

Philip Dagnall

From: [REDACTED]
Sent: 13 March 2019 12:17
To: Philip Dagnall
Cc: [REDACTED]
Subject: 190313 SB-PD @RVBC RE: Housing and Economic Development (Development Plan Document) Consultation on Main Amendments

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Philip

Thankyou for contacting me in relation to the current HED(DPD) review. The comments I submitted previously remain the same - with two further additions, as follows:

1. The Council is urged to resist any development proposals which are not part of the approved Core Strategy or subject to this current review. By example I cite the Gladman Development re-application at Henthorn Road ref 3/2019/0071 any the appeal I understand they have lodged against the refusal of the 2018 application at the same site ref 3/2018/0688.
2. The Council is urged to implement a Community Infrastructure Levy (CIL) on all future approvals for residential development within the borough. I am aware that this was considered by the Council at the Planning & Development Committee on 12 April 2018. The decision at that meeting was *'The Chief Executive submitted a report for Committee's information on the position in relation to Community Infrastructure Levy. The concept of the Community Infrastructure Levy (CIL) is a means of supporting the provision of additional infrastructure in association with new development. The Council had not implemented CIL at the present time but has committed to the adopted Core Strategy to keep under review the move towards a CIL approach in line with government policy. Infrastructure to support development is currently addressed by way of planning obligations and legal agreements'*

It is submitted here that the use of 'planning obligations and legal agreements' is too limited in terms of dealing with the wider impact of residential development on the three urban areas within the Borough (Clitheroe, Whalley & Longridge) and Clitheroe in particular. It is considered that this process:

Is a costly and time consuming in terms of the Council's resources,

adversarial - with the balance in favour of the developer/applicant who currently have the greater resources to contest and amend financial contributions,

fails to secure *'the provision of additional infrastructure in association with new development'*.

It is considered that CIL would enable a more equitable and locally beneficial process of ensuring developers are effectively making a more adequate contribution. This would go some way to offsetting the negative impact of their activities on the existing infrastructure and amenity and better fund future improvements to the same. Many authorities have now accepted the this approach since its introduction in 2008. They are now benefiting from access to some the significant profits which applicants, developers and housebuilders have enjoyed over the last decade. No valid reason seems to have been provided as to why Ribble Valley residents continue to be excluded from this opportunity. In my personal opinion it is time that they did.

I hope these comments may be of assistance to you and your colleagues and look forward to sight of the conclusion of this current exercise and review.

With Regards



From: Philip Dagnall
Sent: 13 March 2019 09:48
To: undisclosed-recipients:
Subject: Housing and Economic Development Development Plan Document Consultation on Main Amendments

Dear Sir/Madam,

In July to September 2018 you kindly responded to a planning consultation on the Main Modifications to the Housing and Economic Development planning document. Your responses were then forwarded to the Planning Inspectorate for their consideration in the recent Examination in Public of the document by a Government appointed Planning Inspector. Redacted versions of all the responses to that consultation (ie with all personal data removed) have been made available to view on the Council's website at the following link:

https://www.ribblevalley.gov.uk/downloads/download/7725/housing_and_economic_development_dpd

In addition hard copy redacted versions are available at request during normal office hours at our Planning reception in the Council Offices in Clitheroe.

The Inspectorate, as a part of the Examination, have now asked the Council to hold another consultation, which began on Friday 1st March and will run until 5pm on Friday 12th April.

May I apologise for the delay in contacting you directly, this was due to staff illness. We have added your contact details to our consultation database and attached details of the consultation and where you may access the various documents in the letter attached to this email. As the letter makes clear you do not need to restate any previous objections as they have already been forwarded to the Inspectorate.

Yours sincerely,

Colin Hirst, Head of Regeneration and Housing

Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2018)