

A9 19

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		Ack'd

Ribble Valley Housing and Economic Development – Development Plan Document (HED DPD)



Regulation 19 (Publication) comments response Form

Before using this form to make any comments please ensure that you have read the Housing and Economic Development – Development Plan Document and the Guidance Notes, which can be found on Ribble Valley Borough Council's website - www.ribblevalley.gov.uk and follow the HED DPD.

If after reading the Guidance Notes you should have any queries in completing the form please telephone 01200 425111.

This form has two parts: -

Part A - Personal Details (you need only complete one copy of Part A)

Part B - Your comment(s) (Please complete a separate Part B for each comment you wish to make.)

All completed comments forms must be received by the Council no later than 5:00pm on Friday 9th June 2017.

Please return paper copies marked 'HED DPD PUBLICATION CONSULTATION' to Council Offices, Church Walk, Clitheroe, BB7 2RA

Part A

Q1 Please can you provide the following information which will assist us in contacting you if we need to discuss any of your comments further.

Name

Name of Organisation (if you are responding on behalf of an organisation)

Database Reference number (if you have one)

Address

Post Code

Email Address

Phone number

[Redacted]	
[Redacted]	
[Redacted]	
[Redacted]	
[Redacted]	
[Redacted]	
[Redacted]	

Copies of all comments made in Part B of the form will be put in the public domain and are not confidential, apart from any personal information. All personal information within Parts A and B will only be used by the Council in connection with the Local Development Framework and not for any other purpose and will be held in accordance with the Data Protection Act 1998. The Council will summarise the comments and all representations will be made available to the Planning Inspectorate.

Part B

Please use a separate form for each individual comment.

Q2

Name / Name of Organisation (if you are responding on behalf of an organisation)

L.H.S Properties Ltd

Q3

To which part of the HED DPD does this comment relate?

Part of document e.g. Housing allocations, open space policy etc...

Housing Allocations

Paragraph No.

Section 2

Q4

As a consequence do you consider the HED DPD is:

- i) Legally compliant
- ii) Sound *

Yes

No

* The considerations in relation to the HED DPD being sound are explained in the Guidance Notes

Q5

If you consider the HED DPD is unsound, is this because it is not... (please tick the appropriate box)

Justified

Consistent with national policy

Effective

Positively prepared

Q6

Please give details of why you consider that the HED DPD is not legally compliant or sound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the HED DPD, please also use this box to set out your comments. *Please continue on a separate sheet if required.*

The HED DPD is not legally compliant because it does not have sufficient regard to the HED DPD evidence base, NPPF and PPG.

Please see the attached Vision Statement for further information.

Q7 Please set out what change(s) you consider necessary to make the HED DPD legally compliant or sound, having regard to the test you have identified at Q5 above where this relates to soundness.

You will need to say why this change will make the HED DPD legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible. *Please continue on a separate sheet if required.*

Please see the attached Vision Statement.

Please note: your comment should cover succinctly all the information, evidence, and supporting information necessary to support/justify the comment and the suggested change, as there will not normally be another opportunity to make further comments based on the original comment made at the publication stage.

After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues he/she identifies for examination in the forthcoming Examination in Public. Please note also that the Inspector is not obliged to consider any previous comments that have been made in respect of the HED DPD. You are urged, therefore, to re-submit on this form any previously submitted comments that, in your view, remain valid and that you wish the Inspector to consider.

Q8 If your representation is seeking change, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I do wish to participate at the oral examination

Q9 If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary. *(Please note that the Inspector will determine who participates.) Please continue on a separate sheet if required.*

To expand on the content of the Vision Statement

Q10 If you wish to be kept informed as the HED DPD progresses through to adoption, please indicate which of the following stages you wish to be informed of by ticking the box(es) below.

Submission of the HED DPD to the Secretary of State for independent Examination

The publication of the Inspector's report following the Examination

The formal adoption of the HED DPD

Q11 If you have any other comments to make on the HED DPD that have not been covered elsewhere, please use the box below. *Please continue on a separate sheet if required.*

Q12 Date of completion: 0 9 / 0 6 / 2 0 1 7

Q13 Signature

THANK YOU very much for taking the time to complete this comments form, your comments are very much appreciated.

If after reading the Guidance Notes you should have any queries in completing this form please telephone 01200 425111

VISION STATEMENT

Main Street
Gisburn



Main Street, Gisburn Vision Statement

Introduction

Purpose of the Vision Statement

This Vision Statement has been prepared by L.H.S. Properties Limited to promote their land at Main Street, Gisburn, for residential development. The Statement makes the case for site's removal from the open countryside adjacent to the village of Gisburn and its allocation for housing as part of RVBC's 'call for sites' for housing, employment and retail land purposes as part of the consultation on the Housing and Economic Development DPD.

Land at Main Road, Gisburn represents an excellent opportunity to create a sustainable and distinctive development that acts as a new gateway to the village when travelling on the A59 from the east, is well-connected to the remainder of the village and its facilities and has easy access to the surrounding countryside.

The development would provide a range of high quality housing and affordable homes which are needed by the existing community and will to attract new families to the area.

