

Philip Dagnall

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From: JD <JD@dickmanassociates.co.uk>
Sent: 08 June 2017 12:20
To: publicationreg19
Subject: Representations to RVBC HEDDPD Reg19 consultation
Attachments: Petre Fm, Langho final 8.6.17 call_for_sites_form.pdf; Pimlico Rd final 8.6.17 call_for_sites_form.pdf; RVBC Reg 19 final pol reps FD 8.6.17.pdf; Petre Farm Proposed scheme.pdf; Loc Plan Petre Farm Lamgho.pdf; _Location_Plan Pimlico Rd, Clitheroe.pdf

Importance:

High

re Langho Petre site

Dear Sirs

Please find attached representations to the HEDDPD Reg 19 consultation on behalf of our client Frank Duffin. Also attached are plans showing the location of his land (1 site in Clitheroe and the other in Langho) and Call for Sites forms, (as we have only recently been instructed in this matter by Mr Duffin), and an indicative layout for the land at Langho.

Please confirm receipt & that these representations have been made in due time.

Regards


Director

Dickman Associates Ltd

Chartered Town Planning and Development Consultants

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RIBBLE VALLEY HOUSING AND ECONOMIC DEVELOPMENT

REGULATION 18 ISSUES AND OPTIONS

SUGGESTED SITE FOR CONSIDERATION AUGUST 2016

RVBC are holding a 'call for sites' for housing, employment and retail land purposes as part of a consultation on the forthcoming Housing and Economic Development DPD.

This form can be used to submit suggested housing sites, employment land sites and proposed retail sites to the Council.

If you wish to submit a site as a potential option for allocation as part of this process, please complete this form and provide a location plan which enables the site and its boundaries to be identified clearly. Gaps in providing information could cause delay in assessing your site and its possible inclusion in the Housing and Economic Development DPD site consideration process. If you wish to provide any supplementary information in support of your responses, please append it to this questionnaire.

Please do not submit sites which:

- Already have planning permission or are under construction as these are already accounted for in the plan making process.
- In relation to housing are located in settlements where the residual housing requirement has already been met. The call for housing sites relates only to those settlements where a residual requirement remains. These settlements are:
 - Chatburn
 - Mellor
 - Wilpshire

Please use a separate form for each site.

Information provided on this questionnaire will be made public as it will form part of the evidence base to the Local Development Framework. We will not publish personal address and contact information and will hold your information in accord with the requirements of the Data Protection Act. All information provided will be available to the Inspector appointed by the Secretary of State to hold the Examination in Public.

The suggestion of a site does not imply on the Council's part that it will agree that a site has potential for housing, employment or retail uses; or that planning permission would be forthcoming for housing, employment or retail uses; or that it will be allocated for development in any of the Council's Development Plan Documents.

Please return this completed form along with a site plan and any further supporting information no later than 5pm Friday 7th October 2016 to:

Reg. 18 Issues and Options Call for Sites Consultation
Regeneration and Housing
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

GENERAL INFORMATION	
What type of development are you suggesting the site could be developed for? E.g. housing, employment B1 – B8, retail	Housing
Site suggested by: (main contact if further details required)	Name: Dickman Associates Limited Address: PO Box 97, Bolton, Lancs, BL1 9PT Tel: [REDACTED] Email: [REDACTED]
What is your interest in the land?	Landowner's agent
Details of site owner: (if different from above)	Name: Frank Duffin Address: The Farmhouse, Pickering Fold off Rock Lane, Tockholes, Darwen Lancs, BB3 0LX
Is the owner aware the site has been suggested in this call for sites consultation?	<input checked="" type="checkbox"/> Yes/no
Location of site:	<i>Please write an address and attach a location plan with a clear site boundary which will enable the site to be readily identified:</i> Land at Petre Farm, Langho
Site area (in hectares or sq metres)	0.98ha
Current use of site	grazing land
Is the site greenfield or previously developed?	greenfield

