

**Philip Dagnall**

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**From:** [REDACTED]  
**Sent:** 01 June 2017 11:45  
**To:** Philip Dagnall  
**Subject:** Re: request for clarification relating to your document sent to us "Document prepared for consideration and addition into the housing and economic development Sites"

Phil

Thank you for your previous response below.

**To avoid any confusion with regard to our response that was submitted on the electronic pro-forma available at the time, we would like to confirm that the response submitted is indeed for the consultation on the HEDPD at the regulation 19 stage.**

In additional support to the documentation already submitted then we feel this is a sensible site for serious consideration and inclusion and potentially more superior over than those already proposed. In addition to our submission then further supporting points are worth highlighting are:

- That this site would definitely support the local community of Langho, having a clear relationship to the existing settlement boundary and adjacent villages in making available additional affordable and sustainable housing to existing community residents who wish to remain in the area but prefer to "downsize" their existing property. There's a proven need and concern for the more mature local residents at or past retirement age, or perhaps where family siblings or members have moved away, yet staying local in familiar communities is deemed a key driver.
- The site is extremely well located, immediately adjacent to the boundary of Langho with sound highways access and accessibility. However the size of the development, less than 10 units, would mean a low traffic generation and no discernible impact on the local residents.
- There are no real landscape protection requirements in the development of this site.
- There are no real concerns over the local and surrounding site topography.
- Bus services regularly run immediately next to the site between Clitheroe and Blackburn along the A666 and the local train station is only a short distance away.
- Local amenities already suitable with capacity.

If not successful to be included at this regulation 19 stage then we request it be considered as part of any future review undertaken. We look forward to your response.

Kind Regards

[REDACTED] correspondence address [REDACTED]  
& [REDACTED]

-----Original message-----

From : [Philip.Dagnall@ribblevalley.gov.uk](mailto:Philip.Dagnall@ribblevalley.gov.uk)  
Date : 19/05/2017 - 13:24 (GMTDT)

[REDACTED] relating to your document sent to us "Document prepared for consideration and addition into the housing and economic development Sites"

**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 7<sup>th</sup> 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: Address:  Tel: Email:
What is your interest in the land?	OWNER.
Details of site owner: (if different from above)	Name: Address:
Is the owner aware the site has been suggested in this call for sites consultation?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Location of site:	Please write an address and attach a location plan with a clear site boundary which will enable the site to be readily identified: ADJACENT 4 TO THE REAR OF FERNS NORTHCOTE RD LANGHO BLACKBURN BB6 8BG
Site area (in hectares or sq metres)	APPROX 0.5 HECTARES, 4500 m <sup>2</sup> , BOUNDARY 300m
Current use of site	PART - TEMPORARY CAR PARK - GRAZING LAND.
Is the site greenfield or previously developed?	NO.

Has planning permission ever been sought for development of the site?	(if yes, please provide details e.g. type and amount of development)  No.
<b>OWNERSHIP MATTERS</b>	
Is the site in single or multiple ownership?	Single <del>multiple</del>
If multiple, how many owners?	N/A
Have all the owners expressed an intention sell the land for housing, employment or retail use?	Yes
Is the land controlled by a developer who intends to develop the land?	<del>Yes</del> no. If yes, please provide details
Are there any ransom strips, tenancies or operational requirements of landowners which would restrict development?	If yes, please provide details  No.
<b>VIABILITY MATTERS</b>	
Has the economic viability of the site been assessed? If so, what was the outcome?	Please provide any supporting information  No.

Are there any trees on site protected by Tree Preservation Orders?	No.
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.	LOCATED ON THE IMMEDIATE PERIPHERY OF THE VILLAGE BOUNDARY, LANGHO, OUTSIDE OF MAIN SETTLEMENT (G5) IN CLOSE PROXIMITY OF KEY ROAD NETWORK, A666/A59
If there are any other issues that you wish to raise in relation to this site, please do so here.	LOCATED DIRECT ON KEY BUS ROUTE CLITHEROE to BLACKBURN. (225) POTENTIAL FOR AFFORDABLE BUNGALOW HOUSING FOR THE RETIRED SUSTAINABLE HOUSING.

