



**RIBBLE VALLEY HOUSING AND ECONOMIC DEVELOPMENT
DPD EXAMINATION IN PUBLIC**

**STATEMENT IN RELATION TO LAND AT DALE VIEW,
BILLINGTON.**

DECEMBER 2017

INTRODUCTION

1. Gary Hoerty Associates has been instructed by the owners of a site at Dale View, Billington to submit representations to the Ribble Valley Housing And Economic Development DPD Examination In Public further to its earlier representations to the Regulation 19 Consultation.
2. Our representations relate to Issue 2 as identified by the Inspector. It is our view that:
 - The council's strategy for meeting its housing requirement is not sound as it has not allocated sufficient sites to meet the council's housing requirement (Questions a and b)

SUGGESTED ALTERATION TO THE BOUNDARY OF AN ALLOCATED SITE

1. The site benefits from an extant planning permission for a housing development. The site is allocated for housing development in the DPD and is included within the settlement boundary for Billington.
2. Clearly we do not wish to question this sensible allocation, we do however wish to suggest a revised boundary for the allocation. The area currently shown does not take into account potential concerns over flood risk. The area included in the allocation is shown in Figure 1.
3. Planning permission was granted for residential development, ref 3/2014/0779. This included some land subsequently found to be subject to flood constraints. A further planning permission was granted for residential development, excluding the land subject of the flood constraint, ref 3/2017/0133. This is shown edged in blue in Figure 2.
4. A more appropriate boundary for the allocation would be that shown by combining the land edged in blue and red, as shown in Figure 2. This would enable the land allocated for residential development that is not subject to the potential flood risk constraints to be developed, exclude the land subject to flood constraints and adds land (edged in red) to replace the land excluded. As a result of this suggested

change, there would be no significant overall increase in the area of land subject of the allocation.

5. The suggested revision is relatively minor in nature. It is a sensible solution to an issue and raises no other problems or issues in the progression of the DPD. It will facilitate the beneficial delivery of housing on a sustainable site.

