Colin

Comments on behalf of the Trustees of the Standen Estate on the LIP

I refer to the above matter

I understand that there is no pro forma for making comments and that you want to receive any comments separate to those lodged on the Core Strategy (CS) (deadline for that, today).

We have lodged comprehensive representations on the CS under separate cover.

On the LIP we make the following preliminary comments on our client’s behalf:

1. Although published in April 2012, the LIP refers to the NPPF as being about to be published and refers throughout to PPS12. We understand the practical timing realities of that but assume that an updated version will be produced which refers to NPPF. We reserve our client’s right to comment on that version.
2. Appendix 1 relates to the Strategic Site (SS) at Standen (our client’s own). It refers to “a minimum of two access points from the local highway network with a through route for public transport. The development will also necessitate improvements to the strategic highway network at the A59/Clitheroe Rd/Pendle Rd junction.” It also refers to the line of the Roman road. The master plan produced for the SS deals with those matters, as do our comments on the CS.
3. Page 29-30 refer to water and drainage – UU confirms it has water supply and wastewater treatment works capacity to support the levels of development proposed in the CS, and it is accepted that further investigation will be required to determine the detailed network connection and capacity constraints. Our client is happy to work with RVBC and the relevant agencies on these matters as necessary. There are no foreseen insuperable constraints to the development of the SS.
4. By design, best practice will be followed on the SS with regard to flood mitigation although the SS is not in a high risk location itself. The issue will be ensuring that surface water run off is controlled sustainably so that it does not adversely affect other locations which may be vulnerable.
5. Our client notes the content of page 38 on the SS – the need for open space provision for under 8 year olds and to cater for the “older young people.” The SS has obvious scope for high quality, planned open space provision and our client is happy to develop ideas with the Council.
6. With regard to page 43 on education our client has commissioned an education specialist who is in dialogue with Lancashire CC and RVBC. Land is shown for a primary school on the master plan.
7. Health provision – page 49 – the need for additional staff and facilities in Clitheroe is noted.
Again, our client is happy to liaise with RVBC on this. The master plan has space to accommodate local facilities if appropriate.

We hope that these preliminary comments are helpful.

 Regards

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