**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.

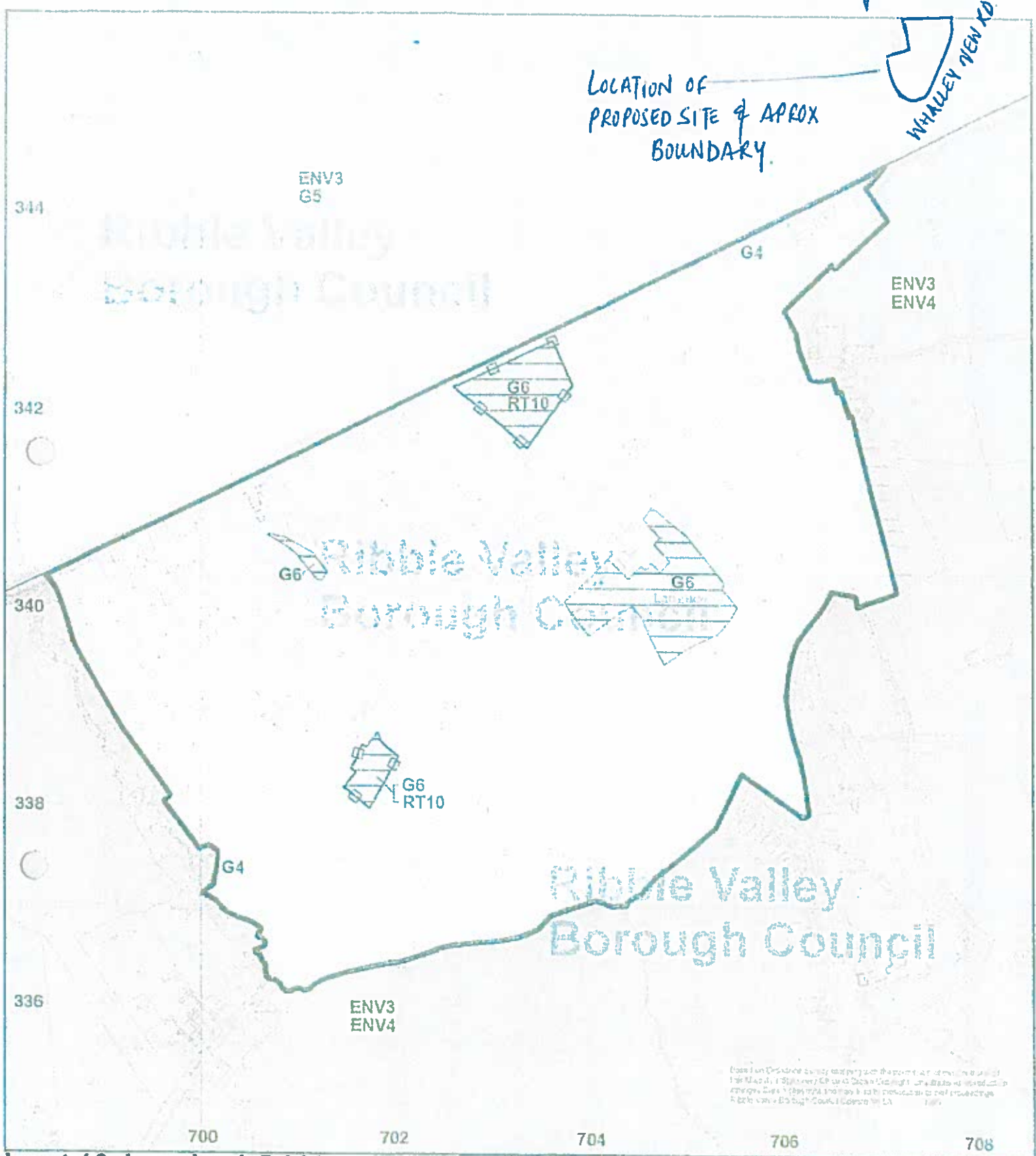
The information I have provided is accurate and true to the best of my knowledge.

Name (print)	[REDACTED]
Signature	[REDACTED]
Organisation	PRIVATE
Date	09 / 05 / 17

NORTHCOTE RD.

