

PINS Reference: APP/T2350/W/19/3221189

Rebuttal Proof of Evidence: Simon Plowman BA (Hons) Btp, MA, MRTPI of Plan:8 Town Planning Ltd

On behalf of: Ribble Valley Borough Council

Land at: Henthorn Road Clitheroe

Appeal Proposal: Outline application for up to 110 dwellings with open space, landscaping and sustainable drainage system and vehicular access point from Henthorn Road with all matters reserved except for access.

Appellant: Gladman Developments Ltd

This Rebuttal Proof responds to accessibility issues raised in the Proofs of Evidence of Simon Helme of Ashley Helme Associates Ltd and and Neil Lewis of Gladman Developments Ltd.

Paragraph number of Mr Lewis' Proof	Comment
4.2.12	It is agreed that Clitheroe can accommodate additional housing. It is not agreed that this site is suitable due to lack of accessibility leading to reliance on the private car.
4.3.3	Inspector Stephens in determining appeal 2161186 at Henthorn Road (for 270 houses north of this appeal) did find the site suitable with regards to accessibility but it should also be noted that was on the basis of a range of measures to support public transport, walking and cycling being delivered via S106 Unilateral Undertaking and planning conditions. Measures are discussed in paragraph 25 through to 35 of the appeal decision and included: • Financial contribution to the bus service which was agreed in the 2012 Unilateral undertaking to be operational 7 days per week. For Monday to Saturday no earlier than 07:30 to Clitheroe and return no earlier than 19:00 last bus from Clitheroe. • A new quality bus stop within the appeal site • A temporary bus stop • Cycle parking (4 stands) at the development play area • Cycle parking (4 stands) in the town centre • A lit pedestrian and cycle link to Edisford Road • Financial contribution for monitoring of a travel plan In paragraph 35 the Inspector concludes <i>"The site is sufficiently accessible with the measures proposed by the Appellant"</i>. Inspector Stephens also noted, in paragraph 23, at that time Ribble Valley Borough Council had a 3.3 year housing land supply. Planning appeal decision is included in Folder 3 of the Core document List 4.09 Appeal Decision 2161186 - Henthorn Road, Clitheroe.
4.3.8	The County Council commented that the site was at the extreme of accessibility <i>"the proposed development lies at the extreme of acceptable walking distances for pedestrian trips to local amenities"</i> .
6.2	I disagree and find conflict with the stated policies.
8.1.8	I understand the objections carry limited weight.
9.3.4 & 9.4.2	The LPA has a 6.1 year housing land supply. I suggest due weight should

	be afforded to policies in the development plan aimed at ensuring development is not reliant on the private car.
12.3.17 to 12.3.21	I respond to the accessibility aspects of Mr Helme's proof in the following section.

Paragraph number of Mr Helme's Proof	Comment
5.5.2	Inspector Stephens in determining appeal 2161186 at Henthorn Road (for 270 houses north of this appeal) did find the site suitable with regards to accessibility but it should also be noted that was on the basis of a range of measures to support public transport, walking and cycling being delivered via S106 Unilateral Undertaking and planning conditions. Measures are discussed in paragraph 25 through to 35 of the appeal decision and included: • Financial contribution to the bus service which was agreed in the 2012 Unilateral undertaking to be operation 7 days per week and for Monday to Saturday no earlier than 07:30 to Clitheroe and return no earlier than 19:00 last bus. • A new quality bus stop within the appeal site • A temporary bus stop • Cycle parking (4 stands) at the development play area • Cycle parking (4 stands) in the town centre • A lit pedestrian and cycle link to Edisford Road • Financial contribution for monitoring of a travel plan In paragraph 35 the Inspector concludes <i>"The site is sufficiently accessible with the measures proposed by the Appellant"</i>. Planning appeal decision is included in Folder 3 of the Core document List 4.09 Appeal Decision 2161186 - Henthorn Road, Clitheroe.
5.7.1	Most services are beyond 1.6km of the appeal site on foot – as noted in walking distances Appendix 1 of the Accessibility Core Strategy.
7.3.4.4 7.6.2	Whilst commuting to and from Clitheroe town centre is possible by bus I commented in 4.14 to 4.18 of my proof with reference to appendix 2 and 3 of my proof that onward travel for full time employment to other centres such as Bolton, Preston and Manchester is not possible if one relies on the No. 2 bus.
8.3.1.1	In 4.7 of my proof I commented that on enquiring at Clitheroe railway station the 5 lockers were not available.
8.3.2 & 8.3.3 & 9.5.3	As noted in 4.14 to 4.18 of my proof the No.2 bus and rail connectivity do not provide for realistic opportunity for full time employment to destinations of Bolton, Preston, Salford or Manchester.