<p>Has planning permission ever been sought for development of the site?</p>	<p>(if yes, please provide details e.g. type and amount of development)</p> <p>No</p>
<p>OWNERSHIP MATTERS</p>	
<p>Is the site in single or multiple ownership?</p>	<p>Single multiple</p>
<p>If multiple, how many owners?</p>	<p>n/a</p>
<p>Have all the owners expressed an intention sell the land for housing, employment or retail use?</p>	<p>n/a</p>
<p>Is the land controlled by a developer who intends to develop the land?</p>	<p>Yes/no. If yes, please provide details</p>
<p>Are there any ransom strips, tenancies or operational requirements of landowners which would restrict development?</p>	<p>If yes, please provide details</p> <p>No</p>
<p>VIABILITY MATTERS</p>	
<p>Has the economic viability of the site been assessed? If so, what was the outcome?</p>	<p>Please provide any supporting information</p> <p>not as yet</p>

Please explain why you consider the site to be economically viable (or not).	This is a greenfield site abutting the settlement boundary it has no significant constraints and thus is considered economically viable as a residential development scheme including market, affordable and age 55+ homes
Are there any abnormal costs/significant constraints that need to be overcome in developing this site?	Please provide details: None aware of
How many developers would be involved in developing the site should planning permission be granted?	one
What would be a realistic timescale for developing the site	Start date: 2017 if planning granted End date: 2018
If this is a large site what would be a realistic projected build rate for the site? (e.g. estimated no. of dwellings per year if for housing or timescale from start to completion of phases of development)	n/a
CAPACITY AND CONSTRAINT MATTERS	
What is your estimate of the potential capacity of the site? (no. of dwellings/ overall m ² if employment land / m ² retail floorspace)	31 units
Are there any physical constraints which would restrict development of the site?	Site would benefit from landscaping and acoustic attenuation from A59
Has any work been undertaken to assess how these constraints might be overcome?	not as yet
Is there direct access to the site from the adjoining road network?	Yes
Are there any major issues regarding access to the site, and if so briefly what are they?	No

