



MM130

Tuesday, 28 August 2018

Re: Regulation 22 – DED DPD

In response to calls for comments on additional sites in the Ribble Valley Development Plan Document, I wish to make the following comments

I strongly support the decision of the RVBC Planning Committee's decision at its meeting of 17/7/18 to show preference in the inclusion of an additional allocation to the **Tranche 2 Site 13 (Highmoor Farm)** in Clitheroe and to propose no increase in the housing numbers allocated to the **Tier 1 Site HAL2 Wilpshire**.

The HAL2 Site at Wilpshire is wholly unsuitable for any allocations of housing on the basis of a range of relevant planning grounds, including drainage, access, highway safety and residential amenities.

Of specific relevance, is the existing and future drainage of the site, which for many years has relied on a drainage ditch to the rear of houses along Wilpshire Banks & part of Whalley Road. The outfall of said ditch is through the garden on 20 Whalley Road and into the main road drainage system.

This ditch carries many litres of water during rainy periods, which would, with increased development, create issues for traffic along Whalley Road and possible structural damage on a lower level than any proposed development site

Notwithstanding the Council only wishing to receive comments on the main modifications to (Regulation 22) HED DPD, for the record, I wish to add the following comment

Tier 1 Site HAL2 Wilpshire was until recent times designated ENV5 land, thus being deemed unacceptable for housing development.

This designation was arbitrarily removed by RVBC. No consultation with residents was undertaken before this decision was made

Regards

