



PERSIMMON

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HED DPD SUBMISSION CONSULTATION

Forward Planning,
Regeneration and Housing,
Council Offices,
Church Walk,
Clitheroe,
Lancashire,
BB7 2RA

11th September 2017.

Sent by email only

Dear Sir / Madam,

1. Thank you for allowing Persimmon Homes the opportunity to consult on the Submission version of the Housing and Economic Development DPD.
2. Persimmon would like to participate in the relevant examination hearing sessions.
3. Notwithstanding all previous comments made in relation to the preparation of this document, Persimmon Homes Lancashire would like to make the following points:

Housing Allocation Policy (Policy HAL)

4. It does not appear that there is any provision for flexibility in meeting the housing requirement as set out in the Core Strategy. This is considered especially poignant when the latest Council evidence (June 2017 Housing Land Monitor) states that there is a 750 unit shortfall in relation to the annualised requirement. It is not considered that this represents positive prepared policy and is therefore unsound. The provision of a buffer is welcomed but it is considered that it should be greater. At present it stands at 5% when the widely recognised guidance (Local Plan Expert Group, 2016) suggests a buffer nearer 20% is required to realistically ensure a Plan can maintain a 5 year supply over the plan period. Given that the Ribble Valley has a history of under development it would seem prudent and positive to provide a reserve site buffer nearer to this percentage.

5. As identified in the supporting text to Policy HAL on page 9, there is a residual requirement for 70 units split between Longridge, Mellor and Wilpshire. Within Longridge, planning permission has been granted for a number of dwellings, including 275 on Preston Road. However, due to the poor delivery track record of the Authority, it would be proactive for the Council to allocate other development sites, which can offer a degree of certainty regarding the realistic, timely delivery of housing in the borough.
6. Persimmon Homes Lancashire is a regional subsidiary of Persimmon PLC, which is the largest house builder in the UK. The Lancashire office operates out of an office in Lancaster and Ribble Valley is a borough within which we have significant interest. The Lancashire office of Persimmon Homes is a large office delivering over 610 units in 2016, and as a result we have keen interest in the emerging Housing and Economic Development DPD, as the document will affect the delivery of future housing for the borough.
7. As noted above, Persimmon Homes has a proven track record of delivery, and with the Council's poor track record of undersupply, it would be prudent to allocate larger sites, which will deliver in a timely manner to ensure the Council delivers the required level of housing.

Site Specifics

8. Persimmon Homes Lancashire would also like to take this opportunity to advocate the land at Hawthorne Farm, Hawthorne Place, Clitheroe as suitable for consideration as both a developable and deliverable site. This identified in the most recent SHLAA as site 330.
9. Clitheroe is identified as a Principle Settlement, where the majority of new housing development will be focussed. Therefore Hawthorne Farm is located within one of the areas of the borough earmarked for the majority of the Ribble Valley's growth. With the record of low delivery, it is logical to direct additional developments to address this poor delivery to the towns identified as able to support it.
10. The site is split into two phases. The first phase constitutes 4.03 acres gross sitting as white land within the settlement boundary and would accommodate 64 units. This portion of the site is able to contribute to the delivery of units within the first 5 years of the plan. The remainder of the site (some 9.7 acres sitting adjacent to the settlement boundary) could contribute another 500 units over the remainder of the plan period.

11. To support this submission a series of plans are appended to this letter. Technical documentation has been submitted directly by the land owner at previous stages of the Local Plan and it is not therefore proposed to re-provide this. The relevant pages of the most recent SHLAA are however appended.
12. Persimmon would be happy to discuss any aspect of these comments in further detail and would like to be kept updated on the progress of this document.

