

Report of	Meeting	Date
Corporate Director (Business)	Development Control	4 March 2008

GUIDING PRINCIPLES FOR DEVELOPMENT OF THE BOTANY/ GREAT KNOWLEY SITE

PURPOSE OF REPORT

1. To advise Members of responses received following further consultation including a workshop seminar on the Guiding Principles document for the development of the Botany /Great Knowley site and to approve the document as attached.

RECOMMENDATION(S)

2. The Executive Cabinet approves the Guiding Principles document for the development of the Botany /Great Knowley site, with any minor textural amendments delegated to the Corporate Director (Business).

EXECUTIVE SUMMARY OF REPORT

- 3 The Botany/Great Knowley site has long been earmarked for employment development. It remains appropriate for this use and is probably needed more than ever before. There is no quick and easy way to re-allocate the site and in any event attempts by the Council to do this may not be within the authority's control or in the best interests of the Borough. It would undermine efforts to foster local economic growth and employment creation. Any development on the site will need to be designed to a visually high standard and be well co-ordinated with any other proposals on the site.
- 4 The Guiding Principles document, which takes account of relevant highways, ecological and landscape considerations, provides guidance and advice to developers so as to ensure the highest quality design and layout for any potential development of the Botany/Great Knowley site. Following further consultation and a workshop with interested parties on the Guiding Principles document it has been amended to provide a comprehensive checklist of requirements that need to accompany any planning application.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

- 5 To adopt the Guiding Principles document and thereby put in place positive guidance to developers to promote a high quality designed development of this site.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 6 The only other alternatives would be to withdraw the document. However this option is unwarranted because following the recent consultation the document can be adopted with appropriate amendments.

CORPORATE PRIORITIES



7 This report relates to the following Strategic Objectives:

Put Chorley at the heart of regional economic development in the Central Lancashire sub-region	√	Develop local solutions to climate change.	√
Improving equality of opportunity and life chances	√	Develop the Character and feel of Chorley as a good place to live	√
Involving people in their communities	√	Ensure Chorley Borough Council is a performing organisation	√

BACKGROUND

8 The Executive Cabinet considered a report on 26 June 2007 outlining the background to the identification of the site for employment purposes in the initial Chorley Borough Local Plan, after taking account of the need to provide a variety and mix of employment opportunities throughout the Borough. The report also clarified that any revision of the Local Plan Review policies would entail long and complex processes within the Local Development Framework regime, highlighting the risk of substantial compensation claims arising from any move to pursue other routes.

9 The Executive Cabinet resolved:

- 1) That the Council uses all reasonable endeavours to seek a re-allocation of the site through the formal Local Development Framework process.
- 2) The Guiding Principles document be endorsed for further consultation, including a workshop seminar with the local residents' group.

10 In September 2007 two of your officers and Councillor Malpas met a core group of nearby residents who had raised areas of concern with the development of the site and the Guiding Principles document. These concerns are covered in Appendix 1 (pages 5-6). Also in September the employment allocation on this (and other sites) in the Local Plan was confirmed as being 'saved' by the Government Office for the North West.

11 Your officers subsequently drafted further amendments to the Guiding Principles document following further discussion with Lancashire County Council as the Highway Authority. The Highway Authority had confirmed that the preferred means of access into the site could be off the A674 roundabout giving access to the Botany Bay village or a new access arm coming off the A674 roundabout.

CONSULTATION RESPONSES

12 In November 2007 all those on the petition (Chorley residents objecting to the site's allocation), other interested parties, landowners and organisations such as the Highways Agency, received a letter asking for views on the amended document, listing the areas of concern from the nearby resident's group and asking for interest in attending a workshop to discuss any issues and solutions in more depth. Over 900 letters were sent out.

13 Seven written responses were received from the November 2007 consultation, of these 4 were private individuals and three were organisations (The Highways Agency, Lancashire County Council and British Waterways). The replies and the Council's proposed response is attached at Appendix 1 (pages 1-4).

14 Your officers held a workshop on the Guiding Principles document on 23 January 2008. Eight local residents and three organisations (Highways Agency, Lancashire County Council as Highway Authority and a local agent representing two landowners) attended. A copy of the meeting notes is attached at Appendix 2.

15 The Guiding Principles document has been amended (see bold underlined text) in light of some of the consultation responses and is attached at Appendix 3. The main changes proposed are to:

- Expand the Design section to be more specific on external appearance and layout requirements. This to include consideration of the site's land form and character, building materials, protection of Footpath Number 26 and provision for new internal pedestrian/cycling links to Footpath Number 26, and where an access crosses the canal there should be a pedestrian/cycle link onto the Leeds and Liverpool Canal towpath to improve existing walking and cycling networks (page 2, Appendix 3);
- Expand paragraph 13 on the integration of energy conservation and renewable energy provision in the scheme (page 3, Appendix 3);
- Expand the advice from the Highway Agency to reiterate the need for a comprehensive travel plan to achieve sustainability proposals on this site (page 5, Appendix 3);
- Following public health guidance on creating environments to encourage physical activity from the National Institute for Health and Clinical Excellence (January 2008), insert that the scheme should promote and create built or natural environments that encourage physical activity as a routine part of the daily life and ensure the new workplaces are linked to walking and cycling networks (page 3, Appendix 3)
- Insert a new section on noise design advice for new industrial use next to residential use and require a full noise impact assessment to be undertaken as part of information for the planning application submission (page 5 &6, Appendix 3)

PROPOSED WAY FORWARD

16 The consultations held with all parties, including the residents, have been very constructive. Those residents that have taken the opportunities to actively engage have appreciated that the Council could be faced with a planning application at any time for this site making it appropriate for a fully comprehensive Guiding Principles document to now be finalised and issued. The consultation engagement has therefore concentrated on improving the document in the manner now indicated in the appendices to this report.

17 Your Officers will still need to consider whether any changes should be put forward to the allocation of this land in the Local Development Framework. However even if the site is not the subject of planning applications in the meantime, the early indications from ongoing work on a Borough-wide employment land review being prepared by consultants, are that this is a good site for business development and is needed for such purposes. In the face of such evidence any proposals to delete the allocation are not likely to find favour with the Local Development Framework examining Inspector.

IMPLICATIONS OF REPORT

18 The report has no implications.

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		No significant implications in this area	√

JANE E MEEK
CORPORATE DIRECTOR (BUSINESS)

Background Papers

Document	Date	File	Place of Inspection
Executive Committee Report Land Allocated at Botany/ Great Knowley, Chorley	26 June 2007	***	Union Street

Report Author	Ext	Date	Doc ID
Alison Marland	5281	18 February 2008	***