

Planning Department
Ribble Valley Borough Council
Church Walk
Clitheroe
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14 Brooklands
Chipping
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20th April 2017

Attention: Robert Major

Chipping Parish Council response to Application 3/2017/0183 –
Reserved matters following Outline Planning Permission 3/2014/0183.

Chipping Parish Council understands that outline planning permission for housing development on the cricket field and adjacent land at Old Hive, Chipping was granted on appeal. The Planning Inspector noted that the housing development would have a negative impact on the area and AONB but on balance the positive outcome of the regeneration of Kirk Mill outweighed the negative impact and that the housing development was necessary 'enabling' work for the whole scheme.

Chipping Parish Council would like to make the following observations for consideration when assessing the reserved matters application:

- 1) There is not a Landscape and Visual Impact Assessment included with the application - as this development was considered by the Planning Inspector to be a moderate negative impact the Parish Council requests that a Fully Rendered Landscape and Visual Impact Assessment is prepared in consultation with the Forest of Bowland AONB. The Assessment should be used to ensure that the negative impact is minimised by the careful choice of housing types, roof heights, density, etc.
- 2) The total number of dwellings on this plot has been reduced from 56 in the Outline application to 41 in the Reserved Matters application - the reduction is welcomed by the Parish Council but the type of properties proposed are not those suggested by the Chipping Village Plan 2011. The Village Plan concluded there was a need for bungalows suitable for the elderly and for 3 bedroom 'family' housing priced at a level that local families can afford. The current application does not include bungalows for the elderly and shows 25 out of the 32 market value homes at 4 or more bedrooms.
- 3) The level of car parking spaces allowed in the development at 2 per property is considered to be too few given the current level of car ownership. It is highly likely that the limited car parking availability on the development will lead to an over-spill of cars parked on adjacent roads.
- 4) The application should include a site management plan for the building phase to ensure that disruption and risk to residents is minimised. This plan must be agreed after consultation with the Parish Council then implemented by the developer and monitored by RVBC.

Barbara Green
Clerk to Chipping Parish Council