Yours Sincerely,



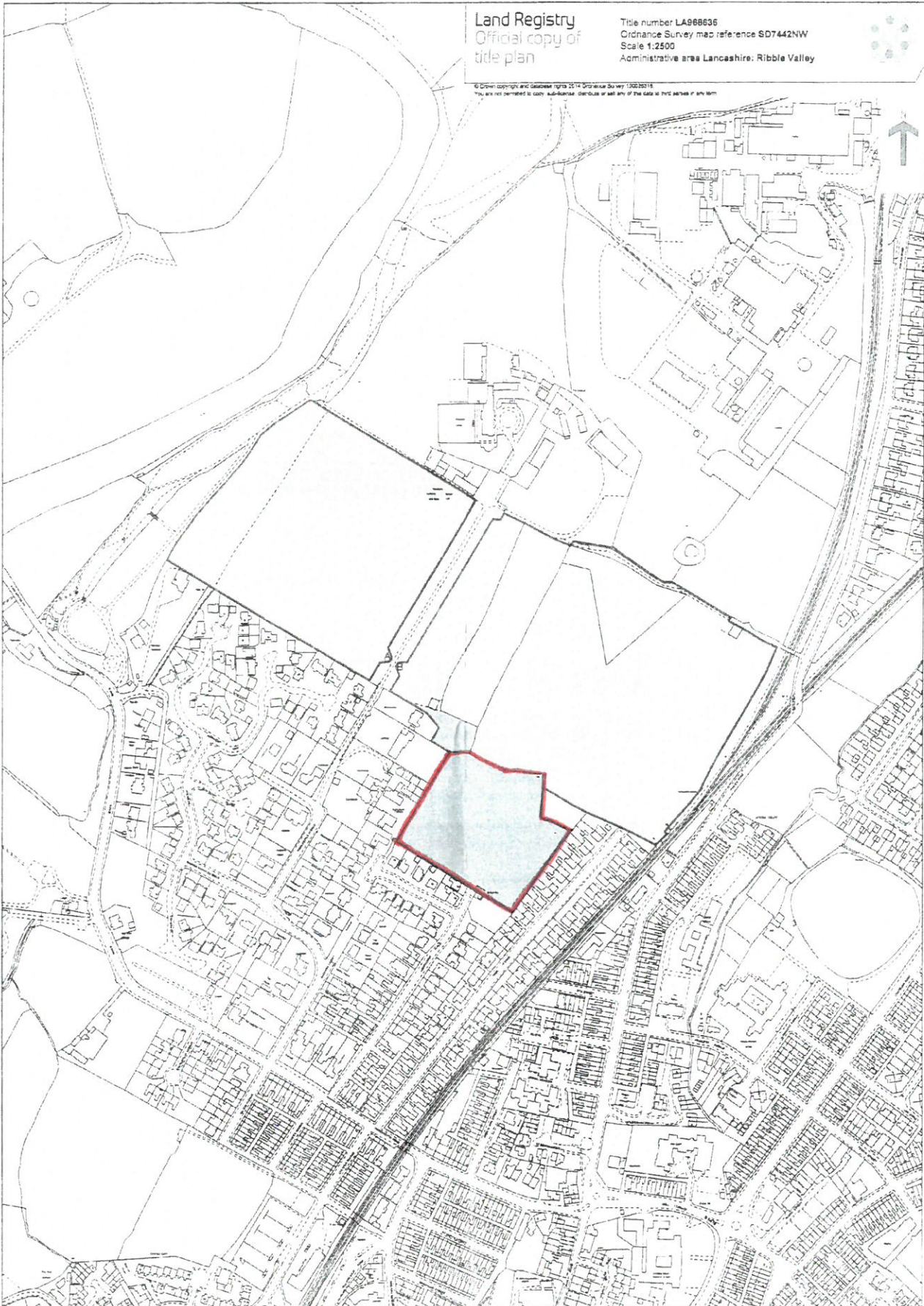
Planner
Persimmon Homes Lancashire

Land Registry
Official copy of
title plan

Title number LA968636
Ordnance Survey map reference SD7442NW
Scale 1:2500
Administrative area Lancashire: Ribbles Valley



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This official copy issued on 12 May 2016 shows the state of this title plan on 12 May 2016 at 14:46:18. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by Land Registry, Durham Office.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2013 UPDATE

<u>Site Details</u>		<u>Suggested By...</u>	
Site Ref:	330	Name:	Landowner submission: Roger Spensley
Site Location:	Hawthorne Farm, Hawthorne Place	Potential Capacity:	548
Town/Village:	Clitheroe	Gross Area (Ha.):	13.7
Current Land Use:	Agricultural land	Net Area (Ha.):	13.7
Neighbouring Use:	Residential, school, railway		
Visual Prominance:	Significant		
In Operational Employment Use:	No		
Green/Brown field:	Greenfield		

<u>Suitability</u>	<u>Availability</u>	<u>Achievability</u>	<u>Deliverability / Developability</u>
Site Suitable: No	Site Availability: < 5 Years Is the Site Available: Yes No of Owners: 1	Is the Site Achievable: Yes Outcome of Viability Modeling: V	Is the Site Deliverable: No INCLUDED IN 6-10 YEAR SUPPLY

Suitability Comments:	FAILS ONE TEST OF SUITABILITY
Availability Comments:	The site is either unregistered or has one registered owner and is therefore available
Achievability Comments:	There is a reasonable prospect that housing will be developed on the site.