This Statement describes the vision for the site, which would deliver a sustainable development of up to 53 dwellings.

Vision for Main Street, Gisburn

The aim is to offer a residential scheme which can offer the variety of homes that are in demand in Gisburn including a mix of house types more affordable to first time buyers who want to move to or stay in the area, and larger detached family homes for those who want to raise their families in a safe community area with good schools.

The aim is to make careful use of natural resources and adopt a responsible attitude towards the environment, to ensure a sustainable development that will meet the needs of the present without compromising the ability of future generations to meet their own needs. We envisage a scheme that integrates the existing area with a new gateway to the village along with improved access to the countryside. We feel that there is scope to create a desirable place to live with many local services and amenities within easy reach.

L.H.S. Properties Limited and Prospect Homes – Who we are

L.H.S. Properties Limited,

L.H.S. Properties Limited is primarily an investment company letting its own residential properties. Recent projects include the construction of sixteen shared equity two bedroomed houses and apartments aimed at the over 55 year olds in Thornton, Bradford, West Yorkshire. L.H.S. Properties purchased the land in Gisburn in 2000 with a view to bringing forward development on the site through the Local Plan process.

Prospect Homes GB Ltd,

were established in 2000, Prospect (GB) Ltd is now a leading North West based residential developer building homes throughout the North West and Yorkshire. Prospect's most recent development under construction in Ribbles Valley is at Strawberry Fields, immediately across Main Road from this site. Since the Strawberry Fields site was released, there have been over 100 inquiries for the 34 units proposed, 4 properties have already been reserved and 4 properties have been exchanged without the sales dwelling being available for viewing.

Prospect's residential developments offer a wide range of house types, from affordable housing for the first time buyer to larger, family properties.

Prospect strive to create real places, where people will want to live. They are committed to communities. Building sustainable and cohesive communities is at the core of their work. Listening to their customers, giving them affordable opportunities for home ownership.

Some examples of house types and developments can be seen in fig's 1, 2 and 3 on the next page.

Structure of the Vision Statement

The Vision Statement is structured as follows:

- The Site and its Surroundings;
- Planning Policy Framework;
- Case for inclusion within the Settlement Boundary;
- Deliverability of the Site
- Sustainable Development Principles;
- Design Principles; and
- Conclusion.

Fig 2 House type 3 Glossop



Fig 3 Block E Denholme, Bradford

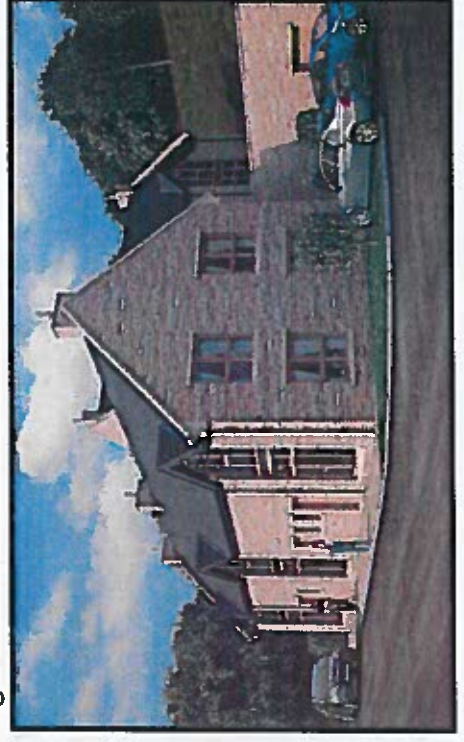
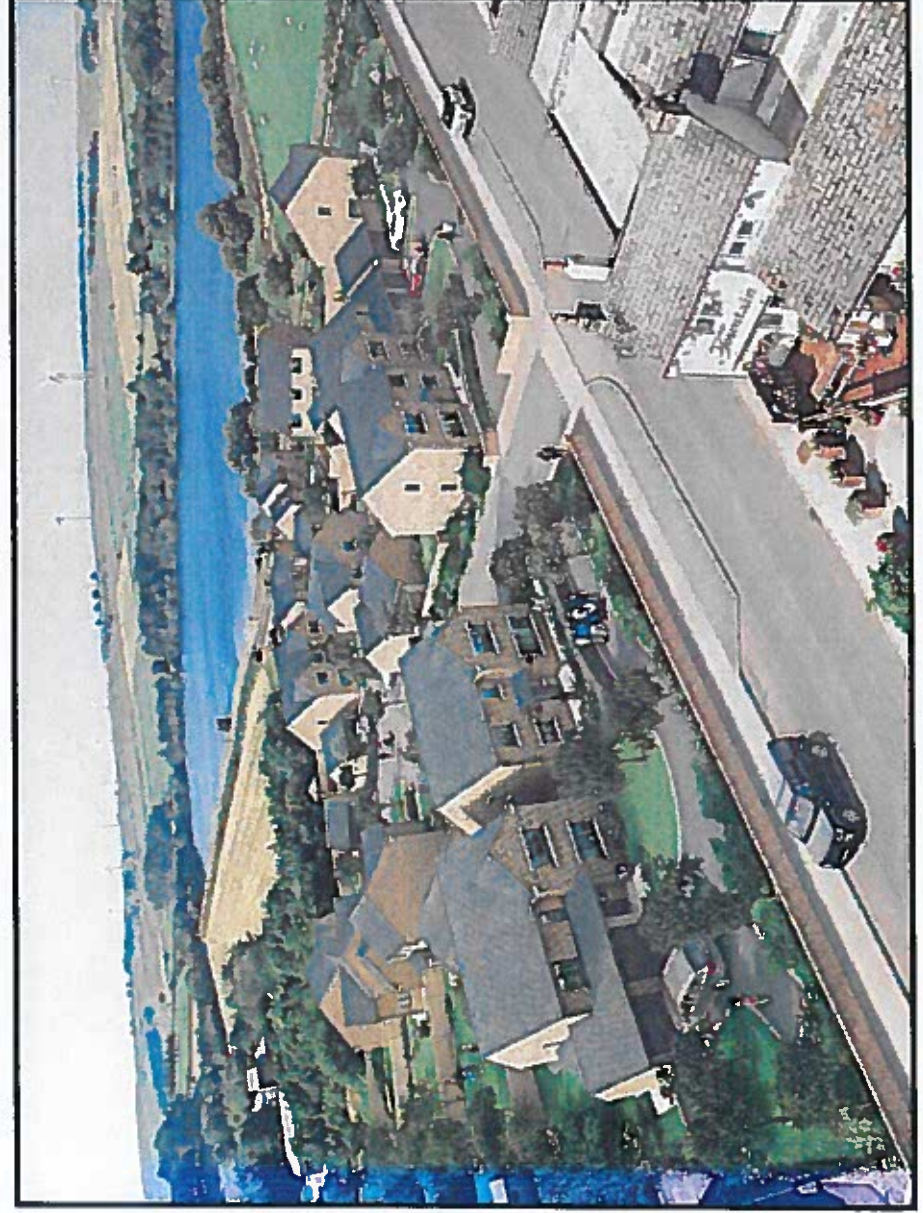


