

Ribble Valley BC
 (HED PDP)
 Response Form
 Regulations 22 Main Modifications
 Consultation

Q1	Part A	
	Simonstone Parish Council	
	[REDACTED]	
	[REDACTED]	
	[REDACTED]	
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Q2	[REDACTED]	
	Simonstone Parish Council	

Q3	Modification no MM5-24	
	Haugh head, Whins Lane Simonstone	

Q4	Not applicable	
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Q5	I Legally compliant	Yes no
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	li Sound	Yes – no
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Q6	Unable to give a view	
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Q7

Simonstone Parish Council is opposed to this area being developed any further as Whins Lane is a narrow country lane with many sharp blind bends which causes traffic congestion at busy times of the day especially when buses and heavy goods vehicles travel along it. There is a disused quarry that runs along the side of the road at its narrowest point which has had to have safety barriers fitted to prevent vehicles dropping into it. The restriction only allows single lane traffic to pass through at anyone time.

The Parish Council has tried to have a litter bin placed to the side of the Lane. The request was rejected by the RV Community Dept., as the refuse disposal wagon operators would be unable to empty it due to its location on any part of the lane even though the LCC has raised no objection to the proposals.

The main reasons for objecting to this development are as follows:

- 1) The site is outside the settlement area, and is not sustainable, as it is 3/4 of a mile from the local shops and other services. such as a bus route. This means that the householders will have to rely on cars for transport.

- 2) Increase in traffic and site lines from the development. This is a 60 MPH country lane, and the site line as set out in TD 20 DMRB 5.1 for rural areas. The site lines in the guidance can't be met.
- 3) is no provision for lighting and the county lane has no pavement so it will be dangerous for local residents.
- 4) Loss of amenity, this is Green Belt and used as agricultural land, for grazing cattle.
- 5) The consultation document mentions 20 houses, these will be 4 bedroom detached houses. This is not what the villages of Read and Simonstone need. This has been identified in the Simonstone Parish Plan, and the need is for bungalows not 4 bedroom detached houses. The Parish Council had already started to work with Ribble Valley Council and a Housing Agency to introduce suitable housing. This would be within the settlement boundary and close to local amenities and bus routes. The development Meadow View, opposite Haugh Head has been in development for the past 4 years. The majority of the 4 bedroom houses are still for sale, proving that there is spare capacity in the Core Strategy.
- 6) The Government has announced changes to the National Planning Policy Framework, under the Core Strategy the Government is expecting RVBC to build 280 houses a year. Under the NPPF this number could drop to 172. which can be achieved under the current Core Strategy.
- 7) The Core Strategy suggests that Read and Simonstone should provide 45 extra houses over the period 2008- 2028. 27 houses have already been committed. Planning approval for Worthalls farm no 3/2015/0495 for 15 houses in Read has already been approved, leaving only 3 dwellings needed.
- 8) The proposal by reason of its scale and location and type of accommodation, would be injurious to the Setting and would result in irreversible harm to the visual amenity of the landscape and contributes to the character of Simonstone and surrounding area contrary to Policies EN2 and DME2.

Q8

The need for accommodation for single elderly residents living within the Parish was identified in the Parish Councils "Parish Plan".

The Parish Council respectfully requests that an alternative site should be considered and would suggest that a site off Whalley Road would contribute to the District Councils objective. This would, at the same time, help to address the Parish Councils objectives to satisfy the need for single persons accommodation as identified in the Parish Plan. At the same time, this would have the potential to provide 8 bungalows for single people living in the village who wish to downsize, thus providing accommodation for approximately 32 people.

The need for single persons housing was identified as there were single people living in family size houses when their children had grown up and left home and whose partner had died. They had expressed a wish to stay in the village near friends and local amenities.

After the publication of the Parish Plan the Parish Council undertook an investigation into providing the necessary accommodation.

The local landowner was contacted and a site on Whalley Road was suggested which can be accessed from Kirkstall Avenue and runs parallel to the Village Green up to Whalley Road and would accommodate elderly residents who have lived in the village for a good number of years.

Ribble Valley BC was consulted and as consequence discussions were held with Ribble Valley Homes and St Vincent Housing Association offered to draw up proposals for 8 properties for single elderly persons in the Parish. Since then planning applications, Westby homes(15), Worthalls Farm. (15) were approved and as a consequence, the requirement to build affordable homes for the elderly to apply to sites above 10 properties should apply. This would provide 10 affordable properties. 50% would be for the elderly. The Parish Council decided not to proceed with the St Vincent offer until the outcome of the 2 developments had been confirmed.

As regards the Haugh Farm Proposals for developing further accommodation, in order to comply with the 5 year available land plan, the Parish Council suggests the Whalley Road, Kirkstall Ave site be considered as a replacement for the Haugh Head Site as suggested in Ribble Valley BC, (HED PDP) Regulations22 Main Modifications Consultation Document.

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