Sustainability Scoring Criteria

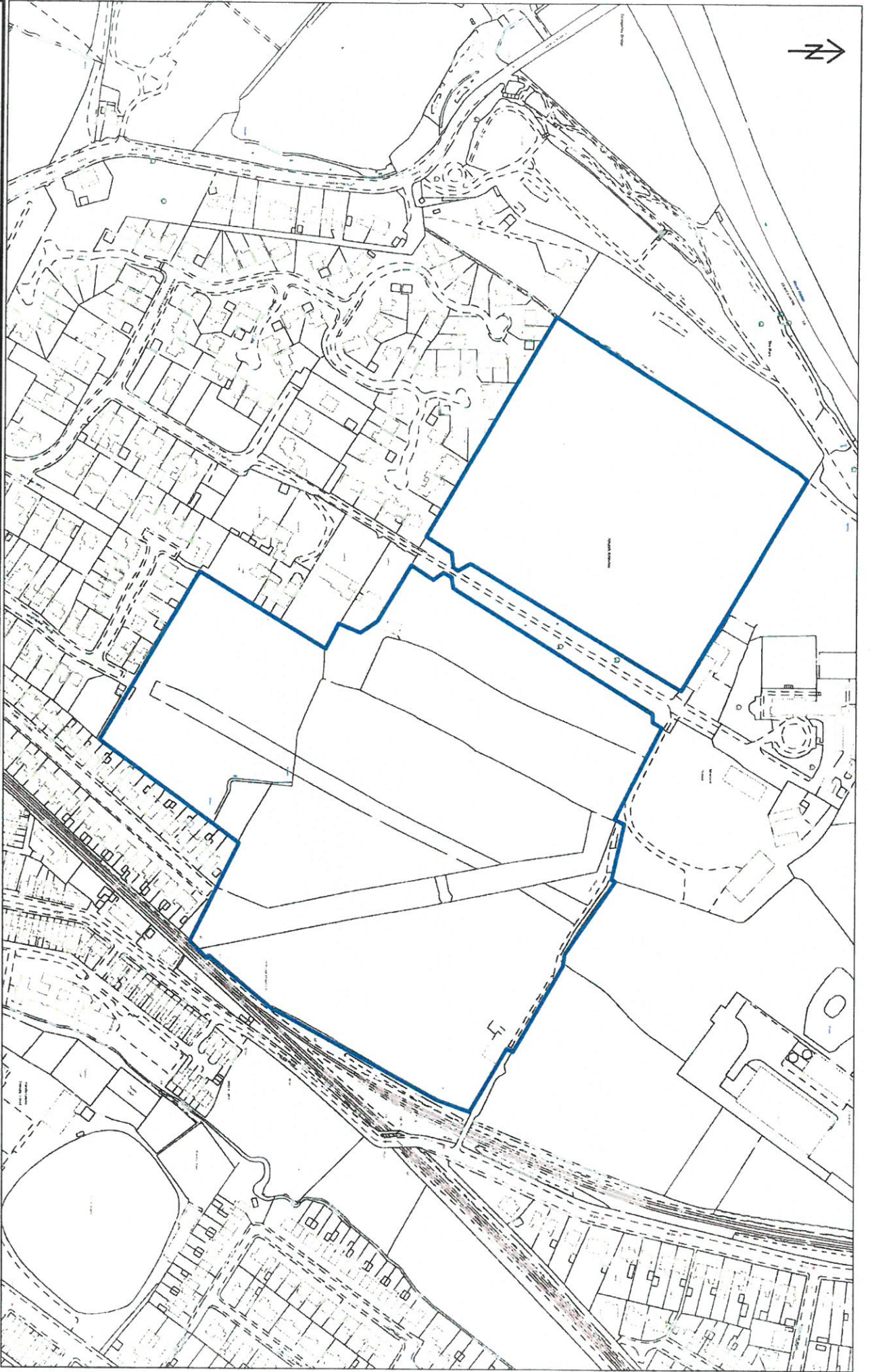
S1. Main Development Location:	3	S12. Within Conservation Area:	5	S21. Mineral Safeguarding Area	5
S2. Previously Developed:	1	S13. Impact on Listed Building/Setting:	5	S22. Mining or Unstable Ground	5
S3. Covered by Essential Open Space:	5	S14. Impact on Scheduled Ancient Monument or Setting:	5		
S4. Lead to Loss of Employment Land:	5	S15. In Archaeological Hazard Area:	5		
S5. Car Parking at Minimum Level:	5	S16. Site Contains a TPO:	5		
S6. Is Majority in Green Belt:	5	S17. Nature Conservation Area:	5		
S7. Suitable Infrastructure:	1	S18. Development Adversely Impacts on Surrounding Uses:	5		
S8. Can Infrastructure be Adapted:	5	S19. Any Bad Neighbour Land Uses:	3		
S9. Within Landfill Consultation Zone:	1	S20. Consultation Zone for High Pressure Pipelines:	5		
S10. Constrained by Topography:	5				
S11. Risk of River Flooding:	5				
S23. Other Constraints:				Final Criteria Score:	94

Has the Site been Excluded: No

Reason for Exclusion:

Any other Comments:

Supply: INCLUDED IN 6-10 YEAR SUPPLY



SHLAA UPDATE 2013 SITE 330 HAWTHORNE FARM CLITHEROE

Do not scale from this plan

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SD7442NW

Scale 1:3451