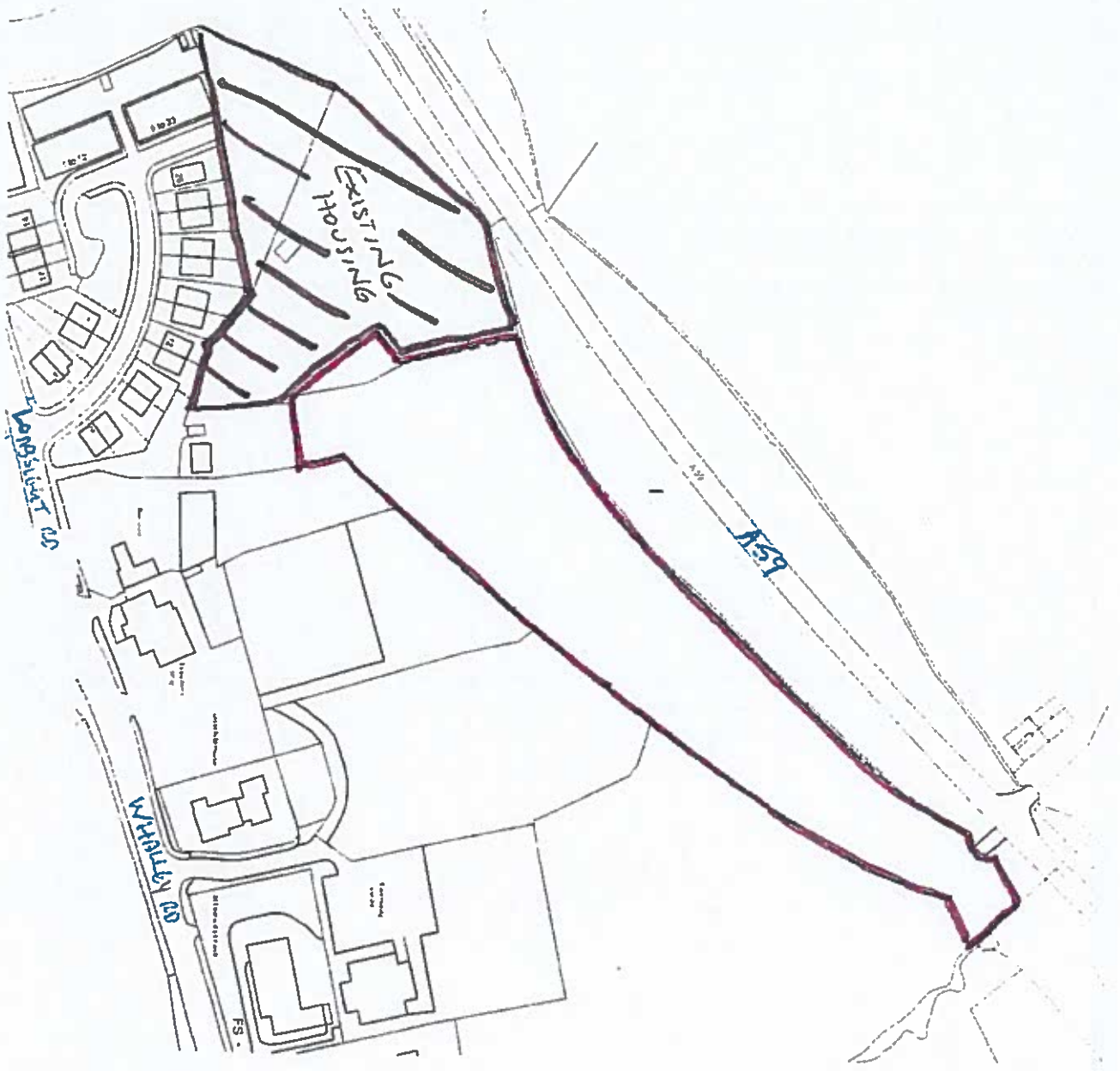
Are there any trees on site protected by Tree Preservation Orders?	not as far as we are aware
Are there significant contamination issues/hazardous risks/pollution on the sites?	No
Is the site within an area at risk from flooding (flood Zone 2 or 3 as defined by the Environment Agency)?	No
Please explain why you think the site is a suitable location for development.	It abuts the existing built area of Langho. It is close to community facilities e.g. primary school, church, shop, hotel, leisure facilities, community centre, playschool. Highly sustainable location.
If there are any other issues that you wish to raise in relation to this site, please do so here.	This site has been part of ongoing discussions with RVBC over a number of years. Two phases of housing development have already been built as affordable homes by Great Places, RVBC preferred provider of affordable. This would be the final phase of residential development and the scheme would reflect housing mix and tenure requirements in line with policy.

Declaration

I understand that information provided on this form in response to this call for sites for sites, with the exception of name and address, could be made publicly available by Ribble Valley Borough Council in relation to production of the Housing and Economic Development DPD and evidence base for the LDF. Information will be made available to the Inspector for the purposes of the Examination in Public should he or she require it.

The information I have provided is accurate and true to the best of my knowledge.

Name (print)	
Signature	
Organisation	
Date	



Scale: 1" = 100'