Fig 1 Birchworth development



The Site and its Surroundings

The Site extends to approximately 1.92 hectares in area and is situated in a predominately residential area on the eastern edge of Gisburn, a Tier 1 Settlement as defined in the Ribbles Valley Core Strategy. It is well contained with clearly defined physical boundaries to the North, East and South. The site fronts Main Road to the east with an existing access point off Travellers Court to the West of the site. Currently the site comprises agricultural land.

The site does not contain any statutory or non-statutory nature conservation or heritage designations and is classified as flood zone 1 (low probability) on the Environment Agency (EA) flood map.

A series of photographs showing views in and out of the site are provided on the following pages of this Vision Statement.

Site Surroundings

The site is bound to the south by residential properties on Travellers Court; to the West by Main Road and beyond by residential properties and Prospect's Strawberry Fields development. To the North is Spittle Syke and to the East there are trees and beyond that open fields.

The residential area surrounding the site is characterised by a mix of terraced, semi-detached and detached principally two storey properties. Surrounding properties are typically constructed in natural stone, although some are pebble dashed.



Site frontage on Main Street



Looking East across the site from Main Street



Looking West across the site from Main Street



Existing properties on Main Street



La Locanda restaurant, Main Street

Sustainable & Accessible Location

The site is situated in a sustainable location in close proximity to a range of services, facilities amenities and sustainable transport nodes. Local facilities within 800m of the site include:

1. La Locanda Restaurant
2. Parish Church of St Mary the Virgin
3. The White Bull Public House
4. Park House Bed and Breakfast
5. Ye Old Bank Shop
6. Hairdressers
7. Deli and Café
8. Post box
9. Gisburn Primary School
10. Sports pitch/playing field
11. Gisburn Festival Hall
12. Children's play area
13. Cooker/stove shop
14. Gisburn Auction mart
15. PFS and shop

Fig 4. Sustainability Plan



The site is considered to have good accessibility in terms of walking, cycling and public transport as described below.

Walking

Public Right of Way (PROW) 3-18 4 runs North South, connecting to no.3-18 2 with both of these located to the south of the site. To the North of the site PROW's 3-18 22 and 3-18 1 head broadly North/South and eastwards respectively. The Manual for Streets (MfS) defines 'walkable neighbourhoods' as being typically characterised by having a range of facilities within 10 minutes' (up to about 800 m) walking distance of residential areas which residents may access comfortably on foot. However, the guidance acknowledges that this is not an upper limit and that walking offers the greatest potential to replace short car trips, particularly those less than 2km. As shown on Figure 4 (sustainability plan) the site is within easy walking distance of a number of facilities and services and the entire village is within 800m of the site and as such is considered to be accessible in pedestrian terms.



Cycling

Regional cycle route 91 'Lancashire Southern Loop' runs to the south of Gisburn, with Regional Route 90 located to the west of the village which heads north towards Gisburn Forest.



Bus Services

Bus services 280, 631, 809, 861, 900 and X80 visit Gisburn providing regular connections to Skipton, Clitheroe, Preston, Whalley and Barnoldswick along with Clitheroe Schools and Nelson and Colne College.



