prior to the preparation of the draft guidance in January 2007.
6. Following Executive Member approval the document was put out for wider consultation for a four-week period ending on 5 March 2007. All the site landowners have been consulted.
7. Officers had a meeting in April 2007 with planning consultants Erinaceous Planning who represent Patrick Properties who have purchased 8 acres of the site. However, it is apparent from discussions that a considerable amount of work is still required to be completed by these consultants before any planning application can be submitted. Officers have also seen a draft copy of a leaflet prepared by the consultants to inform local residents. It is unclear whether this leaflet has been made public but officers gave feedback that any leaflet should provide additional information and more detail on the access arrangements.

COMMENTS RECEIVED AND PROPOSED CHANGES

- 8 Four responses have been received following the consultation period:
- Peter E Gilkes Company. Considers the statement that the Council will not grant planning permission until the adjacent site EM1.9 at Botany Bay (between the M61 motorway and the canal) is under construction will frustrate and severely hinder the development of the site. (Note – this phasing is particularly important in terms of ensuring appropriate access is provided).
 - Lancashire County Council, Environment Directorate – Natural and Historic Environment Service, supports the document but requires more recognition of the requirements identified in Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) in the document and that the site's location within an "intermediate" Natural Heritage Zone should be a consideration.
 - Lancashire County Council, Environment Directorate – Strategic Planning and Transport Group welcome the document and state the Borough Council will need to be satisfied that development of this site will not result in an over provision of employment land in Chorley.
 - The Highways Agency has indicated the allocation would generate significant levels of traffic in the morning and afternoon peak flows which could potentially have a material impact on the strategic highways. The Agency need to understand how traffic generated by the site will be distributed onto the local and trunk road network and requests additional matters should be raised within the site masterplan. The likely use of Section 106 financial contributions for public transport purposes should allay some concerns.
- 9 No change is proposed in respect of the phasing of the development, as it is imperative that the road layout through the adjacent site EM1.9 Botany Bay is under construction and the bridge details are finalised prior to site EM1.4 being started.
- 10 Changes are proposed to the document, (shown underlined and in bold) to reflect the requirements in PPS9, recognition of the "intermediate" Natural Heritage Zone (Joint Lancashire Structure Plan (Policy 21) and Landscape and Heritage Supplementary Planning Guidance) and consideration of emerging draft Regional Spatial Strategy policies EM1 (Heritage) and Policy EM3 (Green Infrastructure). Also the ecological survey element is expanded to include the need for additional surveys such as an assessment of habitat linkage/de-fragmentation in the wider landscape.
- 11 Changes are also made to the document to reflect additional requirements specified by the Highways Agency.

COMMENTS OF THE DIRECTOR OF HUMAN RESOURCES

12. There are no apparent HR implications to this report.

COMMENTS OF THE DIRECTOR OF FINANCE

13. There are no apparent financial implications to this report.

CONCLUSION

- 14 Planning Policy Statement 1: Delivering Sustainable Development underlines that good design is indivisible from good planning. The Guiding Principles document includes a range of general and specific requirements identified by your Officers and other stakeholders who have been consulted and which are essential to assist the design process that should be undertaken by those considering the development of the prestigious and visually prominent Botany/Great Knowley Site. The document also

provides a checklist of application requirements that need to accompany any planning application.

RECOMMENDATION(S)

- 15 That the Executive Cabinet approves the Guiding Principles document for the development of the Botany /Great Knowley site.

REASONS FOR RECOMMENDATION(S) (If the recommendations are accepted)

16. The guidance note has been prepared to assist with the design process that should be undertaken by those considering the development of the Botany/Great Knowley site

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 17 None

JANE E MEEK
DIRECTOR OF DEVELOPMENT AND REGENERATION

There are no background papers to this report

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Alison Marland	5281	9 May 2007	ADMINREP/REPORT