

Memo

From: Rachel Horton

To: John Macholc

cc: Colin Hirst

Date: 12/07/2018

Re: Demolition of existing dwelling and erection of 34 bungalows for the over 55s

Location: 30 Peel Park Avenue and land to the rear

Appn. 3/2018/0008

Brief Description of Proposal

The planning application submitted states that the proposal is for the demolition of 30 Peel Park Avenue and the erection of 34 bungalows for the over 55's on land to the rear with associated open space, landscaping, and vehicular access taken from Peel Park Avenue.

Relevant Core Strategy Policies

The site is located within the main settlement boundary of Clitheroe. Core Strategy Key Statement DS1 states that, as a part of the overall apportionment of future housing development in the Borough, Clitheroe is regarded as a principal settlement. Both Key Statement DS1 and DMG2 of the Core Strategy, when taken together, permit development proposals in the principal settlements, including Clitheroe, which accord with the development strategy and consolidate, expand or round-off development so that it is closely related to the main built up area. The site is located within the main settlement boundary of Clitheroe with good access to services and facilities and directly adjacent to the principal strategic site at Standen which is currently under construction. Thus with regards to the location of development the proposal is considered compliant with policy.

The housing requirement set out in Key Statement H1 of the Core Strategy indicates that land for residential development will be made available to deliver 5,600 dwellings, estimated at an average annual completion target of at least 280 dwellings per year over the plan period. The supporting text to Key Statement DS1 at paragraph 4.11 and Appendix 2 of the Core Strategy include tables which identify the number of houses required for each settlement by 2028 to meet the housing requirement. I am mindful that a number of housing developments have been permitted within or

adjacent to Clitheroe within the last few years which have all contributed to the housing supply within this locality.

Whilst I appreciate that this development will further add to housing growth within Clitheroe I do not consider that the relatively modest increase of up to 34 bungalows will significantly harm or undermine the development strategy given that the numbers as expressed above are not intended to be interpreted as a ceiling.

Affordable Provision

The proposal is of a scale that would require the provision of affordable housing in accordance with Key Statement H3 and Policy DMH1 of the Core Strategy. In this particular case *“on housing developments of 10 units or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) an element of affordable, local needs housing will be required on all schemes. The Council will only consider a reduction in this level of provision, to a minimum of 20% only where supporting evidence, including a viability appraisal fully justifies a lower level of provision to the council’s satisfaction.” (Key Statement H3).*

The proposal would also need to deliver a suitable mix of housing in accordance with H2 of the Core Strategy.

I note that a viability assessment has been submitted which has been independently reviewed, jointly instructed by Applethwaite Ltd and Ribble Valley Borough Council. As a result, the applicant’s affordable proposals in terms of type and tenure are as follows:

- Plot 5 – House Type D – Intermediate Rent
- Plot 8 – House Type D – Shared Ownership
- Plot 25 – House Type A – Shared Ownership
- Plot 26 – House Type A – Intermediate Rent

For off-site contributions:

- Commuted sum towards off-site sport and leisure on occupation of the 10th dwelling
- Commuted sum towards biodiversity offsetting on occupation of 5th dwelling

The affordable provision as outlined above would only provide a 10% provision of affordable units as opposed to the minimum requisite of 20% as outlined within Policy H3 of the Core Strategy. Housing Strategy Officer Rachael Stott has reviewed the above proposal and wishes to make the following observations:

Where viability evidence has been provided policy would allow a reduction in the affordable offer to a minimum of 20% from the site. This would therefore equate to 7 units from this site of 34 bungalows. The preference in terms of tenure mix of the affordable units would be a mix of affordable rent and affordable home ownership, therefore a split of 4/3 of each tenure.

Therefore the offer of 4 affordable units does not meet policy requirements and cannot be supported by Strategic Housing.

Conclusion

I have no in-principle objection to the site of the proposed development in sustainability terms and consider that the modest increase to the housing supply would not undermine the aims of the Core Strategy which seeks to direct development to the principal settlements.

However the scheme would fall short of the minimum affordable requirement and on this basis the Housing Strategy Officer cannot support the scheme as proposed. On this basis, sufficient justification should be made by the agent for the affordable offer and a judgement made, whilst taking all the evidence into account, as to whether the scheme should be supported in light of the above comments.

This response deals with the principle of development. It does not deal with matters of detail design and other material considerations which should be considered in relation to other policies of the Core Strategy and the NPPF.

Rachel Horton, Senior Planning Officer