Great Places Housing Association

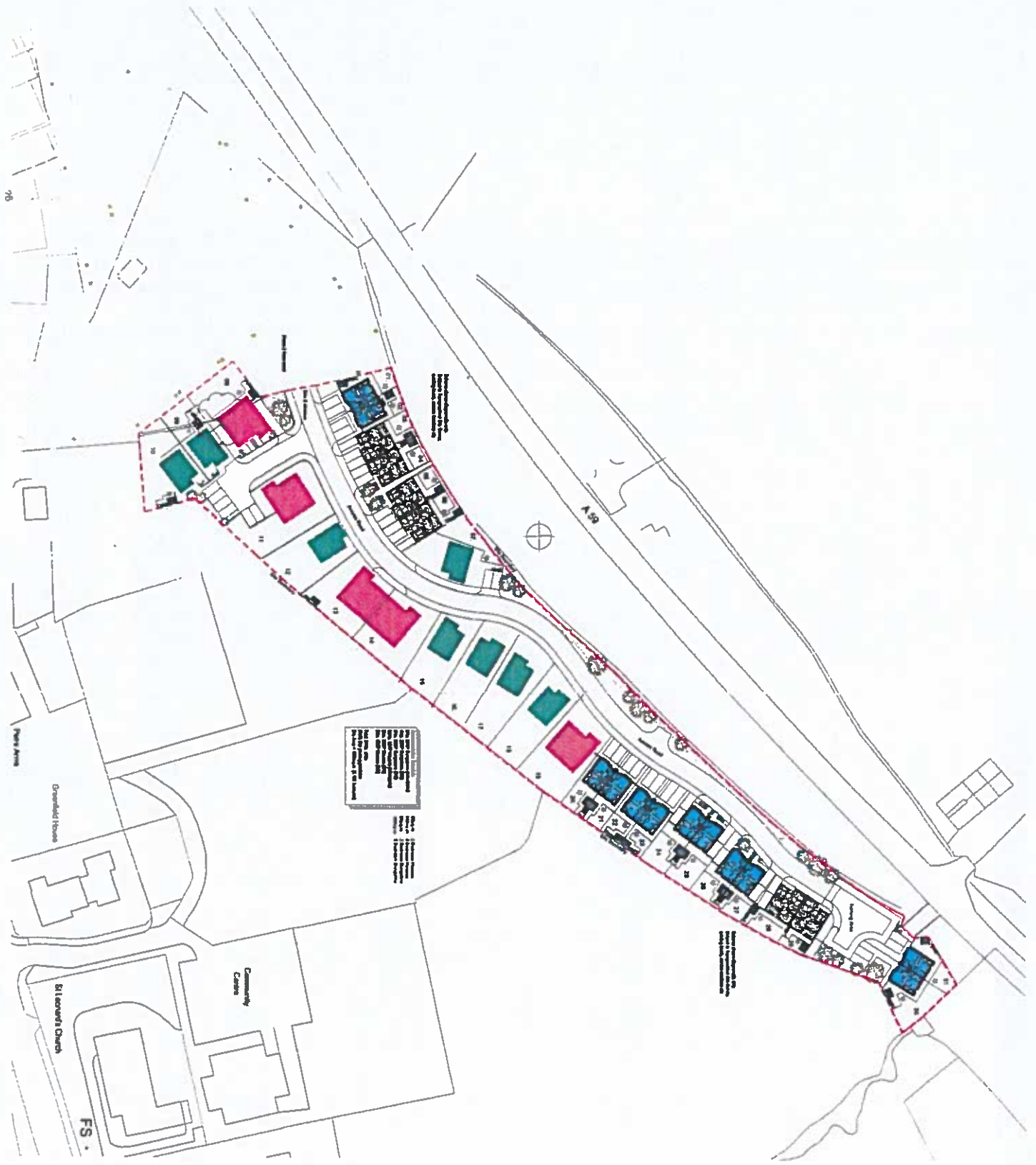
Phase 3 - Palisade Wood
Langha

Site Location Plan

13-1951-L01
1:1250 @ A3
Feasibility



1418 Keele Way, Scarborough, Ontario M1V 1W7
Tel: (416) 291-1111
Fax: (416) 291-1112



1. Handicap Accessible
 2. Standard
 3. Bike
 4. Existing
 5. Proposed
 6. Proposed Expansion Area
 7. Proposed Expansion Area Boundary
 8. Proposed Expansion Area Boundary
 9. Proposed Expansion Area Boundary
 10. Proposed Expansion Area Boundary
 11. Proposed Expansion Area Boundary
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