

Nicola Gunn

From: planning
Subject: FW: Further consultation on planning application 3/2017/0183 land adj Church Raike, Chipping PR3 2QL

From: Lorimer, Elliott [<mailto:Elliott.Lorimer@lancashire.gov.uk>]
Sent: 24 July 2017 12:51
To: Robert Major
Cc: Jane Tucker
Subject: RE: Further consultation on planning application 3/2017/0183 land adj Church Raike, Chipping PR3 2QL

Dear Robert

Thank you for sending the revised site plan and additional LVIA information for the application 3/2017/0183, land adjacent to Church Raike, Chipping.

The additional LVIA information (including photomontage with fully rendered visualisations) offers an adequate and satisfactory assessment of the likely landscape and visual impact identified by the Camlin Lonsdale, the planning inspector and the AONB. The emphasis on bungalow housing providing the affordable housing component of the development (rather than apartments) is welcome in both landscape character terms and also in meeting local community needs.

I am now satisfied that the applicant has addressed the principal concerns of the AONB Partnership regarding the landscape and visual impact of the proposed development.

Regards
Elliott Lorimer

Elliott Lorimer
Principal Officer
Forest of Bowland Area of Outstanding Natural Beauty (AONB)

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From: Jane Tucker [<mailto:Jane.Tucker@ribblevalley.gov.uk>]
Sent: 12 July 2017 11:25
To: Lorimer, Elliott <Elliott.Lorimer@lancashire.gov.uk>; 'chippingparishcouncil@outlook.com' <chippingparishcouncil@outlook.com>
Subject: Further consultation on planning application 3/2017/0183 land adj Church Raike, Chipping PR3 2QL

Further to our consultation on 8th May earlier this year, we have now received a Landscape and Visual Impact Assessment and amended layout.

Please will you let Robert Major have your comments on the above planning application within the next 14 days? (Please respond to planning@ribblevalley.gov.uk FAO Robert Major).

The application is for reserved matters following outline planning permission 3/2014/0183 for residential development of 41 dwellings including appearance, landscaping, layout and scale.

Here is a link to view the submitted documents on our website

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2017%2F0183

**Planning Department, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA
T: 01200 425111**

Tops for resident satisfaction – 94% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2016)

Happiest residents in the UK – Ribble Valley has a ‘happiness rating’ of 8.2 compared to a UK average of 7.5 (Halifax Rural Quality of Life Survey 2016)

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