

# **CHATBURN PARISH COUNCIL**

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14 December 2016

Mr. R. Major  
Ribble Valley Borough Council  
Church Walk  
Clitheroe  
BB7 2RA

Dear Mr. Major

**Planning Application No. 3/2016/0990 - Outline application for the erection of 18 dwellings on land to the north of Ribblesdale View**

Chatburn Parish Council has viewed the above planning application and has the following observations to make:

- Adopted by Ribble Valley Borough Council in 2014, the Core Strategy Development Plan guides development in the district until 2028 and is expected to meet the required 280 developments per annum and can provide a 5 year land supply.
- Chatburn has already met 92% of its housing residual requirement as set out in the Core Strategy.
- The infrastructure is unable to sustain additional development which goes way beyond the identified requirement, with public services cut and the village School already full to capacity.
- Part of the proposed development site falls within the village conservation area which must be protected to retain its identity.
- The proposed development is outside the settlement boundary and in an area of Special Landscape, just a few hundred metres from the Bowland area of outstanding natural beauty.

The Parish Council hopes that the adoption of the Borough Council Core Strategy Development Plan will assist in the refusal of this planning application.

Yours sincerely



Sheila Sturrock  
Clerk