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**HED DPD PUBLICATION CONSULTATION**

Forward Planning,  
Regeneration and Housing,  
Council Offices,  
Church Walk,  
Clitheroe,  
Lancashire,  
BB7 2RA

07/06/2017

**Sent by email only**

07 June 2017

Dear Sir / Madam,

1. Thank you for allowing Persimmon Homes the opportunity to consult on the publication version of the Housing and Economic Development DPD.
2. Persimmon would like to participate in the relevant examination hearing sessions.

**Housing Allocation Policy (Policy HAL)**

3. It does not appear that there is any provision for flexibility in meeting the housing requirement as set out in the Core Strategy. This is considered especially poignant when the latest Council evidence (October 2016 Housing Land Availability Assessment) states that there is a shortfall in the supply. It is not considered that this represents positive prepared policy and is therefore unsound.
4. The provision of a buffer is welcomed but it is considered that it should be greater. At present it stands at less than 5% when the widely recognised guidance (Local Plan Expert Group, 2016) suggests a buffer nearer 20% is required to realistically ensure a plan can maintain a 5year supply over the coming unknown plan period. Given that the Ribble Valley has a history of under development it would seem prudent and positive to provide a reserve site buffer nearer to this percentage.
5. A further concern with the calculation of the five year supply that Persimmon Homes Lancashire would like to express is the addition of the undersupply following the buffer and not before. Again, there is widely accepted guidance,

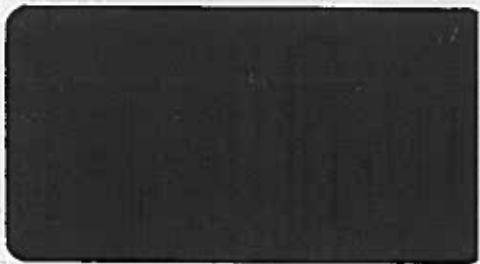
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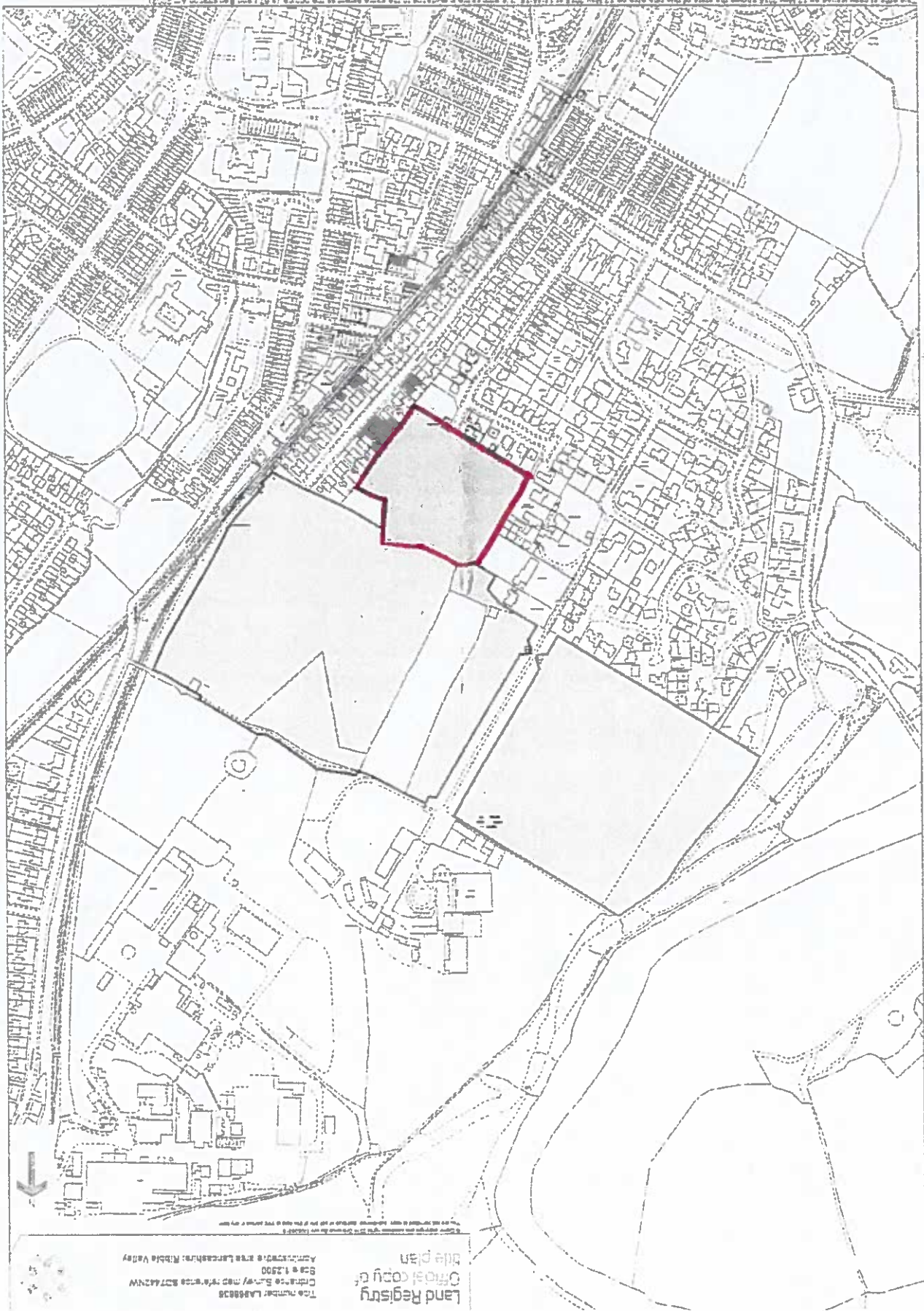
this time from the Planning Advisory Service that advocates applying the buffer following the under supply. Certainly justification should be provided why this methodology has not been used.