Strategic Highway Network

Main Street which runs through Gisburn is the A59 which is a main route heading broadly East West connecting Clitheroe and Lancashire to Skipton and Yorkshire.

Planning Policy Framework

Local Planning Policy Context



Ribble Valley Core Strategy

The Ribble Valley Core Strategy was adopted in December 2014. One of the key challenges which it seeks to address is the high and unaffordable house prices in the district.

One of the key responses to this within the strategic objectives is to increase the supply of affordable and decent homes in the borough to help meet identified needs and to ensure a suitable proportion of housing meets local needs.

Gisburn is identified as a Tier 1 Settlement and as such is identified as one of the 'more sustainable' of the defined settlements.

Policy H1 seeks to make land available for the delivery of the 5,600 dwellings over the plan period within the district. At the time of the adoption of the Core Strategy, the housing need for the more sustainable settlements was over 1,000 units; however Gisburn was only allocated 16 units or 1.6% of the allocation. It is noted that a disproportionate amount (700 units) was expected to be delivered in Barrow, the majority of which following the successful appeal by the Barrow Lands Company. Indeed the Council Leader at the time confirmed that the Council was "highly dissatisfied with the decision in terms of its impact on the Borough", although it is noted that the Barrow site has not delivered any residential dwellings since its approval in April 2014.

It should be noted that the evidence base for Core Strategy is a SHMA with a base date of 2013. Subsequently new population projections have been issued by ONS and as such these updated figures are material when considering ongoing housing requirements in the Ribble Valley. In order to ensure the strategic objectives are delivered a sufficient supply of land for housing needs to be identified and this is the purpose of the current Proposals Map consultation which this document is prepared in support of.

The Core Strategy (Policy H2) expects that the Council will identify through the relevant "Strategic Housing Land Availability Study" (SHLAA), sites for residential development that are deliverable over a five-year period. By reference to the housing land monitoring report and where appropriate strategic Housing Land Availability Assessments, the Council will endeavour to ensure housing land is identified for the full 15 year period and beyond.

Policy H3 identifies that the Council will seek affordable housing provision at 30% of units on site alongside the need to deliver housing for older people.

Policy DME4 expects that proposals affecting the setting of Conservation Areas will be required to preserve or enhance its character or appearance and those elements which contribute to its appearance.

Proposals Map

The current Proposals Map fig 5 in the Ribble Valley is that adopted in 1998 alongside Local Plan. This identified the elements such as the settlement boundaries which were relevant at that time. The Proposals Map has now been partially updated by the Core Strategy and this current consultation will update the remaining details on the Proposals Maps.

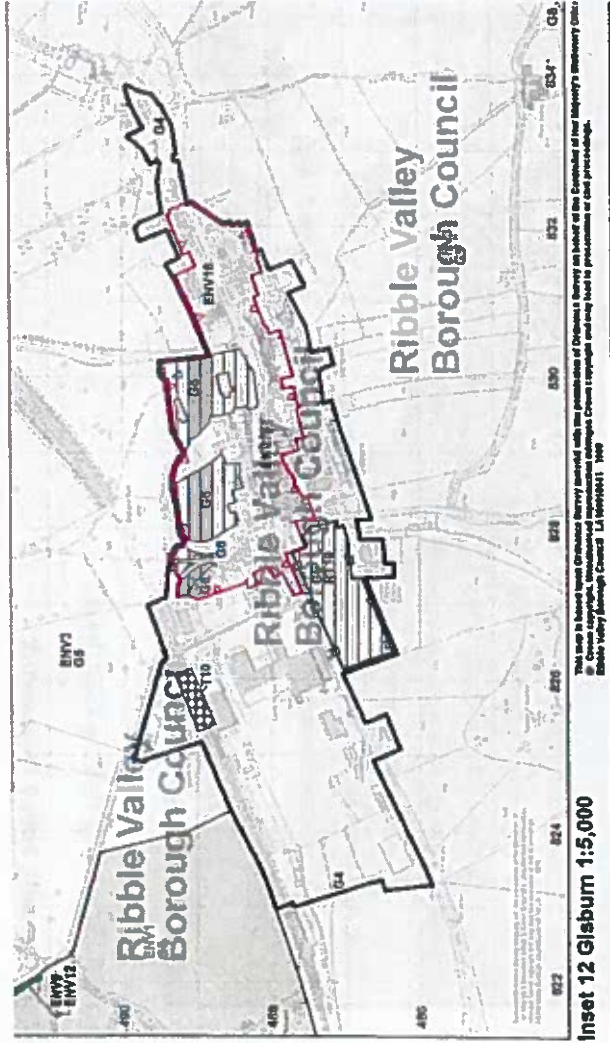
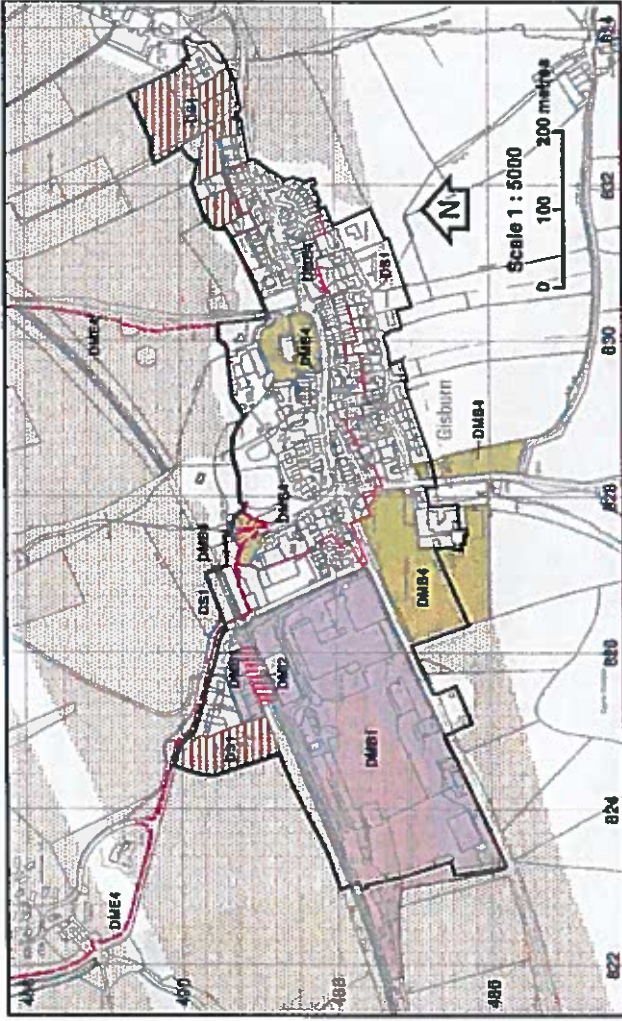


