



Our Ref: A094939 - Clitheroe Hospital

**Head of Planning**

Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
Lancashire BB7 2RA

16 December 2016

Dear Sir or Madam

**FORMER CLITHEROE HOSPITAL, CHATBURN ROAD, CLITHEROE  
OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT  
NHS PROPERTY SERVICES LIMITED**

**PLANNING PORTAL REF. PP-05697658**

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On behalf of our client, NHS Property Services Ltd, we are instructed to submit an outline planning application with all matters reserved except access, for the demolition of the former Clitheroe Hospital on Chatburn Road and the construction of up to 50 dwellings (Class C3) and associated works.

The application seeks permission for up to 50 dwellings, of which some will be affordable homes. Full details with regard to the proposed level of affordable housing is included within the viability evidence produced by BNP and within the Planning Statement produced by WYG. As the specific nature and tenure of the affordable dwellings has not yet been agreed due to the outline nature of this application, all 50 dwellings are shown as 'market housing' on the application form but we can confirm that our client is committed to deliver some affordable housing on the site.

The planning application has been submitted online via the Planning Portal (ref. PP-05697658) on 16 December 2016, and comprises the following plans/documentation:

1. This covering letter;
2. The completed application forms and certificates;
3. Draft Heads of Terms;
4. Viability and Marketing Evidence, produced by BNP;
5. Drawing ref. A094939\_001B – 'Red Line Boundary';
6. Drawing ref. A094939-01 – 'Built Form Masterplan';
7. Drawing ref. A094939-P002A – 'Proposed Site Access Arrangements';
8. Topographical Survey;
9. Design and Access Statement, produced by WYG (which includes sustainability and energy information);
10. Planning Statement, produced by WYG;
11. Transport Assessment, produced by WYG;

Quay West at MediaCityUK, Trafford Wharf Road, Trafford Park, Manchester, M17 1HH  
Tel: +44 (0)161 872 3223 Fax: +44 (0)161 872 3193  
Email: [info@wyg.com](mailto:info@wyg.com) Website: [www.wyg.com](http://www.wyg.com)

Registered Office:





12. Extended Phase 1 Habitat Survey, produced by WYG;
13. Protected Species Surveys, produced by WYG
14. Tree Survey and Tree Constraints Plan, produced by WYG;
15. Noise Impact Assessment, produced by WYG;
16. Phase 1 Geo-Environmental Survey, produced by WYG;
17. Heritage Statement, produced by WYG; and
18. Flood Risk Assessment and Drainage Report, produced by WYG.

The proposed development has been subject to pre-application advice from the Council, within which it was confirmed that the principle of the scheme is deemed acceptable subject to a series of material considerations.

The enclosed supporting technical documents provide sufficient evidence to confirm that the proposed development is acceptable and that the positive benefits of the scheme are significant material beneficial factors which must be taken account of when determining the application. The positive material benefits include:

- Boosting the supply of housing in the Borough by delivering a high quality residential development in a sustainable location within an established settlement in close proximity to the town centre;
- Reducing the pressure to develop Greenfield and Greenbelt land for housing to meet local housing demand requirements;
- Provide affordable housing to meet local needs, which otherwise could not be provided;
- Provide 0.5ha of public open space to meet local requirements and enhance the aesthetics of the development;
- Help to retain the trees protected by the Tree Preservation Order along the frontage of the site, and help to protect the important historic vegetation along Chatburn Road;
- Make efficient use of previously developed land and maximise the development potential of the site through housing density and mix while responding to local character and context with respect to layout, type, scale and materials;
- Delivering a contemporary, innovative and high quality design which raises standards locally and contributes to local distinctiveness following the loss of the building;
- Integrate with surrounding uses to ensure that the development has no adverse impact on the amenity of existing occupiers and would achieve suitable living conditions for future residents; and
- It will have no adverse ecological impact or any other environmental impact (subject to suitable mitigation measures).

We have demonstrated in the application submission that the benefits of the proposed development far outweigh any adverse impacts. The application site is a highly sustainable and accessible location and represents a key brownfield development site within Clitheroe.

It is therefore concluded that planning permission should be granted in accordance with the development plan and the NPPF.

Yours sincerely

A handwritten signature in dark ink that reads 'H. Lindley-Clapp'.

Heather Lindley-Clapp  
**Associate Planner**