

**Planning  
&  
Housing Assessment**

Waddow View  
Clitheroe  
Lancs.

On behalf of  
The Huntroyde Estate,  
Clitheroe Auction Mart Co Ltd  
Mr J Taylor, Ms Sarah Howard  
& Ms Samantha Howard

September 2012

Dickman Associates Ltd

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**CHARTERED TOWN PLANNER**

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## 1.0 INTRODUCTION

- 1.1 This statement supports the reallocation of the subject site from Greenfield to residential on the Huntroyde Estate/Clitheroe Auction Mart Co Ltd/Mr J Taylor; Ms Sarah Howard and Ms Samantha Howard land located off Waddington Road and Kirkmoor Road, Clitheroe which lies immediately beyond the existing urban boundary but within a 1km distance of Clitheroe Town Centre.
- 1.2 This statement therefore provides the planning and housing case for the proposed residential use of the site and provides a detailed review of the site, a review of relevant national, regional and local planning policy guidance and an assessment of the proposal against the relevant housing policy related issues.
- 1.3 This report is prepared jointly by Dickman Associates Ltd, planning consultants in Bolton and Trevor Dawson & Co, Chartered Surveyors with offices in Blackburn, Bolton and Burnley.
- 1.4 This statement is set out as follows:

- Section 2: Site Description
- Section 3: Planning Application History
- Section 4: Planning Policy
- Section 5: Housing Assessment
- Section 6: Socio economic context
- Section 7: Conclusions

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## 2.0 SITE DESCRIPTION

- 2.1 The site extends to 9.2 ha or thereabouts of open land, shown edged red on the location plan included in this report and lies on the western side of Clitheroe town centre. Access is via Waddington Road and Kirkmoor Road. It is a relatively flat site with a brook crossing it and abutting existing housing on 3 and has the cemetery with open land on the fourth side, furthest from the town. The area to the north has open vistas over the adjacent countryside which is divided from the site by the River Ribble.
- 2.2 The site is in a highly sustainable location adjacent to all the facilities of Clitheroe, Ribble Valley BC's major settlement and exceptionally well located for multi modal transport options as detailed in the highways part of this report, prepared by dctp.

## 3.0 PLANNING APPLICATION HISTORY

- 3.1 The site is open countryside greenfield and has not been previously developed.
- 3.2 A pre application meeting was held on 31.7.12 to discuss this matter. On 4.9.12 RVBC provide a formal response that the site was not currently policy compliant being outside the settlement boundary and their preference would be for site promotion through the development plan rather than an application. Putting that 'in principle' objection aside the LPA then set out the requirements for contributions on a range of items including affordable housing, highways, education, POS and wheelie bins.
- 3.3 On 5.9.12 a public consultation exhibition was held at St Mary's Centre, Church Street, Clitheroe and details of the responses are included in a separate report by Lexington North submitted with this application.

## 4.0 PLANNING POLICY

### National Planning Policy

#### **Government to Triple the Supply of New Housing**

- 4.1 In early April 2011 Government advisors told a group of small developers that they want to increase the supply of new homes to 450,000 a year and that this would be published in the government's housing strategy, which is due out in summer 2011.

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- 4.2 The 450,000 homes figure is tens of thousands above the highest number of homes delivered on record – 426,000 in 1968. Last year, only 146,730 new homes were completed in the UK.
- 4.3 It would also be significantly more than the 250,000 new homes that planners estimate are needed each year to keep in step with population growth.

### **National Planning Policy Framework (NPPF)**

- 4.4 The NPPF was adopted on 27.3.12 and came into immediate effect. It cancelled the previous PPGs/PPSs including 1,2,3,7,13 and 25 and Circular 05/2005 on Planning Obligations. Its underling premise is a presumption in favour of sustainable development.
- 4.5 The underlining premise is planning for growth to provide sustainable homes, economic growth and jobs. LPAs should plan positively for new development and make every effort to meet housing, business and other development needs and wider opportunities for growth. They should be flexible and responsive regarding the supply of land for key sectors, including housing; foster economic growth; recognise the likely range of benefits; and not impose unnecessary burdens on development.
- 4.6 Paragraph 7 of NPPF defines ‘sustainable development’ as having 3 elements – economic, social and environmental.
- 4.7 Paragraph 14 of NPPF states that development proposals which accord with the development plan should be approved without delay and where the development plan is silent, absent or relevant policies are out of date permission should be granted unless any adverse impact of so doing would significantly or demonstrably outweigh the benefits when assessed against policies in NPPF as a whole or if NPPF indicates development should be restricted.
- 4.8 In addition LPAs are encouraged to address barriers to investment and understand business needs in their and adjacent areas.
- 4.9 The NPPF requires LPAs to:
- Allocate an additional 20% of sites for housing in the initial 5 year housing requirement to give choice and competition, if have had consistent undersupply of housing.
  - Housing sites still need to be available, developable, deliverable, sustainable, accessible and viable
  - To bring empty dwellings back into use.
  - Provide a wide choice of homes.
  - Consider use of large extensions to existing settlements or new settlements and whether these would need new Green Belts round them.