### Site Specifics

6. Persimmon Homes Lancashire would also like to take this opportunity to advocate the land at Hawthorne Farm, Hawthorne Place, Clitheroe as suitable for consideration as both a developable and deliverable site. This identified in the most recent SHLAA as site 330.
7. The site is split into two phases. The first phase constitutes 4.03 acres gross sitting as white land within the settlement boundary and would accommodate 64 units. This portion of the site is able to contribute to the delivery of units within the first 5 years of the plan. The remainder of the site (some 9.7 acres sitting adjacent to the settlement boundary) could contribute another 500 units over the remainder of the plan period.
8. To support this submission a series of plans are appended to this letter. Technical documentation has been submitted directly by the land owner at previous stages of the Local Plan and it is not therefore proposed to re-provide this. The relevant pages of the most recent SHLAA is however appended.
9. Persimmon would be happy to discuss any aspect of these comments in further detail and would like to be kept updated on the progress of this document.

Yours Sincerely,





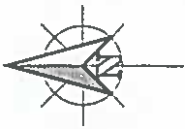
This official copy is based on the data of the plan on 12 May 2016. It is not a guarantee of accuracy and is not a substitute for a professional survey. The plan shows the general position of the land, but it does not show the exact boundaries. It may be subject to change. Please refer to the original plan for more information. The plan is made available by Land Registry, Swindon Office.

Land Registry  
Official copy of  
title plan  
Title number: LA89828  
Ordnance Survey map reference: SD7442NW  
Scale: 1:2500  
Administrative area: Lancashire; Ribblesdale Valley





# Hawthorne Farm, Clitheroe



**DATE EXPIRES**

USE AREA	Area	Area	Area
	sqm	sqm	sqm
Buildings	1,344	1,344	1,344
Public Open Space	1,344	1,344	1,344
<b>TOTAL</b>	<b>2,688</b>	<b>2,688</b>	<b>2,688</b>

USE TYPE	NO	AREA	AREA
		sqm	sqm
Buildings	10	1,344	1,344
Public Open Space	10	1,344	1,344
<b>TOTAL</b>	<b>20</b>	<b>2,688</b>	<b>2,688</b>

Coverage	Per Plot	Per Plot	Per Plot
	Per Plot	Per Plot	Per Plot
Buildings	134.4	134.4	134.4
Public Open Space	134.4	134.4	134.4
<b>TOTAL</b>	<b>268.8</b>	<b>268.8</b>	<b>268.8</b>

<p>Scale bar 0 10 20 30 40 50 60 70 80 90 100 [m]</p>	<p>Project Name Hawthorne Farm Clitheroe, Lancashire</p>	<p>Issued For Sketch Layout TGD/HT/CL/SK2</p>	<p>Scale &amp; A1 1:500 Vertical</p>	<p>Task No TGD/HT/CL/SK2 07/04/16</p>
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<u>Site Details</u>		<u>Suggested By...</u>	
Site Ref:	330	Name:	Landowner submission: Roger Spensley
Site Location:	Hawthorne Farm, Hawthorne Place	Potential Capacity:	548
Town/Village:	Clitheroe	Gross Area (Ha.):	13.7
Current Land Use:	Agricultural land	Net Area (Ha.):	13.7
Neighbouring Use:	Residential, school, railway		
Visual Prominance:	Significant		
In Operational Employment Use:	No		
Green/Brown field:	Greenfield		

<u>Suitability</u>	<u>Availability</u>	<u>Achievability</u>	<u>Deliverability / Developability</u>
Site Suitable: No	Site Availability: < 5 Years Is the Site Available: Yes No of Owners: 1	Is the Site Achievable: Yes Outcome of Viability Modeling: V	Is the Site Deliverable: No INCLUDED IN 6-10 YEAR SUPPLY

