

## Mellor Parish Council

Mr. Colin Hirst  
Head of Regeneration & Housing  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA  
**BY EMAIL**

30 August 2018

Dear Mr. Hirst

### **Proposed Additional Housing Sites Consultation HED DPD - Site 6 in Mellor**

Mellor Parish Council held an Extraordinary Meeting on 16<sup>th</sup> August 2018 regarding the Consultation when Borough Councillors Stephen Atkinson and Alison Brown kindly attended and I am instructed to write to you, following the meeting.

Cllrs. Atkinson & Brown explained the background to HED DPD and the recommendation from RVBC Special Planning Meeting held on 17<sup>th</sup> July 2018 that Site 6 be no longer put forward. However Mellor Parish Council wishes to ensure that the views of the Parish Council and the residents are put on record, in order that there can be no misunderstanding, now or at any point in future. Council found it difficult to understand how and why Site 6 had even been considered as a possible future development site.

**May I therefore formally request that this letter and its contents are put before the Planning Committee and any other meeting which will discuss HED DPD and it be kept on record for any possible future Consultation?**

Approximately 35 residents attended the meeting and wished to put forward their concerns. The strength of feeling from the residents was echoed by Parish Council and Site 6 was considered completely unsuitable for development for housing for the following reasons:

- Access - the site follows a narrow lane between cottages & the War Memorial, with no direct access to the site without the demolition of properties. The War Memorial is a valued site, owned by Mellor Parish Council
- Drainage - the site goes up a steep hill and there are already significant drainage issues in Mellor due to inadequate drainage following previous new build. The drainage infrastructure is considered inadequate at present at

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sites throughout Mellor, with particular problems at this site and additional burden would cause major issues.

- Public Rights of Way - there are a number of PROW's across the site, partly on private land, accessed from the narrow lane onto ancient areas of Mellor Moor.
- Previous Quarry - there was a quarry on Mellor Lane, which is derelict - what will be the effect on this?
- The primary school is already full, with a waiting list, including a need for additional provision in some year groups as well as Reception Class.
- BAe site - residents considered that there is considerable area for possible development on this underutilised site, adjacent to Ribble Valley & Mellor Parish boundary
- Heresay evidence is that Barratts Housing considered Site 6 some years ago but considered it was not viable even for market priced housing
- Whinney Lane / BwD development for 270+ houses. It was accepted that this development is outside the Parish and Ribble Valley boundary, however it was considered that the size of this development will have a major impact on the infrastructure of Mellor.
- Protection of an area of green, rural definition between Blackburn & Preston was considered to be of value, particularly due to the scope of development in other areas of the Borough e.g. between Whalley, through Barrow and into Clitheroe, also between Grimsargh, through to Longridge

I trust that the serious, considered views of the resident population will be taken into account and retained on record.

Kind regards

email

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