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- reappraise previously allocated land and produce the SHLAA and Economic assessments together
- ensure viability and deliverability of sites
- they should not seek such a scale of obligations and policy burdens as to threaten the viability of a development
- schemes should be providing acceptable returns to willing landowners and developers to enable delivery of schemes
- Promote sustainable transport
- LPAs should give positive weight to schemes for economic and housing development.
- The presumption on planning applications should be in favour of sustainable development and finding ways of overcoming substantial planning objections where practical and consistent with the Framework.
- Planning conditions should only be attached when they can be shown to be necessary, relevant, enforceable, precise and reasonable
- Planning obligations should only be sought if the following tests are met: necessary to make development acceptable in planning terms; directly relate to the scheme; and fair and reasonably relate in scale to the kind of development

#### **The Development Plan**

- 4.10 The statutory development currently comprises the RSS for NW (Sept 2008) and the saved policies of the RVBC Districtwide Local Plan (June 1998).

#### **North West Regional Spatial Strategy**

- 4.11 RSS is due to be abolished by the Localism Act which came into force on 15.11.11. In the absence of any other 'start point' for housing numbers and needs the RSS does provide some justified evidence to take forward a sound case for additional homes in the Borough.
- 4.12 The RSS required that RVBC should provide 2900 homes (net of clearance replacement) from 2003 to 2021, with an annual average of 161 homes and 65% being on brownfield sites and therefore 35% being on greenfield sites.
- 4.13 The NLP report prepared summer 2011 for RVBC suggested the annual average needed to be nearer 4000 homes or approx 200dpa (2008-28).
- 4.14 RVBC have produced an update report to planning committee on 16.8.12 in regard to housing land availability. This claims that RVBC have a 6 year supply of housing land based on RSS figures of 161dpa or a 5 year supply based on the NLP report figure of 200dpa though these are subject to deliverability of these sites being checked. A more recent update (13.9.12) attached as the appendix to the LPA statement on Barrow Brook appeal

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shows based on RSS there is now a 5.82 year supply and based on NLP is figure is below 5 years at 4.97 year supply.

### **Ribble Valley Districtwide Local Plan**

- 4.15 This document (RVDLP) was adopted in June 1998 and the housing policies therein refer to being in accordance with the Lancashire Structure Plan 1991-2006. Given the age of this document and the fact the Structure Plan end date was almost 6 years ago limited reliance should be given to it. The RVDLP is the adopted plan and the application site is shown as an unallocated site outside the urban boundary of Clitheroe on the Inset 5 plan Clitheroe (Centre). This in itself demonstrates the site is the closest to the town centre and its strong sustainable credentials.
- 4.16 Policy G1 sets out the criterion against which all applications for development will be assessed. It states: *'All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area.'*
- 4.17 Policy G2 of the RVDLP states:
- Within the plan area developments will be mainly directed towards land within the main settlement boundaries. These are defined on the proposals map. The following **scale of development will be approved:**
- ii) Clitheroe - consolidation and expansion of development and rounding off development. In all cases this must be on sites wholly within the settlement boundary and must be appropriate to the town's size and form;
- 4.18 Policies G3 and G4 refer to scale of development appropriate to existing settlements and G5 seeks to restrict residential development proposals outside the main settlement and village boundaries to those which are small scale or meet various exceptions.
- 4.19 Policy H2 deals with development outside settlement boundaries and the criteria against which proposals will be assessed. In particular it states: *'Residential development will be limited to residential development intended to meet a proven local need'* and also *'development should be appropriately sited and landscaped and that scale, design and materials used must reflect the character of the area, and nature of the enterprise.'*
- 4.20 RVDLP planning policies relating to affordable housing contributions are H19 and H21. Both were saved policies carried forward to the LDF process. Policy H19 relates to affordable housing on large sites within the main settlements and refers to negotiating for the inclusion a proportion of affordable housing on such sites, subject to the policy H21 criteria which

