

Memo

From: Colin Hirst

To: Robert Major

cc:

Date: 3/3/17

Re: Land to the North of Ribblesdale View, Chatburn.

Application No: 3/2016/0990

Please find below comments on the principle of the development. They do not cover issues relating to housing mix, affordable housing or detailed Development Management matters.

Site location

The Ribble Valley Core Strategy was adopted on 16th December 2014. The site lies outside of, but adjacent to the settlement boundary of the defined settlement of Chatburn and is therefore designated as Open Countryside (Policy EN2). The proposal is an outline application for 18 dwellings. Policy EN2 states that as a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

Policy context

Policy DS1 (Development Strategy) of the adopted Core Strategy states that *"in addition to the strategic site at Standen and the borough's principal settlements, development will be focused towards the Tier 1 Villages [of which Chatburn is one such village] which are the more sustainable of the 32 defined settlements"*.

The policy goes on to state that *"in general the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area. Specific allocations will be made through the preparation of a separate allocations DPD"*.

As you are aware, the Council has recently held a public consultation exercise on the Regulation 18 Issues and Options stage on the Housing and Economic Development DPD. This document set out the remaining housing requirement in the borough and, as per the spatial development strategy of the Core Strategy, this was broken down into settlements. It has been demonstrated through monitoring work undertaken since the adoption of the Core Strategy that Chatburn has a residual housing requirement of 18

dwellings to be provided before the end of the plan period in 2028. Three potential allocation options in Chatburn were presented in the document, however a 'call for sites' exercise was also held wherein alternative sites to those presented could be submitted for consideration. As with the sites presented in the consultation document, any reasonable alternative sites submitted would also be tested as part of the Sustainability Appraisal process.

As part of the consultation on the Issues and Options document, the application site was submitted to the Council as a potential alternative option, which could accommodate the residual requirement of 18 dwellings (based upon the Districtwide Local Plan (DWLP) settlement boundaries). Whilst the application site does not lie within the settlement boundary for Chatburn it is located directly adjacent to the northern settlement boundary for the village.

Recent monitoring at 30th Sept 2016 shows that there have been two applications permitted within Chatburn totaling 6 units. As a consequence the remaining requirement in Chatburn against the Core Strategy is now 12 units (based upon the DWLP settlement boundaries). The proposal for 18 units therefore exceeds the residual requirement by 6 units.

The information above is based upon the settlement boundaries as set out in the DWLP. However, at a meeting of the Planning and Development Committee on 15th December 2016, Members agreed to adopt the Draft Settlement Boundaries for Development Management purposes. In doing so, the boundaries from the DWLP are amended and therefore 10 units that had previously fallen outside of the Settlement Boundary for Chatburn now fall within it. Whilst the adoption of these draft settlement boundaries does not affect how the commitments are calculated (instead only where they are recorded), as a result of this change the remaining housing requirement for Chatburn is now reduced by 10 units to 2 units.

Following Regulation 18 responses on the HED DPD, research was also undertaken into approaches taken by inspectors to the methodology for calculating the requirement, in recent appeals and development plan examinations and caused the re-examination of a certain element of the five year requirement calculation relating to the application of the 20% buffer.

The net effect was to generate a five year supply position of 4.99 years supply when measured against the Council's own estimates of supply at 30th September 2016. The five year supply position constantly changes as permissions are given and sites developed. The most comprehensive position will be ascertained through the next survey schedules to take place at the end of March 2017. In the meantime the resolution to grant outline planning permission, following completion of a S106 agreement, for 275 dwellings at Grimbaldeston Farm, Longridge will address any lack of five year supply.

Given that the approval at Grimbaldeston Farm is likely to redress the five year supply to a positive position, then the policies of the plan can be considered up to date in terms of five year supply and in relation to para's 14 and 49 of NPPF.

Whilst it is considered that the proposal is suitably located being closely related to a Tier 1 settlement, the application for 18 units, would account in effect for a 90% over provision. This is considerably over the remaining housing requirement for the settlement (of 2 units).

In my opinion a surplus of this magnitude is significant enough to undermine and cause harm to the intentions of the development strategy and is considered contrary to the Development Plan. It could only be acceptable if it addressed an identified local need. It is acknowledged that these issues will have to be balanced against the wider considerations of the presumption in favour of sustainable development however, I consider that the development proposed is not acceptable in principle against the intended scale of development expressed in the development strategy.

Please note that these comments only relate to the principle of development and are given without prejudice to the consideration of detailed Development Management matters.



Colin Hirst

Head of Regeneration & Housing

3rd March 2017

