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- 9 JUN 2017

8 June 2017

FAO

Dear Sirs,

A Local Plan for Ribble Valley 2008-2028

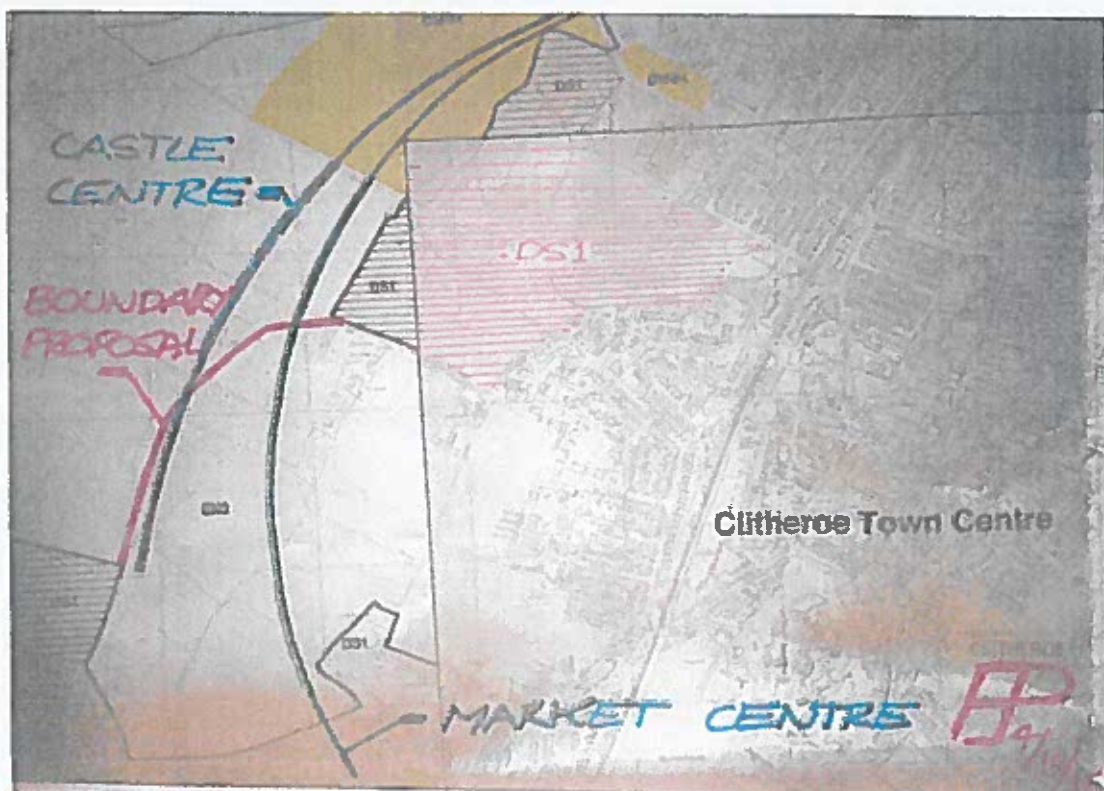
Housing and Economic Development – Development Plan Document (HED DPD)

You have invited comments on the contents of the proposals, this response concerns just the Draft Town Centre boundaries for Clitheroe and Draft Settlement Boundaries; noting that these are a basis and, as you quote in paragraph 10.3.4, “ these boundaries may change at future stages”.

I note that the Council has placed the proposed boundaries tightly around the locations already allocated for development. In my view, to future-proof the changes, I believe that the boundaries should be further extended to cover for potential future development without recourse to the complications of once again redefining them.

Please see the plan below, on which you can see:

- 1) Locations where planning approval is passed.
- 2) Two arcs, one centred on the Market “square” and one on the Castle (in blue).
- 3) A red boundary proposal linking the development zones “DS1”.



town, the enclosed area is equally sustainable in planning terms to the areas already allocated on the map and, of course, massively more sustainable than the out of town developments in process on Henthorne Road and the proposed Standen development.

Taking into account both the bus and railway termini, this location scores even more highly regarding sustainability.

Mr. Nixon, in his summing up regarding the Waddow View application, stated that it is not a matter of whether this locality (and I think we can reasonably include the area enclosed by the red line) will be developed, but when.

When the Waddow View development went before Council, it was overwhelmingly voted through by Councillors on the night and by association, we might reasonably anticipate that Councillors would look favourably at potential appropriate developments on the area that is enclosed; hence removing boundary barriers has to be a positive move.

Whilst Clitheroe Centre has its five year allocation currently in place, it is fairly obvious that neither the Standen, nor the Waddow View land are currently in the hands of developers and, therefore, any commitment from the landowners with regard to their ability to deliver housing units on any time-frame can, at best, be considered speculation. Hence, as time passes, we might reasonably expect that further sites may be needed, should the existing approvals not deliver; the location within the suggested boundary then becomes (subject to access) the most sustainable site for Clitheroe.

Of course it is not purely a matter of having a five year "bank" of approvals, but I understand that any shortfall in run rate to date needs to be addressed. This is beyond my grasp, but the Sedgefield ruling may potentially exacerbate this need for further development sites within a matter of a few years, should the build rate not be achieved. Therefore, having a further land-bank within the town boundary would, in effect, future-proof the situation.

I am not proposing that the line I have drawn is definitive by any means, but to the layman, having "sacrificed" this side of town, it would appear to make common sense to plan for whatever eventualities may be forthcoming.

Yours faithfully



HED DPD Reg 19 Publication consultation
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

saved as regulation 18 June 2017.doc