**Suitability Comments:** FAILS ONE TEST OF SUITABILITY

**Availability Comments:** The site is either unregistered or has one registered owner and is therefore available

**Achievability Comments:** There is a reasonable prospect that housing will be developed on the site.

**Sustainability Scoring Criteria**

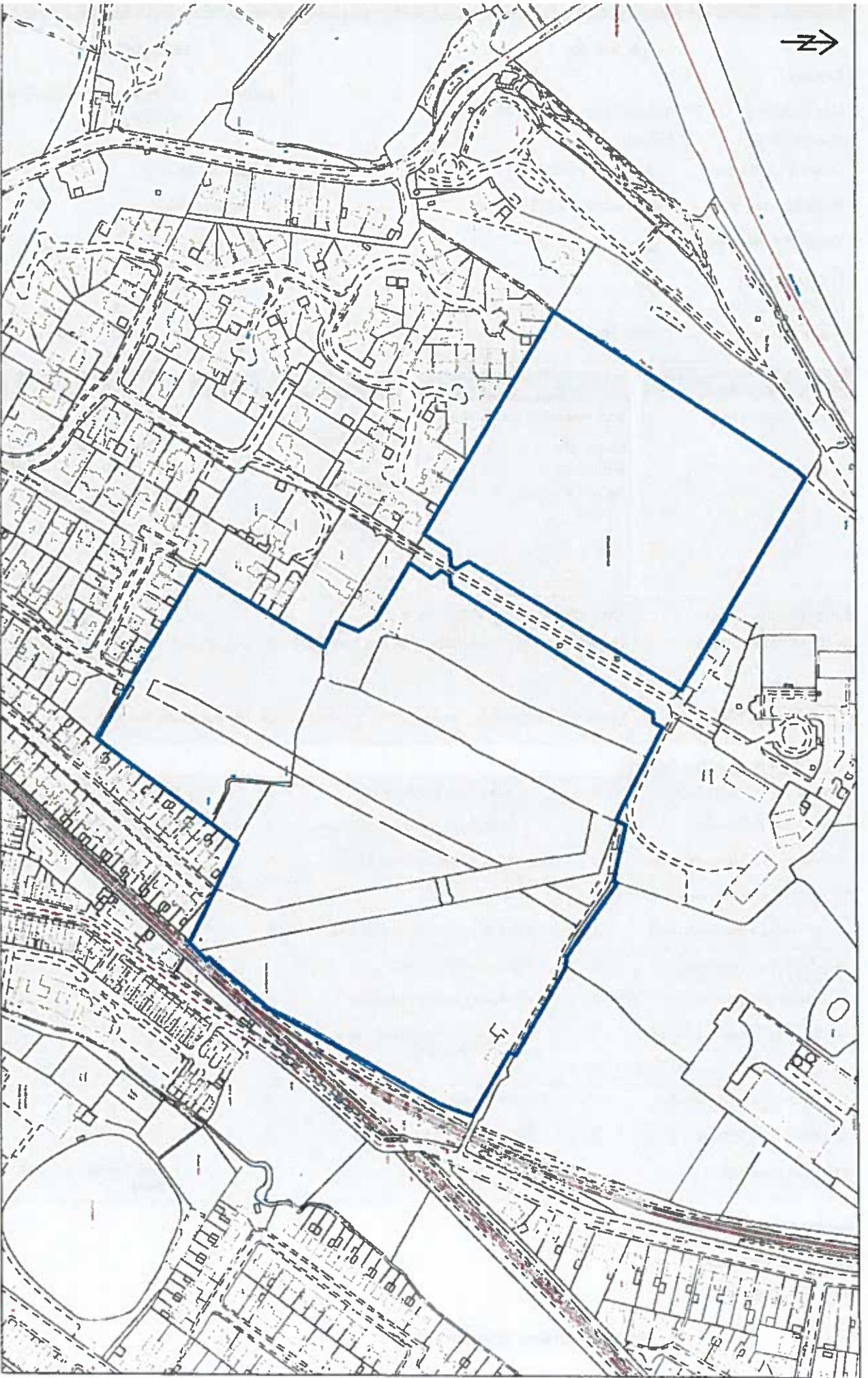
S1. Main Development Location:	3	S12. Within Conservation Area:	5	S21. Mineral Safeguarding Area	5
S2. Previously Developed:	1	S13. Impact on Listed Building/Setting:	5	S22. Mining or Unstable Ground	5
S3. Covered by Essential Open Space:	5	S14. Impact on Scheduled Ancient Monument or Setting:	5		
S4. Lead to Loss of Employment Land:	5	S15. In Archaeological Hazard Area:	5		
S5. Car Parking at Minimum Level:	5	S16. Site Contains a TPO:	5		
S6. Is Majority In Green Belt:	5	S17. Nature Conservation Area:	5		
S7. Suitable Infrastructure:	1	S18. Development Adversely Impacts on Surrounding Uses:	5		
S8. Can Infrastructure be Adapted:	5	S19. Any Bad Neighbour Land Uses:	3		
S9. Within Landfill Consultation Zone:	1	S20. Consultation Zone for High Pressure Pipelines:	5		
S10. Constrained by Topography:	5			Final Criteria Score:	94
S11. Risk of River Flooding:	5				
S23. Other Constraints:					

**Has the Site been Excluded:** No

**Reason for Exclusion:**

**Any other Comments:**

**Supply:** INCLUDED IN 6-10 YEAR SUPPLY



**SHLAA UPDATE 2013 SITE 330 HAWTHORNE FARM CLITHEROE**

Do not scale from this plan

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**SD7442NW**

**Scale 1:3451**