

6th September 2018

Ribble Valley Borough Council

BY EMAIL

By Email Only

To Whom it may concern,

MM2 - Land at Hawthorn Place, Clitheroe
Regulation 22 Main Modifications Consultation

Please find attached Deliverability Statement from Persimmon Homes Lancashire in support of proposed site MM2.

Persimmon consider the inclusion of this site would constitute a sound and legally compliant modification. The site is both deliverable and developable.

Persimmon consider the modification in relation to MM2 to only be unsound in relation to the numbers stated for the allocation. The allocation can sustain a higher number of units than the suggested modification. We feel that the current numbers propose are inconsistent with the National Planning Policy Framework. In particular, Chapter 11

Chapter 11 which addresses the effective use of land, and paragraphs 117 and 122 in particular, which both advocate the importance of the efficient use of land through appropriate densities:

'planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions'.

We would be happy to take part in any further examination in connection with this representation, and would like to be kept informed.

Yours faithfully,



Department of Chemistry
Chicago, Illinois

January 10, 1941

Mr. J. H. Van Vleet

Chicago

Dear Sir:

Enclosed are two copies

of a report on the work done
in your laboratory during the year 1940.

The report is divided into two parts, the first dealing with the work done in your laboratory and the second with the work done in the laboratory of the University of Chicago.

The first part of the report is devoted to a description of the work done in your laboratory during the year 1940. It is divided into two sections, the first dealing with the work done in your laboratory and the second with the work done in the laboratory of the University of Chicago.

The second part of the report is devoted to a description of the work done in the laboratory of the University of Chicago during the year 1940. It is divided into two sections, the first dealing with the work done in the laboratory of the University of Chicago and the second with the work done in the laboratory of the University of Chicago.

I am sure that you will find the report of interest and that it will give you a good idea of the work done in your laboratory and in the laboratory of the University of Chicago during the year 1940.

Very truly yours,
J. H. Van Vleet

Enclosed are two copies of a report on the work done in your laboratory during the year 1940.





Site Deliverability Statement

Land off Hawthorne Place,
Clitheroe



Persimmon Homes
Aug 2018

1.1 Introduction

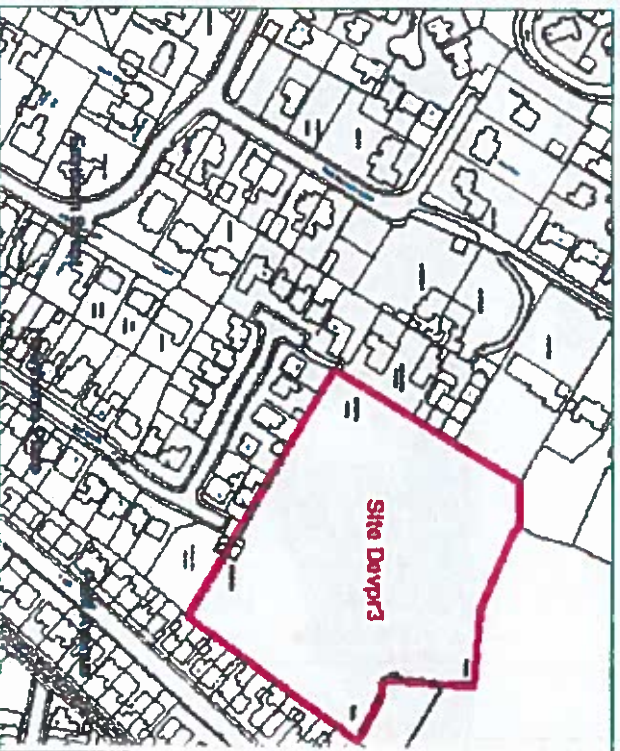
This statement supports the Proposed Main Modifications Additional Housing Allocations in so far as it relates to the inclusion of site Devyr3. This document iterates the sites deliverability, and therefore appropriateness and support for its allocation for residential development.

1.2 Purpose

The primary purpose of this document is to show that the site to the north of Hawthorne Place is not only deliverable but can be delivered within the next five years to provide much needed family housing within Clitheroe.

This site has already been identified in an objective assessment by Ribbles Valley Borough Council (RVBC) through out the Housing & Economic Development, Development Plan Document (HED DPD) and most recently and specifically, a 'Proposed Additional Housing Land Allocations To Be Included Within Housing And Employment Land Development Plan Document' report. The final stage of this is to show that the site can be brought forward and that there are no major viability, physical or policy constraints on the site.

This document will also begin the design process through appraising the existing surrounding housing design and styles to incorporate the surrounding vernacular into the developments design principles at later stages.