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- required details of the tenure arrangements and who might occupy in terms of target group for local need and a justification that the proposed properties were suitably match to the local need group.
- 4.21 Policy ENV3 requires development to be in keeping with the character of the landscape area and reflect the local vernacular in style, scale, features and building materials. It states:  
“Proposals to conserve, renew and enhance landscape features, will be permitted, providing regard has been given for the characteristic landscape features of the area. “
- 4.22 Policy ENV6 requires the best and most versatile agricultural land be safeguarded unless it can be shown the need for development overrides agricultural considerations.
- 4.23 Policies ENV7 and ENV13 relate to protection of wildlife and landscape features respectively and prohibit development that would have an adverse effect on either unless mitigation measures are proposed. An Ecology Report and Tree Report accompany this proposal.
- 4.24 On development sites of 1ha+ Policy RT8 requires the provision of adequate and useable POS. Policy RT18 promotes the improvement of public rights of way/footpaths and bridleways.
- 4.25 Policy T1 on transport sets out the matters to which the LPA will attach considerable weight in consideration of development proposals. These include the availability and accessibility to multi modal transport – buses, trains, access on foot and by bicycle not just by private car. Policy T7 relates to the provision of adequate parking and servicing space on schemes.

### **Draft RVBC Publication Core Strategy (RVBC CS)**

- 4.26 The RVBC CS has been through various consultations of which the latest is current. It proposes Clitheroe as the main recipient of additional housing being the main settlement in the borough and taking account of the proposals for housing of adjacent councils most notably Preston’s allocation on the border with Longridge the second largest settlement in RVBC.
- 4.27 The CS following a Special committee meeting is currently out for consultation from 4.5.12 for 6 weeks. It proposes a large site at Standen which will account for about half the housing allocation for Clitheroe. Of the overall new housing for the borough about 46% is proposed for Clitheroe.
- 4.28 The current timescales anticipate the examination into the CS in Dec2012/Jan2013.

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## Affordable Housing Memorandum of Understanding

4.29 The RVDLP policies have now been superseded by the Affordable Housing Memorandum of Understanding which is the policy currently adopted by the council and treated as a material consideration in planning applications. It provides a definition of affordable housing:

'In Ribble Valley the following formal definition of affordable housing has been agreed as the basis of housing policy:

**“housing, irrespective of tenure, ownership or financial arrangements, available to people who cannot afford to occupy homes generally available on the open market”.**

4.30 It also details how affordable homes for sale should be treated:

'To ensure that homes are affordable to the majority of people living in Ribble Valley

These should be sold at a price that does not exceed:

- **three times the mean of an individual's gross annual earnings**
- or
- **two and a half times the gross median household earnings of those households identified as being in housing need in the parish.**

This is based on the calculation commonly used by mortgage lenders when assessing the household's suitability for a mortgage.'

4.31 It also discusses how affordable for rent or for shared ownership should be treated. Before setting out the affordable housing thresholds:

'The Council will negotiate the provision of affordable housing on all qualifying housing developments as follows:

- **In Longridge and Clitheroe on housing developments of 10 or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) the Council will seek affordable housing provision at 30 % of units on the site.**
- **In all other locations in the borough on developments of 3 or more**
- **dwellings (or sites of 0.1 hectares or more irrespective of the number of dwellings) the council will seek 30% affordable units on the site.**
- **The Council will only consider a reduction in this level of**

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**provision to a minimum of 20% only where supporting evidence, including a viability appraisal fully justifies a lower level of provision.'**

## **STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT - SHLAA (Nov 2009)**

- 4.32 The SHLAA was undertaken by RVBC to identify the general location and amount of sites for potential future development.
- 4.33 Site 006 is the subject of a recent committee meeting and was deferred on 24.5.12 for clarification of highways issues. Whilst this is not part of the current proposal it relates to it and was one of the highest scoring sites for sustainability recorded in the SHLAA with a score of 88 out of 100. Site 023 does form part of this proposal and again was a high scoring site with a score of 78. The intervening parcel which joins these two whilst submitted was not included in the SHLAA. The combined site as demonstrated herewith is in a highly sustainable location and probably would score in the mid 80's if assessed on a combined basis.