Fig 5 Current proposed plan

Draft Proposals Map

The current draft Proposals Map is identified below and this includes approved residential sites at Strawberry fields (34 dwellings), off Mill Lane (3 dwellings) and Bentlea Road (all noted by DS1)



Inset 32 - Gisburn 1:5,000

National Planning Policy Context

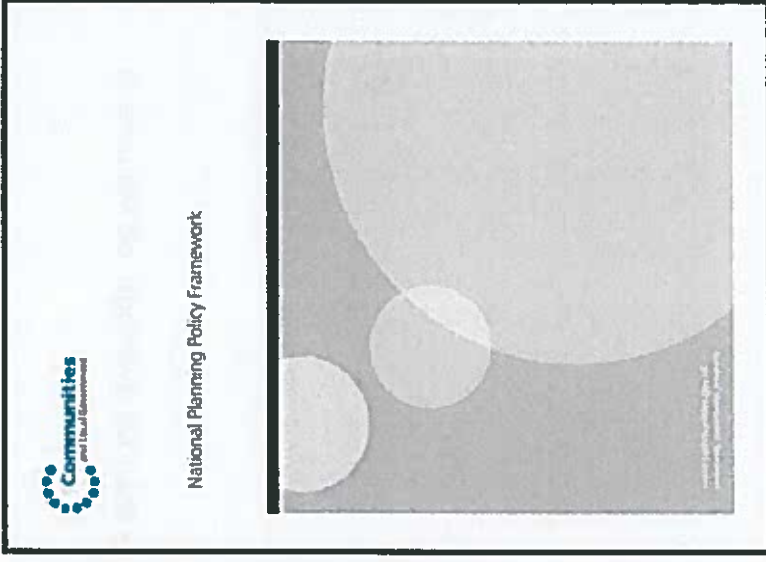
National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF does not alter the statutory status of the Development Plan and planning law still requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. It does, however represent the most up-to-date planning policy and is a significant material consideration in the determination of this planning application.

Sustainable Development

The purpose of the planning system is to contribute to the achievement of sustainable development. As set out in paragraph 7 there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform an economic, social and environment role:

The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development. The Government is committed to securing economic growth in order to create jobs and prosperity. These overarching policies seek to integrate the needs of planning and transport whilst focussing development in the most appropriate locations, thereby protecting and enhancing the environment.



Delivering a wide choice of high quality homes

In terms of local plan preparation para 159 identifies that local planning authorities should have a clear understanding of housing needs in their area. In this respect Council's should prepare a Strategic Housing Market Assessment (SHMA) to assess the full housing needs of the area. This should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period. The SHMA should also be kept up to date when new evidence and information is made available.

Coupled with this, para 160 expects that LPA's will prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. Footnote 11 of the NPPF is clear that to be considered deliverable "sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable."

The NPPF at paragraph 47 requires Local Planning Authorities to "boost significantly the supply of housing" in order to "provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in plan period) to ensure choice and competition in the market for land". The NPPF is clear that where there has been a record of "persistent under delivery of housing" that Local Planning Authorities (LPAs) should increase the buffer to 20%.

Other Material Considerations

Strategic Housing Market Availability Assessment (SHLAA) 2009

The site is potentially included within the SHLAA as site 213 "Vacant land opposite Police Station"; however there are no corresponding maps formally identifying the site. If so it is identified as a site which should potentially be included following the initial site filtering and which extends to 1.91Ha and could potentially accommodate 66 units beyond an initial 5 year period.

