

Council’s response to Inspectors Pre Hearing Note of 21st November 2108

1. Following the publication of the Councils most recent Housing Land Availability Information the Council considers that it can demonstrate a 6.1 year supply of housing.
2. There are no Main Modifications that arise as a result from the publication of the Housing Land Supply Statement.
3. Whilst the HLA work has identified ownership issues in relation to one of the proposed allocations HAL 1 at Mellor, the Council does not propose at this stage to modify the plan on the grounds of soundness. In land use terms the site is considered to be appropriate and could come forward within the plan period as a developable site. Although it is not required to address 5 year supply it could contribute to housing delivery in Mellor over the plan period. Existing policies will facilitate development within Mellor to address housing provision and ultimately if ownership was an issue the council could employ its planning powers to bring development forward to meet the objectives of the development plan. In addition the Council is a Registered Provider in its own right and could facilitate the delivery of the site if necessary. The Council recognises that additional work is likely to be required to bring the site forward but does not consider this to be a matter of soundness in relation to the overall plan.
4. The Council has identified a series of proposed modifications which will enable the council to demonstrate flexibility and adequate provision to address any short term fluctuations in delivery should they arise, pending the forthcoming review of the plan. A number of representations have been made on the basis that the Council is being too restrictive in identifying land for housing and is not addressing the requirements of NPPF in so doing these additional sites will assist in mitigating concerns over supply.
5. The Councils position is that it can provide flexibility and can respond to any matters of under delivery should that be necessary. There is an adopted policy framework in place (the Core Strategy) that directs development to the most appropriate locations should additional land be required. The authority is therefore able to consider applications in the event of undersupply against that framework, and has granted permissions. Whilst this allows necessary flexibility this does not necessarily provide the certainty that NPPF promotes. Consequently the following additional sites are proposed as potential Main Modifications in order to avoid any matters of soundness arising from those circumstances.

• MM1 SITE 15	CHATBURN ROAD	CLITHEROE
• MM2 SITE DEVPR 3	LAND OFF HAWTHORNE PLACE	CLITHEROE
• MM3 SITE 13	HIGHMOOR FARM,	CLITHEROE
• MM4 LANGHO 1	STH LAYCOCKS FARM	LANGHO
• MM5 SITE 24	HAUGH HEAD WHINS LANE	READ & SIMONSTONE

Relevant information on the sites proposed as Main Modifications are set out in the Council’s consultation document Proposed Main Modifications July 2018. (EIP library Reference Post 2.21). As a result of concerns raised by the Environment Agency the net areas of sites MM1 at Chatburn Road and MM3 at Highmoor Farm, Clitheroe are reduced to take account of Flood Risk. This satisfies the Environment Agency and the resultant site areas are shown on the attached plans to this note. Whilst the anticipated yield at Highmoor is considered to be unchanged, the yield at Chatburn Road is halved to 20 units.

