



24th August, 2018

Your reference pmods22HEDDPD

Dear Mr. Hirst,

**Housing and Economic Development Plan Document Consultation on proposed main modifications-
Additional Housing sites.**

We would like to bring to your notice that the land north of Ribblesdale View Chatburn, that you are proposing to include in your plan for housing was recommended for refusal by your own planning officer last year. This was for a number of very significant reasons which are detailed below for your information and to remind members before any decision is taken.

1. The proposal is considered contrary to Key Statements DS1 and DS2, and policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy in that it would result in the significant encroachment of built form into the open countryside, being of detriment to the character and visual amenities of the area and would lead to the creation of new dwellings in the defined open countryside without sufficient justification which would cause harm to the development strategy of the borough.
2. The proposal is considered contrary to Key Statements DS1 and DS2, and Policy DMG2 of the Ribble Valley Core Strategy in that the proposal would lead to a level of development that significantly exceeds the anticipated level of development embodied within the Ribble Valley Core Strategy in terms of the planned residual need for the settlement of Chatburn and as a consequence the planned residual need for the settlement of Chatburn and as a consequence the planned levels of development across the Borough. It is further considered that the level of over-supply as a result of the proposed development would undermine the Development Strategy for the Borough which seeks to critically establish both the pattern and intended scale of development in relation to housing numbers in order to achieve a sustainable pattern of development across the Borough for the duration of the plan period.
3. Residential development of the site would result in a significant visual encroachment of the built form into the open countryside, which would be detrimental to the character and visual amenities of the area. The proposal would also negatively impact upon views out of the conservation area causing substantial harm to the designated heritage asset (Conservation Area). The proposal is therefore contrary to National Guidance contained within the NPPF and Policies DMG1, DMG2, DMG3 and DMG4 of the Ribble Valley Core Strategy.

We are therefore very concerned and confused as to why your proposal has been suggested in light of the refusal for the building of homes on this particular site when this decision was only made 12 months ago. We are still recovering from the shock and upset of the previous outline application which was

refused. Now we find ourselves having to comment again when we thought we would be able to get on with our retirement peacefully.

If it had not been for our local councillor we would not have known about this proposal or the consultation period. This we find deeply distressing, as this development would have a direct impact upon our home and well being. Perhaps someone from your department could inform us why we were not consulted directly. If this is a formal procedure and you do not inform residents who will be directly affected, then this is deemed a most unfair and unsatisfactory state of affairs.

Public meetings were held, a petition was signed and individual representation was made to the planning department regarding the outline planning application of 2016. We suggest that you read these letters to enable you to make a better informed decision.

It is considered that Chatburn village cannot sustain any further developments as its infrastructure is not sufficient to support residents now. The primary school is already oversubscribed. Parking in the village is very difficult for present residents and this is already an ongoing matter of concern for our parish council. The large housing development on the site of the old Clitheroe Hospital will also impact on the village as will the proposed further development of 9 houses on the Old Road site.

We would respectfully ask you to consider removing this proposal for building on land north of Ribblesdale View Chatburn from your development plan document.

Yours sincerely,

A large black rectangular redaction box covering the signature of the sender.