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CHIEF EXECUTIVE

HALCllr 1.

- 1 JUN 2017



1st June 2017

Dear Sir

Ribble Valley Borough Council: A Local Plan for Ribble Valley 2008 – 2028
Publication of the Ribble Valley Housing and Economic Development Plan Document
HAL 1 – MELLOR 1

Thank you for your letter dated 28th April 2017.

I made comment on previous stages leading to the above in my memo of February 2017 and now reiterate those comments for the Draft Regulation 19 Publication APPENDIX 1, which is shortly to be considered by the Independent Inspector.

As Mellor Ward Councillor on Ribble Valley Borough Council for twenty-five so far uninterrupted years, and a current Member (formerly Chairman) of Mellor Parish Council, I agree with the Ribble Valley's considered view that HAL 1 is the most suitable site for 18 dwellings in the village and moreover can accommodate all 18 dwellings (including affordable) calculated. However, as the Council recognises, if the density is considered to be too intensive then any remaining requirement for the settlement should be met through windfall development over the plan period – as discussed on page ten of the Draft Regulation 19 Publication version.

Mellor is situated on a hilltop and this brings with it drainage considerations, which is acknowledged by the Parish Council. Everyone knows that water flows downhill and that the County Council has responsibility for the upkeep of highway infrastructure in general and road drains in particular (where problems occur). Drainage poses a seasonal problem in the village, lasting for forty eight hours at most and will continue to be addressed. There are no rivers in the vicinity.

In support of HAL 1 it should be noted that it is located on gently sloping topography and adjacent to a recently developed housing scheme at Weavers Fold, the Methodist chapel, pub and post box. This is a sustainable greenfield site, outside the settlement boundary of Mellor but is well related to it, being adjacent to the village on three sides (East, South and West). Whilst the site is not previously developed, it would not lead to the loss of any identified open space or employment land.

Please keep me informed as matters proceed.

Yours faithfully