Figure 1: Proposed DPD allocation

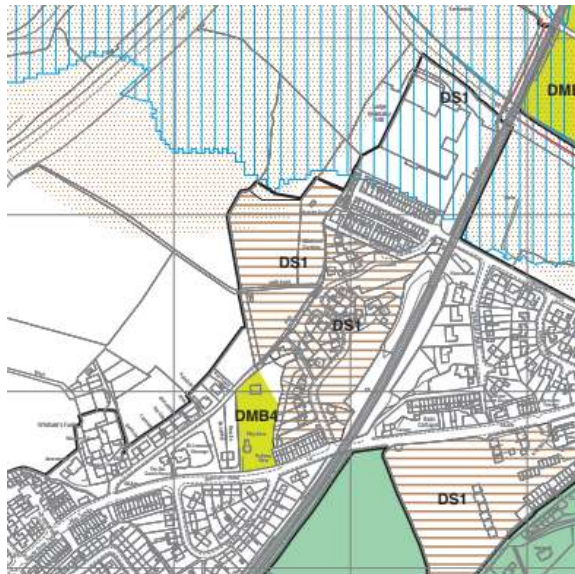
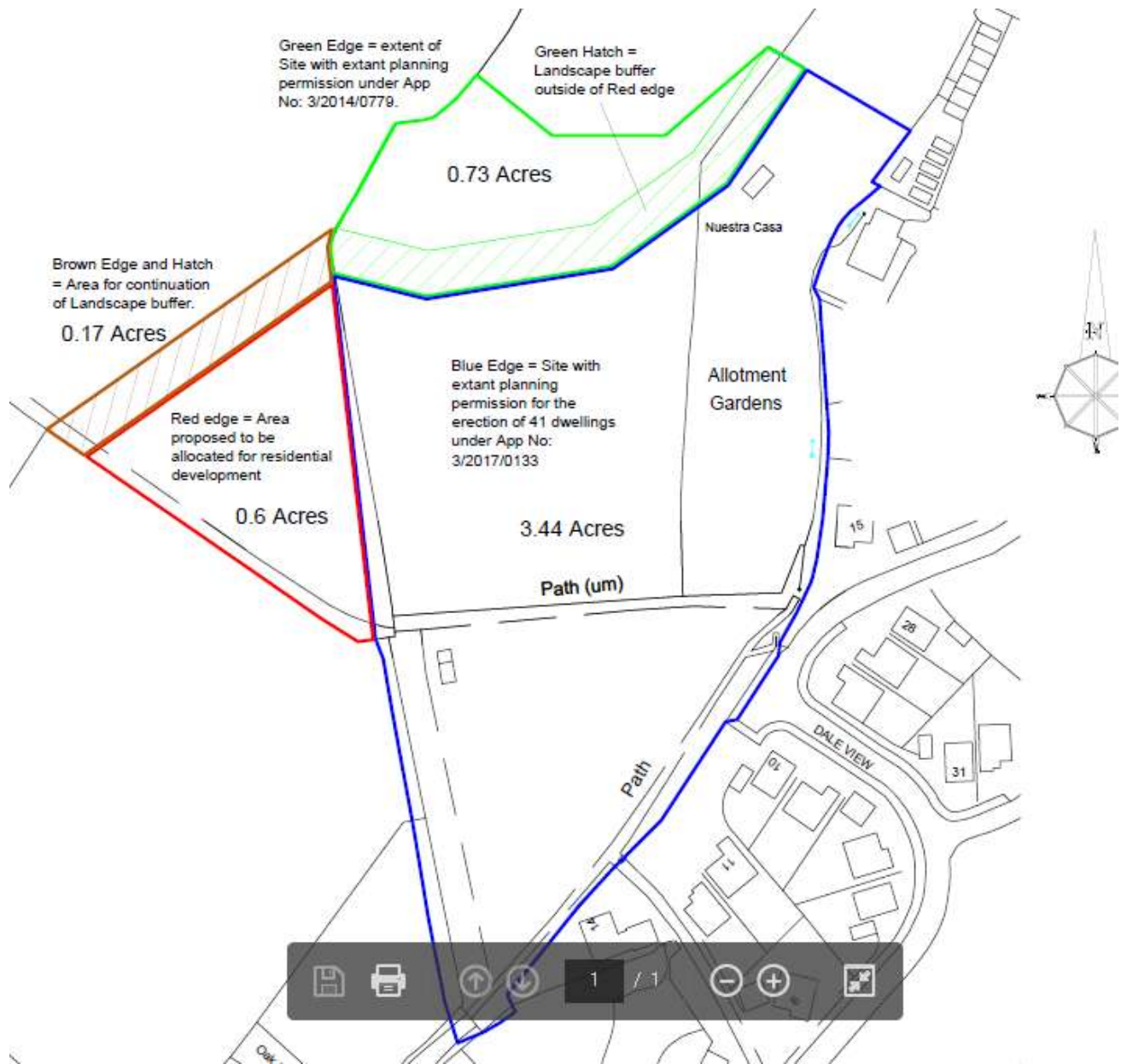
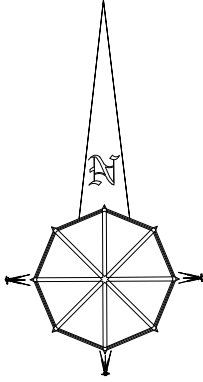
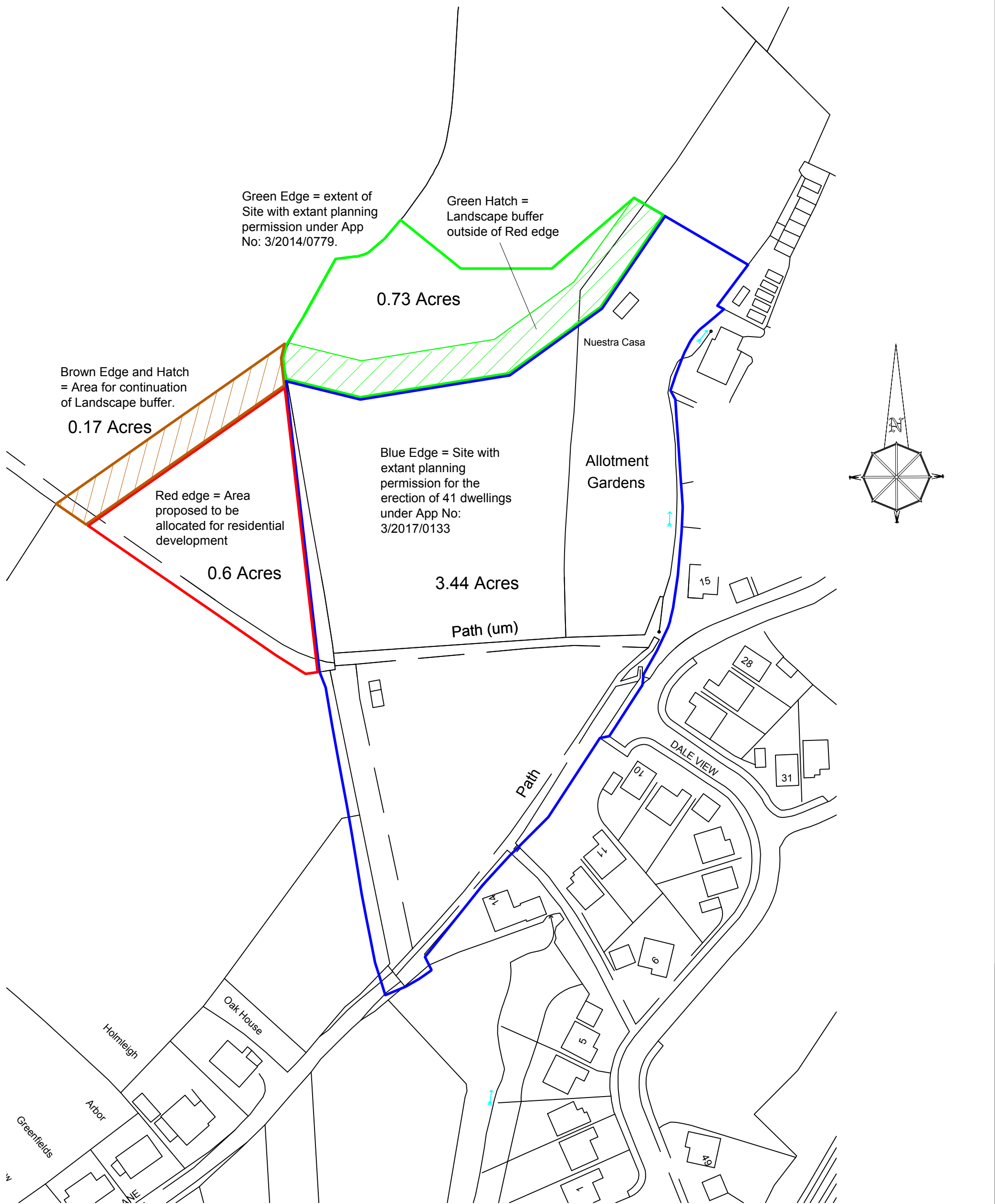


Figure 2: Suggested revised boundary



APPENDICES

Appendix 1: Plan showing suggested allocation



Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
 All work and materials should comply with Health and Safety legislation.
 All dimensions are in millimetres where explicitly shown otherwise.
 The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies.
 Do not scale off the drawings, if in doubt ask.



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Project: (No: Gel.454.1587)

Proposal to include the land edged Red as a residential allocation in the Ribble Valley Housing and Economic Development Plan document.

Title: Site Plan

Drawing No: Gel/454/1587/01

Drawn: PF

Client: Mr K Geldard

Date: December 2017

Scale: 1:1000 @ A3

Amendments:

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