

St James' Tower,
7 Charlotte Street
Manchester, M1 4DZ

T: 0161 836 6910
W: indigoplanning.com

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

By email
pmods22@ribblevalley.gov.uk

7 September 2018

let.004.HB.LB.28580001

To whom it may concern

LAND OFF SALESBURY VIEW, WILPSHIRE (SITE HA2)

We write in response to the regulation 22 consultation for the Housing and Economic Development – Development Plan Document on behalf of our client Michelle Ainsworth, the owner of the above site. The site, Reference HA2, has a draft allocation in the DPD.

Indigo Planning has submitted several representations to the Council during the process of preparing the DPD. These representations have evidenced to the Council that the site can be delivered during the plan period and that development in this location will not have a negative impact on the surrounding area. The site is therefore available, achievable and deliverable for housing development as defined by the National Planning Policy Framework (2018).

In July 2018 the Council published borough wide housing figures in its Housing Land Availability Report. This, combined with housing development approved in the April / June quarter, led the Council to seek the provision of at least 165 additional units for allocation within the DPD. These units are required for the Council to be able to clearly demonstrate a five year housing land supply.

In order to select further sites for allocation the Council reviewed sites which had been previously submitted as part of the plan making process but had not been considered spatially appropriate at the time.

This initial work was undertaken by the Council officers and resulted in a report which proposed 11 further sites for allocation. This included increasing the size of the Wilshire allocation amounting to an additional 30 units (approx.)

Currently the DPD does not attach a minimum number of dwellings to the Wilshire allocation. It is assumed that the allocation will accommodate the residual amount attributed to Wilshire of 34 dwellings. However, as has been demonstrated in the previous representations submitted by Indigo, the site has the capacity to accommodate around 134 dwellings.

As the whole site is proposed for allocation it would seem sensible to, rather than

allocate further land across the borough, seek further development on the existing Wilpshire allocation which has already been demonstrated it can deliver.

The report was taken to Cabinet in July 2018. The minutes from the meeting do not contain particular information on the discussion surrounding the various sites. However, the main conclusion of the meeting was that two sites be deleted and that Site 13 (Highmoor Farm) replace Site 18, and the additional allocation at Wilpshire.

Further Requirement

The Council are seeking to identify additional land to deliver approximately 165 dwellings. It should be noted that the Council should be seeking to provide a minimum of a five year supply within the plan, as required by paragraph 73 of the NPPF. Therefore the provision of allocations which will deliver above the 165 required should be encouraged. This will provide the Council with a buffer should any of the allocations fail to deliver within the timescales required or unexpected issues arise.

The initial report from officers to Cabinet included four sites in Clitheroe and four sites in 'Tier 1' settlements. The report included 'Tranche 2' sites which had been included by officers for members to consider as additions to the 11 sites proposed. These additional sites would be used to safeguard against any shortfall. The report emphasised this point stating that these sites should only be considered if the sites in Clitheroe and the Tier 1 settlements failed to deliver in the anticipated time.

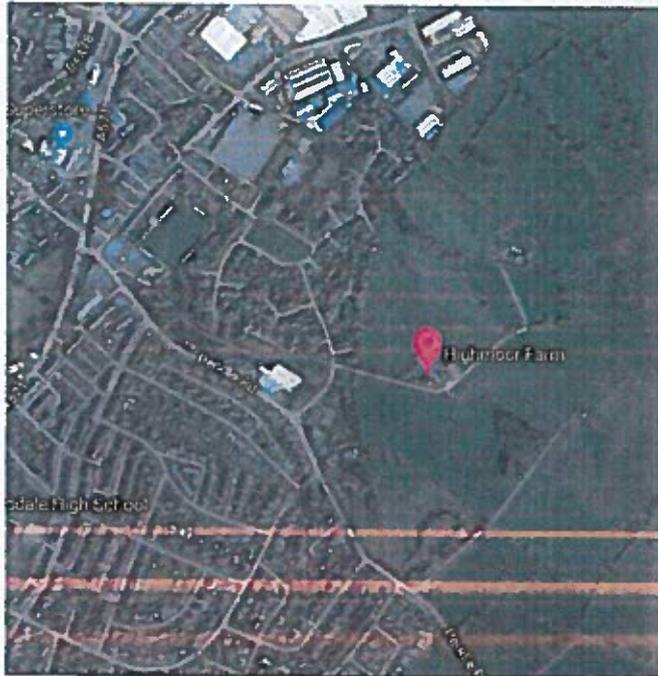
The three Tranche 2 sites included Site 13 (Highmoor Farm).

