



SHA/MKG/1670-64/LPA

15 October 2012

J Macholc
Head of Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancs
BB7 2RA

Dear Mr Macholc

**Higher Standen Farm and Part Littlemoor Farm, Clitheroe
Outline Planning Application by The Trustees of The Standen Estate**

I refer to the various discussions and meetings about the development of the above site over the past three years.

I have pleasure in submitting, with this covering letter, an outline planning application for the following:

- 1,040 residential dwellings comprising:
 - 728 market homes
 - 312 affordable homes
 - 156 of the total (1040) would be for elderly people (i.e. over 55 years of age) of which 78 would be affordable
 - 0.8ha to be reserved for retirement living within the total of 1040 homes;
- 0.5 ha for local retail, service and community facilities (Classes A1 to A4, B1 and D1);
- 2.25 ha for employment (Class B1) accommodating up to a maximum gross floorspace of 5575m²;
- 2.1 ha of land for a primary school site;

Partners

Steven H Abbott BSc (Hons) MRTPI

Alastair J Skelton BSc (Hons) DipTP MRTPI

Richard A Percy BSc (Hons) MRTPI

Keith M Jones BA (Hons) MSc MRTPI

Consultant

Brian Barden DipTP MRTPI

Broadsword House, 2 Stonecrop, North Quarry Business Park, Appley Bridge, Wigan, Lancashire WN6 9DL T 01257 251 177 F 01257 251 555

130 Highgate, Kendal, Cumbria LA9 4HE T 01539 724 766 F 01539 740 951

Peter House, Oxford Street, Manchester M1 5AN T 0161 209 3770 F 0161 209 3771

Steven Abbott Associates LLP is a limited liability partnership. Registered in England and Wales with number OC347995

A list of members is available for inspection at the registered office, together with a list of those non-members who are referred to as partners
Steven Abbott Associates LLP uses the word 'partner' to refer to a member of the LLP, or an employee/consultant with equivalent standing and qualifications

- Public open space including green corridors and areas for tree planting and landscaping;
- An improved (roundabout) junction between Pendle Road the A59;
- New vehicular, pedestrian and cycle accesses onto Pendle Road and Littlemoor;
- New pedestrian and cycle accesses onto Worston Old Road;
- Temporary vehicular access onto Worston Old Road;
- New pedestrian and cycle access from the end of Shays Drive;
- Roads, sewers, footpaths, cycleways, services and infrastructure including:
 - A Sustainable Urban Drainage System;
 - New services such as gas, electricity, water and telecommunications.

The planning application has been lodged on line and hard copies are also being hand delivered by us today.

The application comprises the following:

- Application forms and ownership documentation
- A cheque for the application fee of £57,185 as agreed with Sarah Westwood
- IBI Taylor Young drawings:
 - Application plan (red and blue edged): SP (90) 15 Rev D
 - Parameters Plan: SP (90) 14 (D)
 - Illustrative master plan: SP(90)09 Rev G
- EIA Environmental Statement produced by Amec (with additional input from IBI Taylor Young, ERAP, Berrys and Durham University) which includes the Flood Risk Assessment. The ES is in three volumes.
- Non Technical Summary to the ES by Amec
- Sustainability Statement by Amec
- Energy Statement by Amec
- Transport Assessment by SBA
- Design and Access Statement by IBI Taylor Young
- Planning Statement by ourselves

- Statement of Community Involvement by ourselves
- Heads of terms for possible planning obligations by Napthens LLP

By way of information we also include the following:

- Topographical survey by Survey Operations
- Trees Survey by Trevor Bridge Associates

With regard to the application forms, please note that the box in Question 10 entitled 'OTHER' cannot be annotated. As a consequence, 'Other' covers the local retail, services and community uses proposed for the Pendle Road end of the application site. I mention this to avoid any misunderstanding of what is proposed. The Design and Access Statement deals with scale parameters.

The submission of this application represents the culmination of a considerable amount of work by the Applicants' professional team and extensive consultation. The proposals are sustainable development as defined in paragraph 14 of the NPPF and as there is not a five year supply of deliverable housing sites there is a presumption in favour of granting planning permission now. There are no adverse effects which "significantly and demonstrably" outweigh the significant benefits of this proposal. The presumption is therefore not displaced and planning permission ought to be granted.

The proposals are consistent with the NPPF, the subsequent Housing Statement, Regional Spatial Strategy, Submission Draft Core Strategy and those policies of the saved Local Plan which have not become out of date.

The Applicants are keen to work with the Council and local community in seeing an opportunity for a high quality development which will make a substantial contribution to meeting housing needs and deliver many benefits to the area.

Regardless of the emerging Core Strategy the residential development is needed to enable the Council to meet its obligations to provide sufficient land for homes.

This application provides the Council with such information even at this outline stage to enable it to impose conditions which would set design principles and parameters. This would assist in ensuring that subsequent permissions do not dilute what is being proposed here.

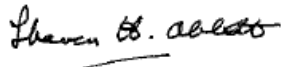
It remains for us to respectfully request the Council to grant planning permission for this unique opportunity for sustainable development which meets recognised housing needs at the earliest opportunity.

This will ensure that the growth of Clitheroe, in the context of contemporary needs, is done in a controlled, attractive and broadly beneficial manner.

No other site in the Ribble Valley offers this potential.

We look forward to hearing from you.

Yours sincerely

A handwritten signature in black ink that reads "Steven H. Abbott". The signature is written in a cursive style and is underlined.

Steven H Abbott

cc M Aspinall
A Ferguson
R Cornish
N Lewin / Guy Pearson / Lindsay Whitely
J Hall / C Prydderch
P Blair / L Regan
M Carter
V Burrows
S Locke
R Annis

Encs

E-mail: stevena@abbott-associates.co.uk