Gisburn Housing Needs Survey

The Gisburn housing needs survey was updated in January 2015 and it is noted that it the most recent survey undertaken by RVBC across all of its settlements. The key summary points of the survey are:

- Council Tax records reveal that Gisburn has proportionately less stock in the lower two bands of A and B (20%) compared to Ribble Valley (33%) and Lancashire's (58%) profiles. **This profile indicates a lack of affordable housing stock in the parish.**
- The median price for properties sold in the research period Gisburn Parish was £156,000. **This is an indicator of a lack of affordable housing within the parish**
- The survey shows that of those households that responded, 41 (50%) are in favour of more housing being developed if it were affordable and for local people



Case for inclusion within the settlement

The purpose of this section is to provide an assessment of the site promoted for housing by L.H.S. Properties Limited and justifies why it should be included within the settlement.

- One of the Core Strategy strategic objectives is to increase the supply of affordable and decent homes in the borough to help meet identified needs and to ensure a suitable proportion of housing meets local needs.
- Gisburn is identified as a Tier 1 Settlement and as such is identified as one of the 'more sustainable' of the defined settlements. Policy H1 seeks to make sufficient land available for the delivery of the dwellings over the plan period. Despite this, at the time of the adoption of the Core Strategy, the housing need for the more sustainable settlements was over 1,000 units; however Gisburn was only allocated 16 units or 1.6% of the allocation.
- In relation to Gisburn, the latest housing needs survey clearly identifies a lack of affordable housing in the parish and that 50% of the respondents to the survey are in favour of more housing being developed if it were affordable and for local people. As such additional housing sites are needed to address these issues in Gisburn.
- In this respect, the site is a suitable site for delivering additional housing as supported by the SHLAA. It is well contained with clear physical and defensible boundaries. The site is bound to the South by residential properties on Travellers Court and trees; to the west by Main Road and beyond by residential properties and Prospect's Strawberry Fields development. To the north is Spittle Syke and to the east there are trees and beyond that open fields.
- Development at the site would provide opportunities to strengthen established landscape features around the site boundary, especially to the East and South. The development would also provide a significantly enhanced entrance to Gisburn when travelling westwards along the A59. It would be expected that dwellings would front Main Road, similar to the Strawberry Fields development opposite. Currently the arrival at the village is poor with the backs of dwellings fronting Travellers Court the first view of the village to the South of the Main Road
- The need to deliver additional housing will invariably result in some encroachment into the countryside. However, the site is located adjacent to the Gisburn settlement boundary, is well related to residential character of the surrounding area and has clearly defined boundaries.
- The site itself is not constrained by landscaping or heritage designations, whereas a large proportion of the Ribble Valley falls within an Area of Outstanding Natural Beauty. Ribble Valley is also constrained by two Local Nature Reserves, thirteen priority habitats and species, sixteen Sites of Special Scientific Interest (SSSI) and 293 Biological Heritage Sites.
- It is recognized that the centre of Gisburn is a Conservation Area and any development on the site will be developed to preserve or enhance the Conservation Area, similar to the Prospect Development at Strawberry Fields. Accordingly any development of this site will not have a detrimental impact on any landscape or heritage asset.

Deliverability of the Site

NPPF footnote 11 states that to be considered deliverable, sites should be:

“available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.”

The Council has assessed the site's deliverability through the SHLAA. The site has potentially been identified as coming forwards beyond the initial 5 year period, although now there is a willing landowner promoting the site (L.H.S. Properties Limited) and Prospect are a willing house builder, keen to build on the success in delivering Strawberry Fields opposite the site

Suitability

Subject to its release from the open countryside the site is entirely suitable for residential development for the following principal reasons:

- The site is situated on the edge of the settlement boundary and is well related to the surrounding residential properties to the North and West. The proposals would 'round off' the development boundary of Gisburn;
- The site would provide a better entrance to the village when travelling west along the A59 than the existing view which is the back of the residential dwellings fronting Travellers Court.
- The site is self contained and has strong physical boundaries;
- The site is located in a sustainable location in close proximity to a range of service, facilities and amenities. It is also easily accessible by public transport with a bus stop located to the south on Main Road;
- A new vehicular and pedestrian access could be easily provided from Main Road although access could also be taken off Travellers Court; and
- There are no technical matters which would preclude development at the site.

Overall, the site offers a suitable location for development and can be developed now. In order to ensure the delivery of sufficient housing over the plan period and to deliver the much needed affordable and local needs housing in Gisburn, this site should be included within the settlement boundary

Availability

L.H.S. Properties Limited and Prospect are currently discussing legal agreements regarding the site. The delivery of housing will be assisted through the Local Plan process by removing the site from the open countryside and including it within the settlement boundary as this will provide certainty to the delivery of much needed housing. Prospect would be seeking to develop the site at the earliest opportunity and the site could be brought forward for development within a five year period. It therefore satisfies the requirements of the NPPF.

Achievability

The opportunities and constraints plans provided in Chapter 7 of this Vision Statement highlight the matters that have been taken into account by L.H.S. Properties Limited and Prospect in the assessment of the site. The illustrative Masterplan demonstrates that any identified constraints can be overcome and the site could deliver up to 53 dwellings and therefore make a significant contribution towards meeting the housing needs of the Borough and specifically the needs in Gisburn identified in the housing needs survey.