## **5.0 DISCUSSION**

- 5.1 The recent appeal decision as Henthorn granting consent for 270 homes the day before NPPF came into force, has gone some way toward a 5 year supply based on current figures of 161 units pa. RVBC have produced an update report to planning committee on 16.8.12 in regard to housing land availability and the most recent document (13.9.12) attached as the appendix to the LPA statement on Barrow Brook appeal shows based on RSS there is now a 5.82 year supply and based on NLP is figure is below 5 years at 4.97 year supply. Given the NLP figure is the most recent at 200dpa then more weight should be attached to that and thus the LPA do not have a 5 year supply as required by NPPF. Furthermore NPPF does not set an upper limit on housing.
- 5.2 Add to this NLP have in their report to RVBC, which pre dates both NPPF and The Localism Act, and suggests 200dpa being a more accurate number for the borough then also a 20% uplift as suggested by NPPF and the ability of RVBC to provide a 5 year supply comes under serious question.
- 5.3 It is now 6 months since the appeal was allowed on Henthorn Road and still no detailed application has been made so it will be 12-18months at least before any development is at best likely to commence. Therefore it

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- will be over 8.5 years minimum from appeal decision to completed site, thus not all of Henthorn Road will be delivered in the 0-5 year time frame. There will therefore be a need for additional housing sites to ensure the deliverability on both the RSS and NLP dpa.
- 5.4 Nor will the strategic site proposed in the yet unadopted CS at Standen help resolve this shortfall. There is no current application for Standen so it is even further into the future timewise than Henthorn Road and being a larger site currently now proposed at only 1040 not 1400 dwellings could take over 25 years to completion so not all of it should be counted as deliverable in the CS timeframe.
- 5.5 Since Addressing Housing Need is not an adopted policy it should be given little weight and the additional requirements specifically for bungalows for the elderly including those within the affordable provision is counter to the NPPF in that the provision of affordable housing cannot and should not fundamentally undermine the viability of a site. Such an onerous level of requirement on sites will have a significant impact on viability.
- 5.6 NPPF recognise all levels of society need to be catered for and given a choice of accommodation. That choice already exists in RVBC area and suggested amendment to the affordable housing policy is overly prescriptive and unfounded. Though we note the Core Strategy currently out to consultation seems to have recognised this and amended the wording especially in respect of elderly accommodation to be less prescriptive, so reference to bungalows only has been removed.
- 5.7 In addition the New Homes Bonus (NHB) payment for this scheme of 345 dwellings including 30% affordable would accrue to just over £3.75 million over 6 years to RVBC.
- 5.8 Market information has been provided by Trevor Dawson and Co (TDC), chartered surveyors. They advise that the development will attract predominantly family purchasers and first time buyers in the immediate area, but with scope to bring people into the area due to the proximity of the rail link. Market research suggests a range of properties, mainly apartments, townhouses, semi and detached, two, three and four bedroom family homes with gardens, and off road parking. There are a number of terraced properties in the Town Centre where owners would be looking to climb the ladder and yet stay within the Town Centre and all its attractions and amenities.
- 5.9 The site is Grade 3 agricultural land based on DEFRA classifications and thus in regard to RVBC policy ENV6 this is of moderate value and used for

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- grazing not crop production. Its proximity to the centre of the main settlement and high sustainability credentials for development its need for development overrides the agricultural need.
- 5.10 The masterplan has taken account of the general policy requirements in regard to housing mix, POS provision, accessible by a variety of transport modes, scale, density, availability and proximity to existing services and facilities.
- 5.11 There are a number of sites around Clitheroe currently being considered for residential development, as part of the Core Strategy options. These vary in size but all are outside the current urban boundary. We have produced a plan showing how our clients' site and the 2 largest alternative sites (Henthorn, which now has outline consent following a recent appeal decision, and Standen) overlap with the existing facilities and shape of Clitheroe. What is instantly apparent is that our clients' site is an infill and rounding off of the town and is closest to all the existing facilities.
- 5.12 Whilst Standen seems to be the preferred site for the RVBC members and NPPF gives such allocations credence if they can be justified, it has a number of potential failings. It was not part of the SHLAA assessment. It will be less integrated with the town and will not offer a range of sites across the settlement; it does not address the market view of a variety of smaller sites that can occur over the plan period; it will not bring new housing forward in the 0-5 year period; if this site fails then RVBC continue to have a gaping hole in their housing policy.
- 5.13 The subject application at Waddow View in market terms is likely to be far more popular than its competitors and offers a wide range of housing appropriate to a town centre location and as such is more readily deliverable by the private sector.
- 5.14 Waddow View is one of the most sustainable sites in Clitheroe that will contribute toward the existing retail/service/employment within the town. It is accessible to multi modal travel being the closest site to the bus/rail interchange. It is outside the current urban boundary but sufficiently close to be rounding off infill that while greenfield is not Green Belt nor AONB. Thus in terms of NPPF it is a sustainable development that should be approved without delay and could deliver homes within the 0-5 year time period.