The report doesn't provide further evidence on the deliverability of the additional sites proposed. It is therefore difficult to comment on the sites in detail as the evidence for their potential allocation has not been provided.

Site 13 – Highmoor Farm

At the Cabinet meeting the members chose to push the Highmoor Farm site forward for development. As can be seen in the extract below the site lies on the edge of Clitheroe and is proposed to accommodate 100 units. This will take the number of units allocated in Clitheroe in the document to approximately 180.

The Core Strategy allocates a strategic site at Standen to the south east of Clitheroe which will be predominantly residential and will provide a total of 1,040 new dwellings over the plan period. The strategic site lies within close proximity to Highmoor Farm.



Site 11 – Highmoor Farm

Spatially, development at Highmoor Farm will extend the line of the built form significantly to the west intruding into the existing rural area. The site is located on the edge of the settlement some distance from the Clitheroe Station and the corresponding retail centre. There are no local bus services close to the site into the centre. The site therefore cannot be considered a sustainable location for development.

Clitheroe has experienced an influx of development during the plan period. Additional allocations within the settlement will put increased pressure on the infrastructure and services.

Sites Removed

The following sites were rejected for inclusion with the DPD by the members who selected the Highmoor Farm site to replace them. The sites are as follows;

- Sites 11 and 14 have been deleted at the request of Lancashire County Council. The plans indicate that these sites are brownfield and currently contain the Council offices and the Pendleton Brook Day Centre. There is no further comment from Lancashire County Council as to why these sites

are no longer appropriate;

- Site 18 has been removed by the members. The site has capacity for 18 units and is located in the smaller Tier 1 settlement of Chatburn. The settlement doesn't have any development allocated towards it in either the DPD or the Core Strategy. The site is a small infill which is largely enclosed by existing residential properties and the railway.
- The extension to the Wilpshire site has been removed. This portion of the site was suggested to provide circa 30 dwellings. Wilpshire has no other allocations within the plan and is a sizable Tier 1 settlement within the borough. The small extension to the allocation would have no further impact on the surrounding area and would simply infill the southern portion of the site.

Further information should be provided by the members to the justify their decision to contradict their own officers recommendation for site selection. The sites discussed above are either smaller, brownfield or existing allocations and as such do not have a further impact on the rural area. The sites are located outside of the main settlement of Clitheroe and would relieve some development pressures the settlement may be facing.

Conclusion

From the work we have undertaken regarding the delivery of the Wilpshire site we have demonstrated that the site can accommodate up to 134 dwellings without the proposed extension. However, the DPD, as currently written, does not attribute a minimum delivery requirement for the site. As such it is assumed that the site will deliver as a minimum the residual amount remaining for Wilpshire of 34 units.

As the site can deliver at least 134 units this is 100 units above the residual amount. It is therefore proposed that a higher figure be attributed to the Wilpshire site within the DPD.

The additional 100 units which can be delivered on site could therefore replace the allocation of the Highmoor Farm site or add an additional buffer to the Council's five year housing land supply.

As the Wilpshire site has already been considered as an allocation it would be sensible to contain development within this location and develop the site out to its full potential. Indeed, the nature of the site with the existing pylons across it means that it is already in some way urbanised.

Whilst it is appreciated that member input is required into the planning process the DPD should provide clarity on the quantum of development required on the site and acknowledge how this will positively impact on the wider provision of housing across the borough.

We trust that our comments will be duly considered and look forward to discussing the matter in detail at the EiP. If you have any further queries please do not

indigo.

hesitate to contact us we would be happy to arrange a meeting with you to further explore the sites potential.

Yours sincerely



Original

STATE OF MISSISSIPPI
Department of Transportation