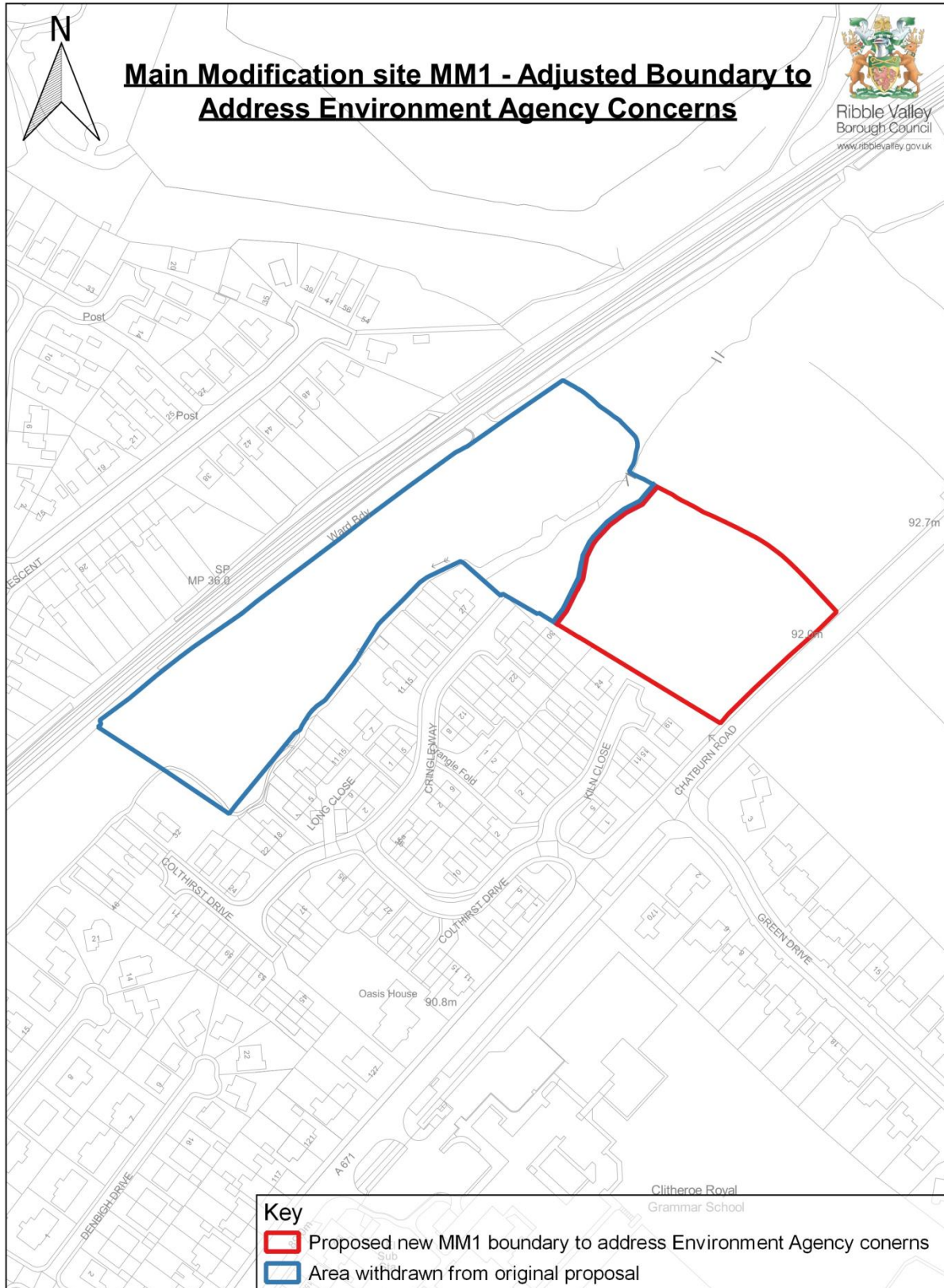
SCHEDULE OF POTENTIAL MAIN MODIFICATIONS