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## 6.0 SOCIO – ECONOMIC CONTEXT

### SOCIAL AND ECONOMIC CONTEXT

#### POPULATION

- 6.1 Ribble Valley Borough has a population of 57,700 (2010) and is the largest district in the county, but with the smallest population. Over 10% of the Borough is in the Forest of Bowland Area of Outstanding Natural Beauty.
- 6.2 Clitheroe is the main economic and administrative centre, with 15,038 inhabitants (2010) and 6,737 households, the balance of the population of the Borough is in Longridge with a population of 8,253 (2010) and a range of large and small villages and hamlets such as Whalley and Sabden.
- 6.3 Between 1961 and 2010 Ribble Valley Borough has seen the largest population increase in Pennine Lancashire of 22.4%. In the same period the nearest positive increase was in Pendle of 3.7%.
- 6.4 Pennine Lancashire as a region has a growing young population which exceeds regional and national averages.
- 6.5 In the Ribble Valley Borough 20% of the population are aged 65 and over, with a higher than average 29.8% of the population aged between 45 and 64. This is projected to increase over the next fifteen years. 78% of those of driving age own a car, which is a sign of a wealthy population.
- 6.6 The latest mid year population estimate for 2010 referred to earlier shows an increase in the population of the Borough since 2009 and is projected to increase by 36% by 2025.
- 6.7 The Borough is a significant tourist destination and since 2004 there has been an overall increase in tourist numbers.

#### ECONOMY

- 6.8 Clitheroe is at the heart of the Borough's economy, where unemployment is 3.5%, well below the national and regional figures of 7.6% and 7.8% respectively. Ribble Valley continues to have the lowest level of deprivation in the Lancashire region.
- 6.9 Over half the working age population commute out of the Borough each day to work.

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- 6.10 Overall, the jobs available in the Ribble Valley do not seem to match the skills of the local labour supply. This suggests that the in and out commuting flows between Ribble Valley and the surrounding districts have different characteristics. The Ribble Valley exports its managerial and professional residents, and imports skilled trades to work in its industrial sector. It is acknowledged that as the key service centre, Clitheroe can accommodate the largest and growing population and therefore requires more family housing of a modern nature to sustain its economy.
- 6.11 Agriculture is one of the top five employers in the district and, with the exception of BAE Systems at Samesbury, the remaining top employers are based in Clitheroe.
- 6.12 Clitheroe, as the largest service centre in the Borough, is a vibrant market town with excellent communications via road and rail.
- 6.13 Clitheroe is the main economic centre in the Ribble Valley with 15,038 inhabitants (2009). The balance of the population of the Borough is in Longridge with a population of 8,253 (2010) and a range of large and small villages and hamlets such as Whalley and Sabden. The Local Competitiveness Index (2010) shows that many localities have experienced the greatest decline in competitiveness are more rural in nature. Ribble Valley has recorded the greatest fall in rankings, 62 places since 2009 and 46 places since 2008. The report states that whilst many of the cities have benefitted from urban renewal programmes, there have been fewer resources allocated to maintaining the competitiveness of more rural areas. The Ribble Valley is just one of two districts with above the national average proportions of people travelling more than 5 km to work.
- 6.14 Clitheroe, by far accommodates the largest goods-based retail economy in the Ribble Valley (approximately £59m). However, it is showing signs of decline (despite relatively high Zone A rents reflecting demand for shop units from local traders). Retailers report a fall in shopper numbers and a decline in trade. This could be compounded in coming years as nationally, consumer spending is curbed by the credit crunch. For its size, the town captures a very low market share of retail spend from the catchment and is overshadowed by the retail economies of Preston, Blackburn, Burnley, Accrington and Nelson. Its retail economy is dominated by spend on convenience goods at its three supermarkets and is the main reason shoppers visit the town. More people appear to be visiting the town centre out of necessity rather than for an experience. Retailers' main concerns are the poor variety of shops and lack of national retailer representation to draw more people in.

