From:	Rachel Horton
To:	guy hindley
Cc:	planning@avalontp.co.uk
Subject:	RE: housing and hotel applications. Ribblesdale Park, Gisburn.
Date:	16 October 2013 16:26:38
Attachments:	consultee responses.pdf _Certification_.htm

Guy

I spoke to Alan earlier to outline the Councils preliminary views on your proposals.

I am aware at this stage that you wish to receive confirmation from the Council as to whether 'in principle' each development would be acceptable. In making this judgement we are mindful of the core principles outlined in the National Planning Policy Framework (NPPF). A key statement of which is a **presumption in favour of sustainable development**.

The Council is progressing from the Districtwide Local Plan (DWLP) to the Core Strategy, which is currently out for consultation. Therefore, in the absence of an up to date plan, and in accordance with para.14 of the National Planning Policy Framework (NPPF), the authority should determine applications on the basis of a presumption in favour of sustainable development. Unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, or specific policies in this Framework indicate development should be restricted.

Proposed Housing Development

Housing Strategy Officer Rachael Stott has provided the following advice:

'The Housing Needs Survey is out of date and therefore we would want that to be carried out before we agreed the type and tenure.I will liase with Ribble Valley Homes to see what the waiting list is like with them.Otherwise I will programme the HNS to be undertaken for Gisburn.We are about to start one soon so it will be after Christmas before we can do the survey for Gisburn'.

Having spoken to a colleague we have granted outline applications for housing development with a condition relating to a future reserved matters application that the house type and tenure shall be agreed prior to commencement, so this may be an option.

At this stage I have strong concerns regarding the density of proposed development on this site as I consider it to be cramped. In addition I note the proximity of the business units to the east of the site, and therefore consideration should be made with regards to potential impact of this current activity upon the amenity of residents of this proposed development.

Proposed Hotel Complex

As outlined above, the Council can only advise at this stage (without further detailed plans and supporting documents) that in general terms the development may be considered acceptable in principle. However, and as stressed above, just because it may be considered acceptable in principle, in no way suggests that approval will be given as a full assessment of the scheme needs to be made. In short, the Council need to be sure (in accordance with the NPPF) whether any adverse impacts as a result of approving the scheme would significantly and demonstrably outweigh the perceived benefits.

In order to make a full assessment we would require:

- Landscape and Visual Impact Assessment
- Phase 1 Habitat Survey
- Arboricultural Impact Assessment / Tree Constraints Plan
- Design and Access Statement with accompanying Heritage Statement

- Transport Assessment / Travel Plan
- Flood Risk Assessment - Including flood risk associated with the ornamental lakes as per EA advice
- Full Scaled Plans of the proposed hotel, to confirm maximum height/design/materials etc.
- Ideally sections through the site will also aid in assessing the visual impact of the scheme.
- Viability Assessment

As advised to Alan the advice contained in this e-mail is only a brief outline of the main considerations at this stage, and has been sent at your request.

Following this e-mail you have the option of liasing with Alan in submitting the above information. Upon receipt I will then be able to consult with colleagues and advise further as to whether the proposed hotel complex would be acceptable in principle and what constraints there may be.

Or I can submit a more detailed written response on the basis of what I have outlined above and the plans you have currently submitted.

For information, I have also attached a number of consultee responses.

I would be grateful if you could confirm whether you would be happy for me to write a detailed written response on the basis of what has been submitted and outlined above, or whether you wish me to keep the file open in order for you to submit further information and for me to advise you further.

I must stress that as there are a large number of considerations with this enquiry it is likely that I will seek advice from my manager as to whether any subsequent meetings and/or additional time spent in reviewing the submitted informaiton will require an additional fee.

I trust that you find the above observations of use and stress that they represent officer opinion only, at the time of writing, given without prejudice to the final determination of any application submitted.

Regards

Rachel Horton
Pre-Planning Advice Officer

From: guy hindley [mailto:guy.hindley@theguyhindleygroup.com]
Sent: 15 October 2013 18:19
To: Rachel Horton
Subject: RE: housing and hotel applications. Ribblesdale Park, Gisburn.

evening rachel - I gather u are off the later half of the week. please could u make sure u email us before u finish for the week as its imperative we move forward on this. thanks
guy

From: guy hindley
Sent: 13 October 2013 10:02
To: rachel.horton@ribblevalley.gov.uk
Cc: guy hindley; Planning (planning@avalontp.co.uk)
Subject: housing and hotel applications. Ribblesdale Park, Gisburn.

dear rachel
I hope ur well. we met at 2pm on the 17.09.2013 regards a pre application meeting for a housing scheme and a hotel concept next to Ribblesdale Park. you said that you would respond within 7 days. it is now nearly a month later and I

havent had a response. could you please forward me your response so we are able to make the necessary arrangements. I totally understand that you are proabably swamped over there at clitheroe but we do need this direction as soon as possible if you would be so kind. many thanks and hope to hear from you soon. guy hindley

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