



CPRE Lancashire
Springfield House
Office No2
41-45 Chapel Brow
Leyland
Lancashire
PR25 3NH

Telephone 07718 070750
jackie.copley@cprelancashire.org.uk

www.CPRELancashire.org.uk

*Working locally and
nationally for a beautiful
and living countryside*

Sarah Westwood
Ribble Valley Borough Council
Council Offices,
Church Walk,
CLITHEROE,
Lancashire,
BB7 2RA
01200 425111

27 November 2012

Dear Sarah Westwood

Application 3/2012/0942 Outline: Higher Standen Farm 1040 residential dwellings

Following consideration of the planning application and supporting information and site visit I am writing with CPRE Lancashire's **objection** to this application.

1. Introduction

- 1.1. The Campaign to Protect Rural England exists to promote the beauty, tranquillity and diversity of rural England by encouraging the sustainable use of land and other natural resources in town and country. We promote positive solutions for the long-term future of the countryside to ensure change values its natural and built environment.
- 1.2. Nationally, CPRE has had a long-standing interest in the protection and enhancement of rural landscapes across the country as a whole. The Ribble Valley has a particularly high quality landscape and CPRE Lancashire will take a close interest in this major application in particular.

Patron
H.M The Queen

President
Sir Andrew Motion

Chief Executive
Shaun Spiers

Registered Charity number 1089685

CPRE Lancashire is an independent charity
Registered charity number 5291461

Chairman
Rob Dorpman

2. Local Plan Consultation

- 2.1. The Local Plan is in production and therefore a housing target has yet to be finalised and adopted. As part of the Local Plan consultation CPRE Lancashire responded to the Vision, Development Strategy (Section 4), Key Statement H1 and EN2 consultation in July 2012. We believe the high housing figure proposed potentially renders the Local Plan unsound and threatens the sensitive and high quality rural environment.
- 2.2. We highlighted that the Council should to comply with national planning policy and have policies in place that encourage developer interests to develop on brownfield sites. Brownfield development should clearly be prioritised in the delivery of new housing in the Borough's Local Plan. It is unsustainable to build on greenfield sites in advance of using previously developed sites already served by existing infrastructure.
- 2.3. However, we did reluctantly accept that a more sustainable way of delivering the appropriate levels of housing, including affordable housing, needed in Ribble Valley Borough over the lifetime of the Local Plan is through strategically planned extension to Clitheroe. Therefore in principle we are not opposed to development here, despite it occurring on greenfield land. CPRE believes that such a planned development at this location will help the Council protect loss of character of smaller settlements and more sensitive parts of the Borough including open countryside from ad hoc and haphazard development.

3. Scale of Development

- 3.1. As part of the recent consultation on the Core Strategy Submission stage the Amendments for Higher Standen Farm under Policy - 4 Development Strategy states *"that the number of units proposed for the strategic site has been reduced to 1040 dwellings over a 20-year period. This will result in an average annual provision of 52 units per year for the site. Phasing of the development will need to be considered and this will be done through the Development Management process including the detailed preparation of associated master plans, together with development and design briefs, working with the landowner and considering the practical implications of, and timing for, the delivery of key infrastructure"*.
- 3.2. **CPRE Lancashire, in accordance with this amended policy of the Submission Core Strategy, believes the application for development of all 1040 dwellings at this stage is therefore too large and it is on this ground we object.** We suggest the Council requests the applicant to submit an application for a reduced number of dwellings (circa 400 houses) over the plan period. The proportion of affordable housing should remain at 30%. The remainder of the site should be safeguarded land for development of housing beyond the plan period. This parcelling of land for future housing development would provide certainty for developers and manage the expectations of the local community and enable the provision of adequate infrastructure.
- 3.3. This plan, manage and monitor approach would also allow the contribution of windfall sites to housing provision to be understood to balance the proportion of housing that could come forward on brownfield sites.

