

**PO Box 97
Bolton
Lancs
BL1 9PT**

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

4.7.14

Dear Sir

**Residential development - Resubmission Outline Planning Application, Waddow View,
Land off Waddington Rd, Clitheroe**

We act on behalf of The Huntroyde Estate/Clitheroe Auction Mart Co Ltd/Mr J Taylor; Ms Sarah Howard and Ms Samantha Howard. We have submitted this outline application online via Planning Portal ref no. PP-0349647. It is for up to 275 unit residential scheme at the above site. We confirm Notice No 1 has been served on the owners and tenants as required/appropriate on 4.7.14. As this is a resubmission of a previous refusal/dismissal no LPA application fee applies.

All documents have been uploaded on the Portal with only the copies of the public consultation reply sheets being in hard copy which will be delivered to your offices 4.7.14. The reports, plans and other documents comprise:

Planning and housing statement - Dickman Associates Ltd (DAL)/Trevor Dawson & Co (TDC)

Masterplan, site location plan, D&A – Greensky/DAL

Transport Assessment - DPTC

FRA - Belts Associates

Geotechnical report - Betts Associates

Ecology report – Penny Anderson Associates

Tree report - Bowland Tree Services

VIA - Appleton Group

Archaeology statement - Archaeological Research Services Ltd

A draft S106 agreement based on the draft previously agreed at the appeal is attached

This application follows the refusal of the previous application (LPA ref No. 3/2012/0913) and the dismissal of the appeal (PINS ref no. APP/T2350/A/13/2194601) earlier this year.

You will be aware having received your copies of the appeal decision that the inspector concluded:

CHARTERED TOWN PLANNER

Director: J Dickman BSc (Hons) DipTP MRTPI FRGS FRICS

Company No 6874283, a company registered in England and Wales **VAT No 152 2106 58**

Registered office: 11 Riverside, The Embankment Business Park, Vale Road, Heaton Mersey, Stockport, SK4 3GN

'In summary, the presumption in favour of sustainable development prevails over all matters except for highways. Even then, there is the option to relook at the Waddington Road access to ascertain the level of development on the appeal site that could be served from this single access, with 'bus/emergency access retained to connect to Kirkmoor Road.'

This application does precisely as the Inspector recommends and relooks at the Waddington Road access and level of development that could be served by that whilst retaining bus/emergency access along Kirkmoor Road.

At the appeal various facts were agreed:

- This is a sustainable location
- The settlement boundary for Clitheroe is out of date
- The proposed scheme is not premature

The reports accompanying this current application have all been updated as appropriate and key points are bullet pointed herewith:

- There is no up to date development plan which is still the case
- Whilst the most recent Housing land calculation (May 2014) now shows RVBC have, for the first time in more than 6 years, achieved just over 5 year supply (5.16 years) this is a minimum requirement. The Inspector commented on housing land matters: ***'In a nutshell, the Council has been chasing its tail since 2011 and seemingly ignored Government urgings and the conclusions on appeal decisions in the Borough and elsewhere.'***
- Even had the Council been able to show a 5-year supply of housing land the presumption in favour of granting planning permission for sustainable development would still prevail.
- This climate has ensured continued interest from national private housing developers in opportunities in the Ribble Valley, evidenced by the commencement of development on the following schemes in the last twelve months. These, however, supply a backlog of pent up demand over the last few years rather than correcting the imbalance.
- This site is in open countryside not Green Belt/AONB nor any other specialist designation and immediately abuts the settlement boundary of RVBC's major settlement and the Inspector notes on a number of occasions this is the locationally most sustainable site in Clitheroe.
- In summary on landscape matters the inspector comments: ***'...with no special landscape designation this would amount to only a small negative factor and not a determining issue in its own right. The crucial point is that the boundaries of Clitheroe have got to be relaxed to meet RVBC's future housing demands and the appeal site is one of the least vulnerable locations in landscape and agricultural terms and, of course, locationally is the most sustainable site available.'***
- The proposed development would result in the loss of a number of existing landscape resources but would retain existing boundary hedgerows and trees, the internal brook and its bankside features, an important ancient hedgerow and the existing public right of way. The proposals would affect the visual amenity of users of the site and from views that are generally at close quarters as seen by walkers using the nearby public footpath network, cemetery grounds and from existing residential properties rather than longer distances where the proposals are lost in the general townscape of Clitheroe. Both the construction phase and the operational phase would see some changes to the character of the site and these are seen in the context of both the existing townscape and the adjacent countryside. The development is proposed adjacent to existing residential and commercial land within the nucleated town which already has an urbanising impact on the adjacent

CHARTERED TOWN PLANNER

Director: J Dickman BSc (Hons) DipTP MRTPI FRGS FRICS

Company No 6874283, a company registered in England and Wales VAT No 152 2106 58

Registered office: 11 Riverside, The Embankment Business Park, Vale Road, Heaton Mersey, Stockport, SK4 3GN

landscape and it is considered therefore, that the site has the ability to absorb change in relation to the adjoining residential context. Whereas a new development in isolation might be considered to be unacceptable in landscape character terms, this proposed development will be an extension to an existing town scene in an enclave of land which is wrapped around on two sides by existing residential development.

