



24TH April 2021

Dear Mr Kilmartin

Re: Planning Application No: 3/2021/0374

Grid Ref: 368145 432628

Location : Land adjacent to 56 Knowsley Road West , Wilpshire

I am writing to make representation on the above planning application.

Our property does not have a joint boundary with the proposal but is only two metres from the proposed site and the dwelling house would be approximately thirty metres from ours.

The Applicant states that the existing use of the site is Greenfield/Agricultural land. In fact, according to the Ribble Valley Core Strategy, the land in question is deemed to be EN1 / EN2 which is Green Belt / Open Countryside.

The Ribble Valley Adopted Core Strategy states that key Green Belt issues follow PPG 2 principles. Terminology used in this guidance in relation to Green Belt include the following statements :

- assist in safeguarding the countryside from encroachment
- retain attractive landscapes and enhance landscapes near to where people live
- to retain land in agricultural, forestry and related uses
- once the general extent of a Green Belt has been approved it should be altered only in exceptional circumstances.

I would contend therefore that the Applicant's Planning Application contravenes planning policy by seeking to put a dwelling house outside the boundaries of settlement as determined in the Ribble Valley Core Strategy and as such is encroachment into Green Belt / Open Countryside.

It should also be noted that Ribble Valley Council allocated additional land for housing in Wilpshire in their Regulation 22 submission dated July 2017. The land included in that submission is marked HAL2. Again, I would contend that this further indicates that the Applicant's Planning Application would not be in accordance with the Adopted Core Strategy and falls outside boundaries of settlement.

It could be argued that the Applicant's submission is purely a house in a field. As such the question arises as to whether it is sustainable in terms of how it would be connected to sewers and other services. Of course, a judgement may be that this is purely an attempt to achieve some form of precedent that can then be utilised in some future, much larger, development proposal. If that is the case then surely the appropriate protocol would be for the Applicant to put forward a submission that can then be considered in the context of the Ribble Valley Core Strategy at that time.

I hope that you find my comments helpful and relevant to your considerations.

Yours sincerely

