

Rec'd 18/6

Memo

From: COLIN HIRST
To: STEPHEN KILMARTIN
cc:
Ref: CH/DMC
Ext: 4503
Date: 30th MAY 2013
Re: PLANNING APPLICATION 3/2013/0137/P
APPLICATION FOR RESIDENTIAL DEVELOPMENT ON LAND AT
LAWSONSTEADS FARM, TO THE EAST OF CLITHEROE ROAD, WHALLEY,
LANCASHIRE

As discussed the policy situation has been subject to important changes; the full implementation of NPPF, the revocation of the RS and the continuing work on the Core Strategy. Elements of these matters are now helpfully clearer.

In summation the application should be determined against the NPPF having regard to the Submitted Core Strategy as an important material consideration. I have no issues with the location of the site in relation to the existing local plan boundary, if growth is to be accommodated then existing boundaries will need to change. The question of whether the site is sustainable development as opposed to a sustainable location is a matter to be weighed in the planning balance against the policies of NPPF.

The latest monitoring against housing supply and the proposed planned requirements of the Submitted Core Strategy indicate a requirement for a further 127 dwellings to address the planned requirement for Whalley. The requirement is of course a minimum figure. The additional development that this proposal would bring is 205, taking account of the additional commitments at Whalley this would give a surplus against planned requirements as set out in the Core Strategy of some 155 dwellings or over 40% above the planned target. Cumulatively other applications in Whalley are awaiting decision following appeal so the position could be further revised.

This level of surplus is a matter of concern in relation to the Submitted Core Strategy and could be seen to prejudice the strategy and decisions regarding scale and location of development in the emerging Core Strategy. Ultimately it will be a matter for the decision maker to weigh this factor against the provisions of NPPF and the public benefits that the proposal would bring which include housing, affordable housing, education facilities and potential highway benefits. As an outline scheme it may also be possible to include some provision of local services to enhance the scheme overall. Whalley is identified as a main

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settlement where growth would be expected to be directed. The extent and subsequent impact that the surplus gives has to be considered against the nature of the settlement and its sustainability characteristics. It is not sufficient to simply say that the figure is breached when in any event that figure is minimum and intended as a guide to the scale of development in strategic terms as a basis for planning against.

Overall i do not consider that on its own there would be sufficient strength as a reason to refuse the application if that decision was reliant solely upon prematurity. The Core Strategy although submitted is still subject to Examination and unresolved objections and also the outcome of the evidence review in relation to housing matters which may lead to a revised housing position. That will not emerge until the end of this month when we have all the information collated and opportunity to consider any implications with members.

I am concerned at the level of surplus against the planned distribution of development, however this issue in itself will have to be judged against the considerations of NPPF and the weight to be applied to the benefits promoted by the scheme.

If you have any further queries please do not hesitate to contact me.

A handwritten signature in dark ink, appearing to read 'Colin Hirst', with a horizontal line drawn underneath the name.

Colin Hirst
Head of Regeneration & Housing