- There are good opportunities to provide mitigation for all the impacts that may be predicted on the landscape and visual amenity of the site and its effect on the adjacent land. The planning of significant landscape buffer areas and the introduction of an integrated landscape and tree planting scheme to the development will serve to integrate the new houses, associated features and existing retained landscape resources into the adjacent settlement and provide a significant screen and fringe of landscape against the adjacent countryside. This planting could be undertaken in the first available planting season after outline planning permission were granted and could be subject to a planning condition. With sensitive choice of building materials and the careful planning of the housing clusters the development will be assimilated into the town and views from more sensitive receptors will be significantly reduced and diminished over time as new landscaping matures. New landscaping will help to greatly enhance biodiversity within the locality. The approach to the proposals is to allow for the retention of the public footpath within a green corridor and to enhance the brook corridor thus allowing a connection between the existing town, the outlying urban areas and the open countryside beyond the proposed development.
- It is considered that in terms of the landscape character and visual amenity effects the site proposals will sit comfortably alongside the landscape and related Local Plan policies.
- This Flood Risk Assessment is an updated version of a previous assessment (Ref: Betts Associates: SEA14 FRA) prepared to support a previous application (planning ref: 3/2012/0854) which was rejected, principally due to highways issues. No adverse comments were made from either the Environment Agency, United Utilities or the Local Planning Authority with regards to the previous Flood Risk Assessment therefore this assessment only provides brief updates to the previous assessment and allows for an updated planning layout.
- Local residents have highlighted an existing highway drainage issue where Waddington Road passes under the Railway, although this presents little risk to the proposed development there is potentially scope to assist in alleviating this offsite issue as part of the development proposals, however viability will require additional investigation and detailed design.
- The FRA has been updated to reflect the third party comments from the previously rejected application and the Inspector's comments from the subsequent appeal.
- The proposal as it stands includes the provision and the ability to retain a large percentage of the trees and hedges and incorporate them into areas of public open space or suitably sizeable gardens.
- In regard to the previous application, the inspector had '*no cogent objection*' arising from the topic of trees, hedges and wildlife, and that '*much more new landscape would be planted*' as part of site development.
- The site is bordered by species-poor hedgerows and scattered trees.
- The watercourse crosses the centre and north-eastern half of the site. This is approximately 1m wide and 0.5m deep with steeply sloping banks and dense bankside vegetation. It frequently dries out, has a base of stone and mud, contains rubbish and the water is discoloured indicating a polluted condition. No signs of water vole were detected or regular use by otter.
- The stone barn is in a poor state of repair and considered of low to medium potential for bats. An inspection of the building did not reveal evidence of bats and although

CHARTERED TOWN PLANNER

Director: J Dickman BSc (Hons) DipTP MRTPI FRGS FRICS

Company No 6874283, a company registered in England and Wales VAT No 152 2106 58

Registered office: 11 Riverside, The Embankment Business Park, Vale Road, Heaton Mersey, Stockport, SK4 3GN

during the emergence survey common pipistrelle and three myotis bats were observed foraging around the building the survey did not provide conclusive evidence that these bats were roosting in the building.

- The majority of features of ecological value will be retained.
- The LCC archaeology /planning officer has indicated the entire site is of no archaeological interest.
- The geophysical survey has not recorded clear evidence of any potentially significant archaeological features. A number of magnetic anomalies were present which are not obviously recent in origin, but all registered as relatively weak magnetic responses.
- The proposed development would be accessed by a safe and efficient vehicular access arrangement;
- The proposed development complies with local and national planning policy;
- The pedestrian facilities would enable safe pedestrian movement between the development site and the wide range of local services located within Clitheroe Town centre;
- The site benefits from being located in close proximity to the local bus stops, and the main bus and rail interchange which provides services that are ideally placed to cater for the needs of the development's residents and visitors;
- The traffic impact assessment indicated that the proposed development impact on the local highway network that can be mitigated by the proposed junction improvements;
- The traffic generated by the proposed development can be adequately accommodated on the remainder of the local highway network.
- There are no highway or transportation reasons why the proposals should not be supported.

To conclude the key issue of general access via Kirkmoor Road is no longer part of this proposal; on all other matters the scheme complies with policy; and the updated highway and transport assessment show that up to 275 dwellings can be accessed off Waddington Road; Kirkmoor Road will be used for bus/emergency access only in line with the Inspector's comments and this site still remains the most sustainable site in Clitheroe for housing development.

Please confirm receipt of this letter and documents and we await confirmation of validation of this application.

Yours faithfully

Jane Dickman

CHARTERED TOWN PLANNER

Director: J Dickman BSc (Hons) DipTP MRTPI FRGS FRICS

Company No 6874283, a company registered in England and Wales **VAT No 152 2106 58**

Registered office: 11 Riverside, The Embankment Business Park, Vale Road, Heaton Mersey, Stockport, SK4 3GN