Prospect has reviewed the feasibility of the proposals in terms of the residential market, preparatory works, infrastructure requirements and potential mitigation measures and can confirm that the scheme is viable in accordance with the NPPF. Prospect is confident that housing can be brought forward within 5 years.

The site is considered to be achievable in accordance with the NPPF.

Sustainable Development Principles & Scheme Benefits

Economic Benefits

The economic benefits which can be expected to be delivered by the proposals are described below:

- The development scheme will support between 70-80 Full Time Equivalent (FTE) construction jobs over the course of an approximate 2 year build period.
- The development will generate circa £8.8 million of construction expenditure which will support local construction businesses and those in the supply chain of contractors.
- Based on the average household expenditure in Ribbles Valley it is estimated that the total retail expenditure generated by the new households once the scheme is fully occupied would be £0.95m per annum (which will be mainly invested within the local economy).
- The development of up to 53 homes has the potential to generate approximately £738,835 in Council Tax over 10 years, based on 2016-17 Council Tax - Band C charges for Ribbles Valley.
- The development will generate New Homes Bonus payments of circa £1.125 million in the 6 years following the completion of the development.

Social Benefits

A key objective of the social role of sustainable development is to support a strong, vibrant and healthy community.

The development of the site would complement the existing residential area and diversify the choice and range of housing to meet local needs. The Sustainability Plan, shown at figure 4, illustrates the site's sustainable location in relation to the existing community facilities, services, amenities and sustainable transport nodes. Subject to the site being included within the settlement boundary, the site will:

- Contribute to additional houses in Gisburn where there is an acknowledged need;
- Provide an element of affordable older persons dwellings for which there is identified an identified need;
- Increase the provision of high quality market housing;
- Provide new residents which will enhance the skills base available to employers in the local area and potentially benefit local business productivity;
- Provide new housing which will enhance the viability and vitality of local facilities and services; and
- Potentially to contribute to open space or the children's play area to benefit the wider village of Gisburn.

Environmental Benefits

As part of the proposed development consideration has been given to enhancing landscape and biodiversity on site where practicable. The environmental benefits that would be secured by the development are described adjacent:

- Enhanced landscape management of the site;
- Enhancement of Spittle Syke; and
- Additional hedgerow and tree planting

