

From: info@clitheroecivicsociety.org.uk
Sent: 20 October 2019 14:35
To: planning
Cc: Stephen Kilmartin
Subject: 191020 CCS-RVBC RE Application 3/2019/0877 Erection of 39 dwellings with landscaping, associated works and access from adjacent development site.

Categories: Yellow Category

CAUTION: This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

FAO Stephen Kilmartin

Dear Stephen

I contact you on behalf of Clitheroe Civic Society with regards to the application Ref 3/2019/0877 Erection of 39 dwellings at Chatburn Road Clitheroe.

This appears to be yet another application for a site which is not included in the Adopted Core Strategy (ACS) as most recently amended. Though many application for developments which were also not with the ACS have been approved of late rendering the ACS increasingly irrelevant, it remains our only point of reference when reviewing such application. This is yet another 'windfall site' - as was the adjoining site through which access is proposed. For this reasons alone this Society believes this application should be refused.

We note no mention is made in the covering letter accompanying the application that, within Clitheroe, the target for dwellings within the 20 year plan has already been exceeded. We have previously been advised this was, in effect, the minimum and not a cap. The latest Housing Land Availability Schedule is that at 30 September 2018. This had been updated previously, roughly, on a 6 month basis but for some reason this has not been done since that date.

We also note that RVBC had apparently argued that there was a supply of over 6 years at the Henthorn Planning Appeal with the Inspector determining this at 5.07 years - presumably now increased with the addition of another 110 dwellings following the successful appeal. Again however, this target is now said to be a minimum which can be exceeded. We believe that the reason for having to exceed these locally approved targets is due to the failure of developers 'build out' which effectively renders such targets unachievable. In our opinion, this aspect of the ACS is simply not sufficiently robust to resist such opportunistic applications rendering the ACS increasingly meaningless.

The lack of local control over residential development outside of, and contra to, other aspects of the ACS adds to the detrimental effect such applications have on the historic infrastructure and general communal amenity of the town centre. The impact of the 'extra-ACS' development in Clitheroe is already being felt and is only going to get worse as developments with permission eventually get built out.

The impact of such applications will continue to erode our historic town centre and the amenity of its existing residents and the economic benefits which accrue from effectively conserving these historic assets. For these additional reasons, we believe this application should be refused.

WE hope these comments will be of assistance to you and your colleagues when considering the this application and its wider impact.

With Regards

Steve Burke
Chairman
Clitheroe Civic Society

BCC CCS Officers