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- 6.15 Clitheroe has a vital role in terms of service provision to its hinterland the surrounding rural areas. Development is vital across all sectors to underpin its ongoing sustainable growth.

### **RESIDENTIAL MARKET**

- 6.16 The Ribble Valley Borough is recognised as one of the most desirable places to live in the United Kingdom. (Channel 4 News).
- 6.17 Generally house prices in the Ribble Valley are higher than national averages.
- 6.18 Clitheroe has a wide range of housing from traditional terraced to large detached properties with low density occupation, and is of a good quality. Ribble Valley has the least number of empty homes in Lancashire ([www.emptyhouses.com](http://www.emptyhouses.com)).
- 6.19 The lack of development in the Ribble Valley, largely due to the moratorium in the early 2000's and economic factors, has ensured the market and house prices remain relatively buoyant.
- 6.20 The average house price in the Ribble Valley in June 2011 was £225,346 with detached properties asking an average of £369,011, an increase of 13.5% in sale prices from the twelve months previous. Affordability is recognised as an issue and emphasises the importance of bringing forward a wide range of affordable family housing.
- 6.21 Market information (September 2012) confirms comparable properties in the area as follows:

<u>4 bed detached:</u>	Holme Hill, Clitheroe	£349,950
	Denbigh Drive, Clitheroe	£312,500
	Copperfield Close, Clitheroe	£299,950
	Spar Garth, Clitheroe	£279,950
	Mearley Syke, Clitheroe	£249,950
<u>3 bed detached:</u>	Moorland Crescent, Clitheroe	£285,000
	Bracken Hey, Clitheroe	£237,500
<u>3 bed semi detached:</u>	Warwick Drive, Clitheroe	£199,950
	Mearley Syke, Clitheroe	£176,950
	Brownlow Street, Clitheroe	£175,000
<u>2 bed terraced:</u>	Hawthorn Place, Clitheroe	£190,000
	Pimlico Road, Clitheroe	£175,000

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<u>1 bed apartment:</u>	Well Court, Clitheroe	£119,950
<u>2 bed apartment:</u>	Candlemakers Croft, Clitheroe	£129,950
	Spring Meadow, Clitheroe	£178,000

- 6.22 This highlights the disparity between the price of the desirable terraced Town Centre property and a typical three bed semi and detached property.
- 6.23 This climate has ensured continued interest from private housing developers in opportunities in the Ribble Valley but the funding climate still remains unpredictable and only the better sites such as the subject site will come forward attracting developers in a shorter timeframe than its competitors. In addition the government have recognised the importance of house building in promoting sustainable growth with their NewBuy scheme which is supported by the high street banks, Home Builders' Federation, Council of Mortgage Lenders and several construction firms.
- 6.24 The proposed scheme gives the opportunity to deliver a range of family homes, affordable and starter homes, particularly in the 2/3/4 bedroom, apartment, detached and semi detached sectors which are conveniently located within easy walking distance of all Town Centre amenities.
- 6.25 The scheme will also deliver the opportunity to satisfy the needs of the increasing elderly downsizing population who require a range of housing.
- 6.26 The scheme is of a size that will enable developers to bring forward an exceptional offer of high, medium and low density on a phased basis. The development will attract family purchasers and first time buyers predominantly from the immediate area but with scope to bring people from the wider area. The excellent accessibility to the transport network and Town Centre will create further economic and employment opportunities to stem the flow of commuters out of the Borough. Additional accessible housing adjacent to the town centre creates further guaranteed spend in the town and the use of its amenities.

## **7.0 CONCLUSIONS**

- 7.1 The site is immediately available without the need for further land acquisition beyond the red edge.
- 7.2 It is in 3 ownerships who are presenting this as a joint application.
- 7.3 It will provide a rounding off and balancing of Clitheroe on a Greenfield site that is neither Green Belt nor AONB.

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- 7.4 The subject site ranks highly in market demand terms when compared to alternative sites in the Ribble Valley.
- 7.5 The development of this site maximises the opportunities for sustainable economic growth in the Town Centre.
- 7.6 It is the nearest undeveloped site to Clitheroe town centre with all its facilities. It will lend support to those facilities in line with revival of the economy as set out in NPPF.
- 7.7 It is compliant with NPPF in social, economic and environmental terms.
- 7.8 It is highly accessible to a range of well established existing services and modes of transport.
- 7.9 For these reasons the application should be recommended for approval.

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