4. Summary

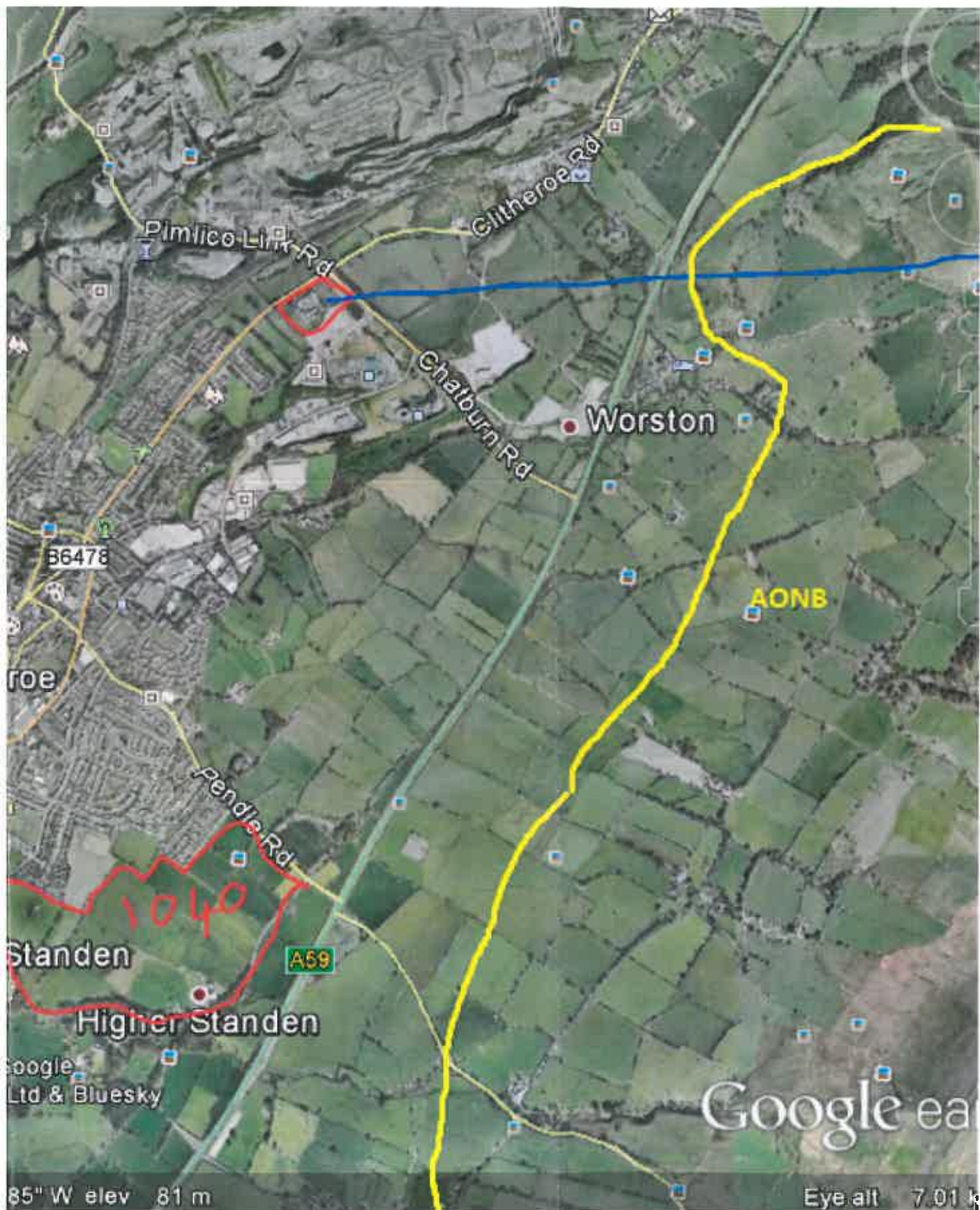
If you wish to discuss or require clarification of any aspect of CPRE Lancashire's comments please do not hesitate to contact me.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Jackie Copley', written in a cursive style.

Jackie Copley MRTPI MA BA (Hons) PgCert

Planning Officer



57

1040

AONB

Worston

Pimlico Link Rd

Clitheroe Rd

Chalburn Rd

Pendle Rd

A69

Standen

Higher Standen

Google Ltd & Bluesky

Google ear

85" W elev 81 m

Eye alt 7.01 k