

22nd February 2018

Mr S Kilmartin
Planning Department
Ribble Valley Borough Council
Church Walk
Clitheroe

Dear Stephen,

**PLANNING APPLICATION 3/2017/0653
LAND AT CHATBURN ROAD, CLITHEROE**

I write further to discussions relating to the proposed residential development at Chatburn Road, Clitheroe. Please find enclosed an updated package of information to support the design and layout changes undertaken. This includes;

- Proposed site layout
- Street scenes & sections
- House types
- Transport statement and access design
- Ecology appraisal
- Surface & foul water details
- Flood risk assessment
- Arboricultural survey and tree protection measures
- Updated application forms

A cheque (£924) has been posted separately to account for the uplift in proposed dwellings from 28 to 30, as requested.

Site layout & design

The site layout has been revised to account for Local Authority comments and recommendations. The changes are as follows;

- An increase from 28 to 30 units to create a more varied offer, whilst retaining edge of settlement characteristics;
- Inclusion of landscape buffer to Chatburn Road, providing an offset between residential curtilages and the existing stone wall fronting the highway, particularly when seen from public vantage points;

- Reorientation of plots adjacent to the public open space – now facing outwards and achieving a soft transitional edge between the built form and the POS;
- Improved pedestrian legibility and movement within the site. Routes are clearly defined and facilitated by footways and key landmarks, leading toward the POS;
- Improved and proportionate curtilage and rear garden sizes throughout;
- Improved interface distances between plots;
- Rearrangement of affordable provision in terms of layout and design, ensuring that it is indiscernible within the wider street scene and is integral to the development as a whole.
- Public open space provision remains policy compliant and landscaping overall is bolstered to provide suitable boundary treatments throughout.

These alterations should be read in conjunction with the revised landscaping proposals and associated technical reports. The amendments to the layout result in a scheme which is suitable for this highly sustainable, committed housing which falls within the settlement boundary of Clitheroe.

Affordable housing provision

Affordable provision is to be provided on site, through the allocation of 9 plots (see drawing no. 016/0/03) which equates to a policy compliant 30% of the overall scheme. The schedule of accommodation is as follows;

House type & size	Amount	Plot Numbers	Tenure
Grizedale – 2 bedroom bungalow	4	1, 2, 8 & 9	Shared ownership
Lowther – 3 bedroom dwelling	2	3 & 4	Shared ownership
Rothay – 2 bedroom dwelling	3	5, 6, 7	Shared ownership

In accordance with Key Statement H3 of the Core Strategy, this allowance also provides for housing for those aged over 55 (plots 1, 2 & 9), to cater for an increasingly ageing population. One bedroom bungalows have been replaced with larger units and three bedroom dwellings are now included within the mix, at the request of the Council. The units would be offered for shared ownership, replicating the terms of the Section 106 Agreement, linked to the extant outline planning permission at the site (Ref – 03/2013/0981).

It is considered that this not only represents an improved provision to meet current demands, but also results in an improved layout, with the larger affordable units proportionate to, and forming part of, the wider development.

Technical considerations

All associated technical reports supporting the application have been updated to reflect the changes made to the scheme:

Arboriculture – the revised layout only requires the removal of trees which are of poor quality or generate safety concerns due to their condition. Drawing no. c-981-06 provides root protection details and demonstrates that the development can be undertaken without undue harm to those which are to be retained.

Ecology – confirms that the development would not have an adverse impact on species or their habitat. Possible enhancement proposals are also updated to account for the revised layout.

Highways & Transport – confirms that the increase from 28 to 30 units creates no undue highway safety or capacity issues. The roads will not be offered for formal adoption by the County Council and will be maintained via management company.

Drainage – site drainage has been updated to reflect the new layout. Surface and foul waters can be suitably drained through separate systems.

I trust this information meets with your approval and look forward to hearing from you in due course. If you wish to discuss any aspect of the proposal further please feel free to contact me.

Yours Sincerely

Lee Greenwood
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