

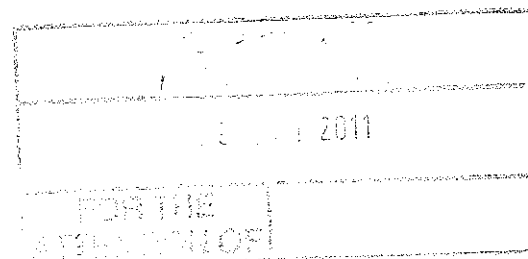
Whalley Parish Council

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3rd January 2012



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Planning Department
Ribble Valley Borough Council
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Dear Mr Macholc:

PLANNING APPLICATIONS

3/20110/940	Proposal:	Low secure unit (re-submission)
	Location	Calderstones NHS Trust
	No Observations	
3/2011/0784	Proposal:	Outline application for six dwellings
	Location:	Old Whalley Nurseries Lamb Row Clitheroe Rd

OBJECTION

a) The application is in conflict with policies G5 and H20/H21 of the Districtwide Local Plan. The site is subject to G5, whereby there are restricted uses of such a site outside the settlement and village boundaries. By H20/H21, the local needs housing that could be applicable for this site should be for 100% affordable needs housing intended to meet a proven local need. This village does have a demand for affordable housing, including for the over 55s. There is no local demand for the larger types of property contemplated. Indeed, as the applicant suggests, the approaches which he has received have been from house builders, which tends to confirm our view that proposed development of larger properties in Whalley is supply led rather than demand led. The Parish Council might take a different view with regard to this ground of objection if the application were to be for 100% affordable housing.

(b) The site in question is useful, accessible, brownfield land used for employment/ business. Given the recent loss of employment in the Ribble Valley, it would be more practicable to retain this for appropriate non residential use. The parish Council response to the Core Strategy consultation identified this site as a possible location for a school to serve the expanding communities in Whalley and Barrow. Indeed, it is adjacent to a disused transport yard over the boundary with the neighbouring parish, and this combined site would seem to be ideally located for such a social use, or some other similar function. Obviously, the Borough and County authorities would need to engage