

HED DPD Publication Consultation,
Forward Planning,
Regeneration and Housing,
Council Offices,
Church Walk,
Clitheroe, Lancashire, BB7 2RA

Date: 9 June 2017
Our ref: 41780/SPM/NMa/14230897v2
Your ref:

Dear Sir / Madam

Representations to Housing and Economic Development – Development Plan Document

On behalf of my clients H&H Homes, we set out below comments on the Ribble Valley Housing and Economic Development – Development Plan Document (HEDDPD).

By way of background, my clients are seeking to develop a site at Dale View, Billington (sheet 6, inset 18). The site benefits from extant planning permission for residential development. The allocation of the site for residential development is not in question given that the site is identified as falling within an area allocated under Key Statement DS1: Development Strategy within the HEDDPD. What is particularly important is the area allocated for inclusion under policy DS1, and we have concerns that the area currently shown does not take into account potential concerns over flood risk.

A more appropriate boundary would be to follow that shown on the attached plan (Appendix 1) in order that land included for residential development is not subject to the potential flood risk constraints. It should be noted that by excluding the area of land to the north in favour of the piece of land to the west of the current boundary, there would be no significant overall increase in the area of land given over to development.

The amendments to the settlement boundary be appropriate given the proposed other boundary changes within the settlement of Billington. The amendments would take account of local constraints and ensure a high quality development is capable of being delivered on site. The boundary change would not be out of context in relation to the other amendments being proposed in this location and would assist in ensuring appropriate housing targets could be met.

I trust you will take these representations into consideration and would be grateful if you would keep me posted on progress.

Yours faithfully