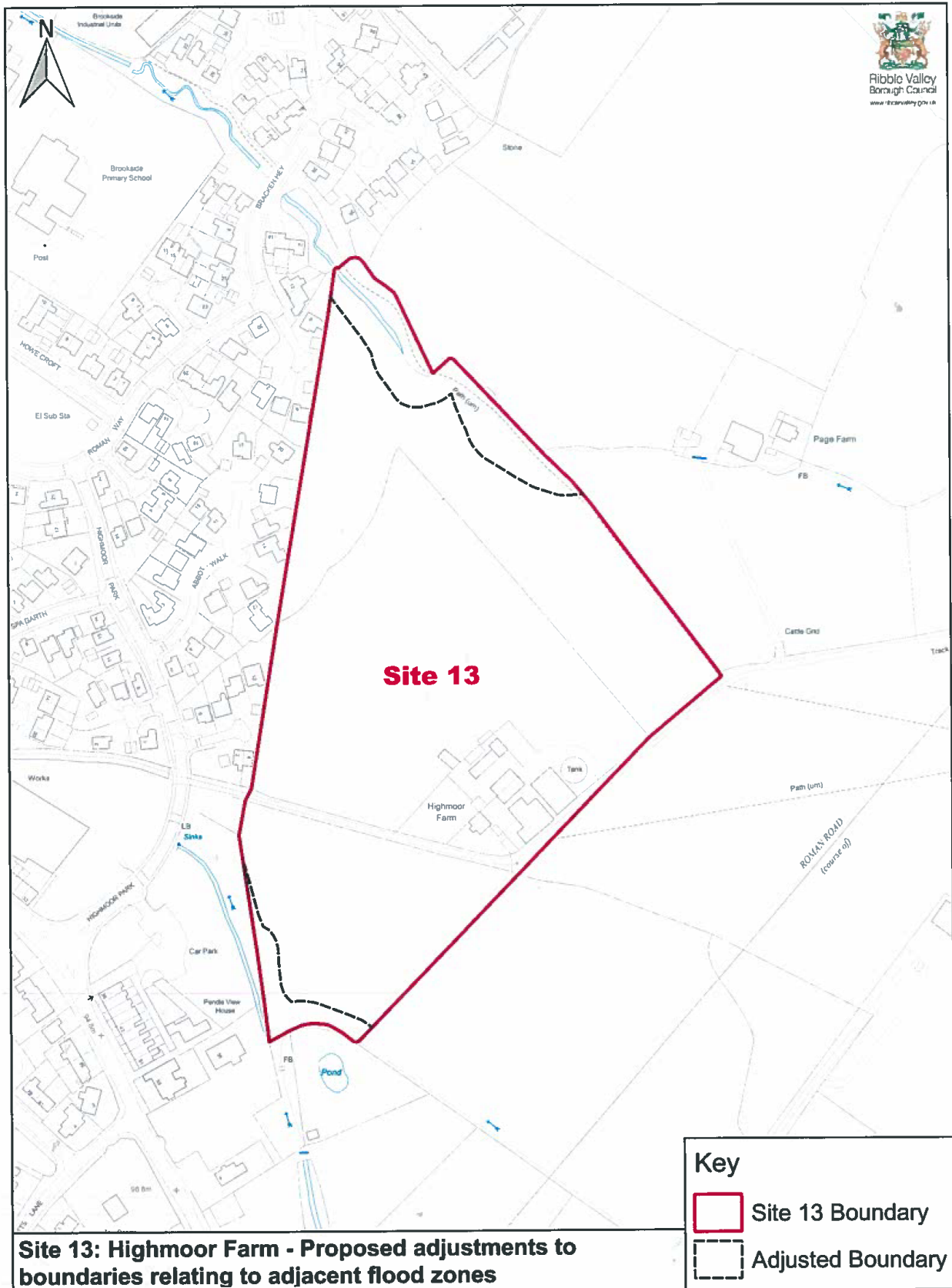
MODIFICATION REFERENCE	SUBJECT	REFERENCE/LOCATION	MODIFICATION
MM1	HOUSING SITE	CHATBURN ROAD CLITHEROE	Additional Housing site to POLICY HAL (20 dwellings)
MM2	HOUSING SITE	LAND OFF HAWTHORNE PLACE CLITHEROE	Additional Housing site to POLICY HAL (40 dwellings)
MM3	HOUSING SITE	HIGHMOOR FARM CLITHEROE	Additional Housing site to POLICY HAL (100 dwellings)
MM4	HOUSING SITE	SOUTH LAYCOCKS FARM LANGHO	Additional Housing site to POLICY HAL (10 dwellings)
MM5	HOUSING SITE	HAUGH HEAD WHINS LANE READ & SIMONSTONE	Additional Housing site to POLICY HAL (20 dwellings)
Add text to justification of POLICY HAL	HOUSING Allocations		Add New paragraph In order to provide flexibility the Council has included additional land allocations focused towards the principle settlement of Clitheroe, as well as at Langho and Read & Simonstone. These sites are considered deliverable in the plan period and will add to choice.

MINOR MODIFICATIONS

The Council will undertake minor modifications that will

- Update references and update key dates
- It is also intended that the Proposals Maps will be updated in those locations where necessary to reflect changes in permissions since submission of the plan in accord with existing criteria to the base date of 30th September.





Scale: 1:2,500

Date: 12 Nov 2018

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