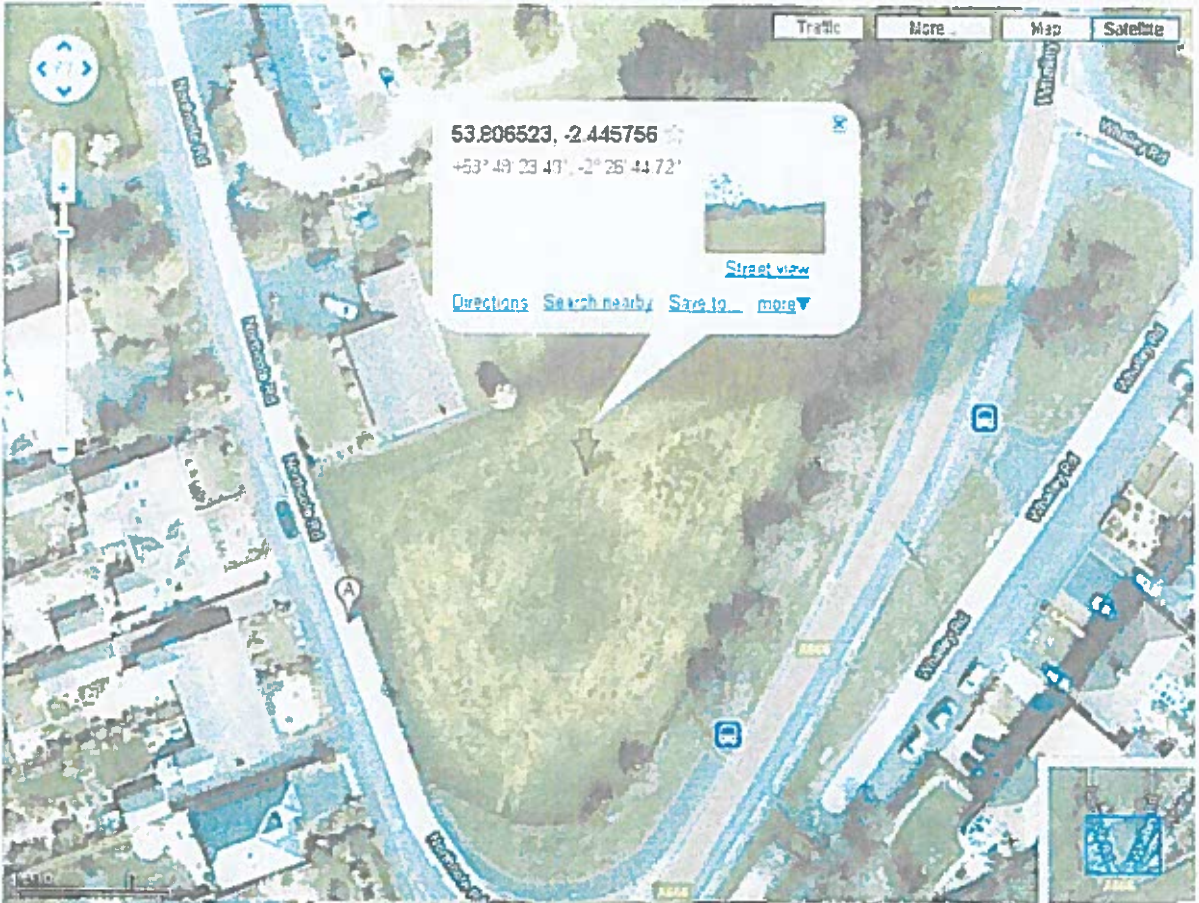





















LOCATION OF PROPOSED SITE & APPROX BOUNDARY.



**Inset 16. Langho 1:5,000**

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-  Borough boundary
-  Inset map
-  Main settlement boundary. Policy G2
-  Village boundary. Policy G3
-  Village boundary. Policy G4
-  Land outside main settlement / village boundaries. Policy G5
-  Essential open space. Policy G6
-  Flood risk area. Policy G7
-  Notifiable installations / pipeline. Policy G8
-  Open countryside. Policy ENV3
-  Green Belt. Policy ENV4
-  Open land. Policy ENV5
-  County biological heritage sites. Policy ENV9
-  Ancient woodland. Policy ENV12
-  Scheduled ancient monument. Policy ENV14
-  Conservation area. Policy ENV16
-  Public open space in recreational use. Policy RT10
-  Proposed new road line. Policy T5
-  Lancashire cycleway (N) north (S) south (N&S) north & south. Policy T12

Other Local Plan policies, not indicated above, apply across the whole area or to specific types of development.