Design Principles

Opportunities and Constraints

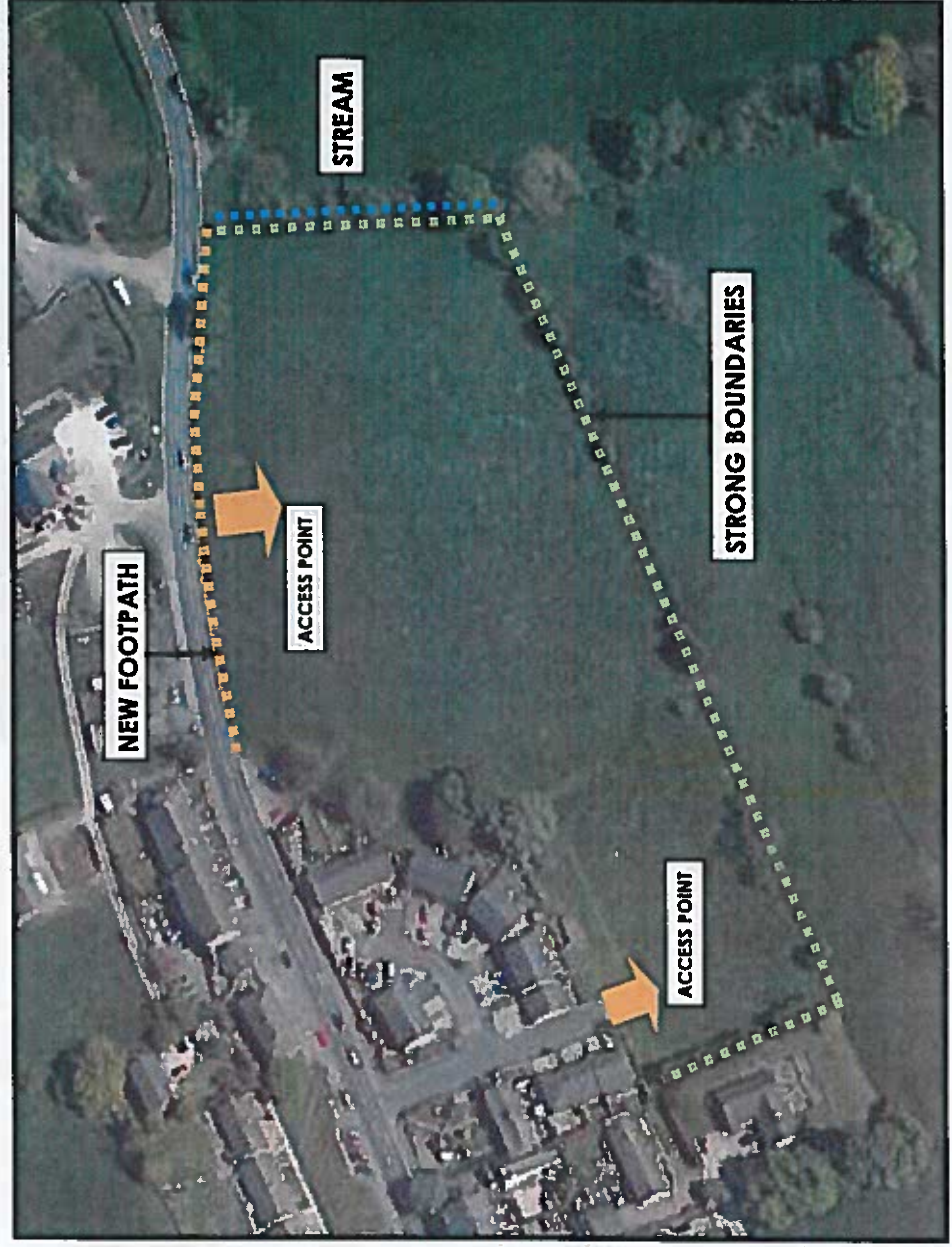
Opportunities

- Footpath extension along site frontage
- 2no access points
- Strong site boundaries
- Improve built form along A59 as you enter Gisburn from the East
- Large site frontage

Constraints

- Stream (Spittle Syke) to Eastern boundary
- Substandard interface distances from rear elevations from properties on Travellers Court

Fig 6 Opportunities and Constraints plan



Design Principles

Developing the Concept/ Design Evolution

When arriving at the concept for the proposed site, it is very important that the design has taken into account the following:

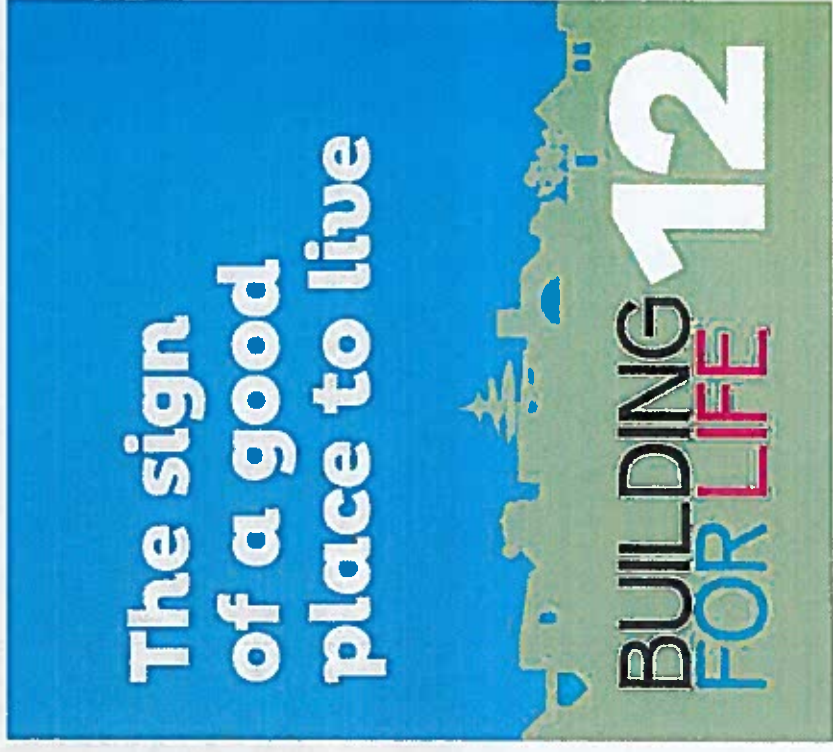
- The opportunities and constraints plan (fig 6),
- The village and local context,
- Existing landscape features and context,
- Topography of the site,
- Local housing needs,
- Planning policy,
- Commercial aspect.

We feel the Illustrative Masterplan (fig 7) has taken all of the above into consideration and provides the following:

- 2no access points onto the site
- A footpath extension along the frontage of the site
- A footpath/cycle link between the two access points
- A strong street scene to the A59
- A vast improvement in built form as you approach the village from the East
- Respects the privacy and amenity of the neighbouring properties

The scheme has a wide mix of accommodation that responds to the housing needs study and is as follows;

- 1 bed bungalow
- 2 bed bungalow
- 2 bed mews
- 3 bed mews
- 3 bed detached
- 4 bed detached



Illustrative Masterplan



Fig 7

Conclusion

This vision statement demonstrates that the site is in a sustainable location, with numerous facilities available within Gisburn, a Tier 1 settlement. The site is capable of accommodating up to 53 dwellings which will contribute to meeting Ribbles Valley's housing need.

LHS Properties Limited, Prospect (GB) Limited and their consultant team are keen to work collaboratively with Ribbles Valley Borough Council in delivering housing at the site. The proposals would represent sustainable development when assessed against the three dimensions of sustainable development set out at paragraph 7 of the NPPF.

New homes on this site could be delivered without hesitation if it is allocated for housing in the Housing and Economic Development DPD.