

Philip Dagnall

From: [REDACTED]
Sent: 01 September 2018 19:47
To: pmods22
Subject: HED DPD Consultation re Wilpshire HAL 2

MM97

Dear Sir,

We write in support of the Planning Committee's recommendation not to allocate more housing to Wilpshire's HAL 2 in the current review.

We were in favour of extending the Wilpshire Settlement area and the designation of the, slightly reduced, HAL 2 site to provide land for the extra housing in Wilpshire for the Core Strategy to 2028 and after that as needs evolved over the long term.

The site will not be straightforward to develop and we were dismayed at the proposal to increase the allocation in the immediate future. RVBC's own assessment of the site acknowledges this --

We quote:-

Land at Wilpshire

Electricity pylons and overhead lines cross the lower part of the site which may preclude construction on this part of the site The southern boundary of the site has been amended northwards following

the Regulation 19 (Publication) stage to exclude the mature woodland and In this respect, the southern boundary borders onto the steeply wooded clough of Knotts Brook to the south of the site. In addition a high pressure pipeline runs in the vicinity of the southern boundary with an easement that will impact on development.

It is envisaged that the site is accessed from Whalley Road via Salesbury View, not from Hollowhead Lane. In addition to the electricity line, the topography of the site presents issues in terms of visual impact and restrictions on capacity of the site. However, with careful consideration to design and scale the site is capable of meeting outstanding requirements for the settlement of Wilpshire. "

The site is the only one identified as suitable for development in the Wilpshire area and we feel it should have space preserved for changing housing needs in the future in addition to it being unsuitable for speedy development.

Yours faithfully,