Images 1 (above) Site red line



2.1 Site Context & Existing Features

Site MM2 / Devpr3 is located on the north east urban edge of Clitheroe. Between the River Ribble and the railway line

The 4acre site is comprised of land at Hawthorne Farm. The site is comprised of a single, medium sized pasture field. Bordered to the east, south and west by residential development and to the north by further open fields, delineated by fences and hedges

A few mature trees sit on the boundary of the site, and a limited number of smaller self seeded specimens stand within the site. Any trees of significance can be retained within the layout.

There are no buildings on the site and it is relatively flat. There are no overhead obstacles requiring diversion, nor any Public Rights of Way crossing the site.

The site is access from Hawthorne Place. It is confirmed that the site can be access wholly from the adopted highway and land within the control of Persimmon Homes. To the east of the entrance is an equipped local area of play and a substation.

Running under the site north to south is a gas main. This runs under the existing Hawthorne Place and continues north in the same fashion under the site. This will require an easement to run through the site. But just as it does underneath the existing Hawthorne Place this can be accommodated in a sensibly designed layout, without impacting on the capacity of the site



Images 2 (above) Site red line and context

3.1 Surrounding Land Uses

The nearest bus stops are located within 200m of the site (2no services currently serve this stop). There are numerous others, including the bus exchange less than 400m from the site. From here there are a considerable number of local and even regional services, with others serving Lancaster, Blackburn, Nelson, Myerscough, Mellor, Longridge, Preston, Skipton and more.

Clitheroe Railway station, on the edge of Clitheroe Town Centre is also within 400m of the site. An acceptable walking distance. From Clitheroe there are hourly service passing through Blackburn, Bolton and Manchester.

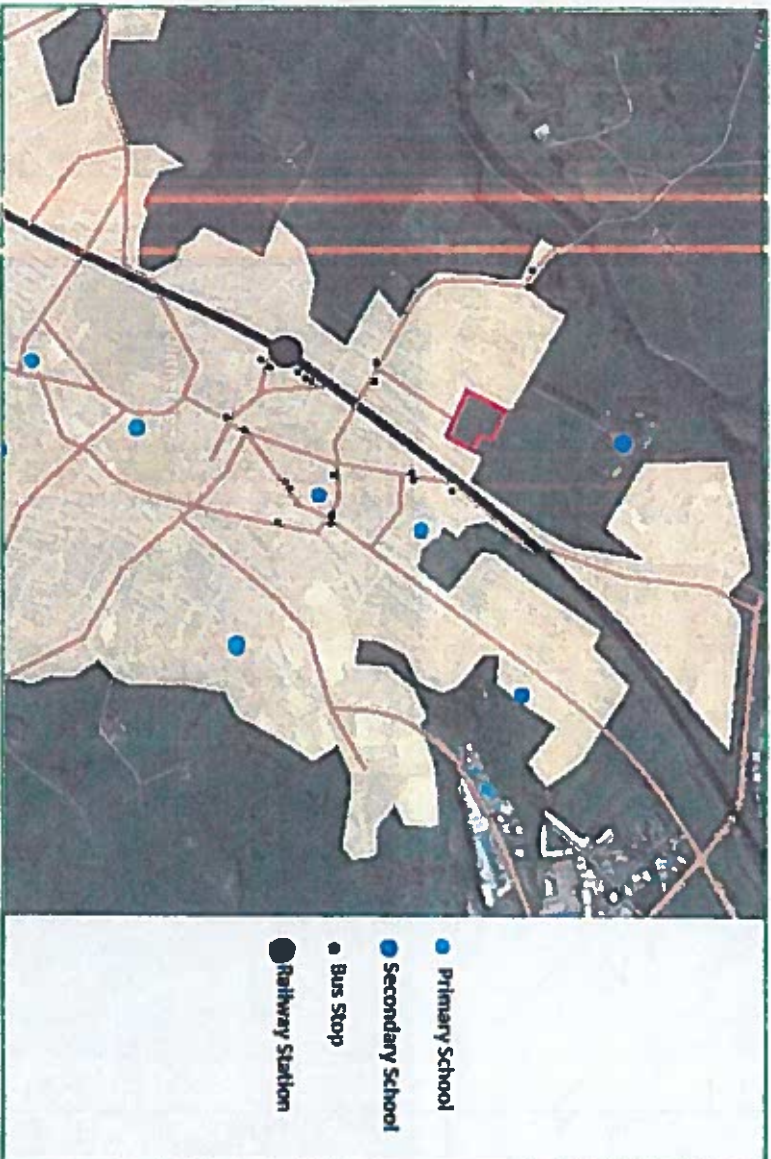
The town centre, as mentioned has the usual associated facilities such as, Medical Centre, several Dentist, convenience stores, Council Offices, banks, public houses etc.

The built form of Clitheroe surrounds the site on three sides. To the north are further fields which could accommodate further development if required and a private school, Moorlands. North further, is the quarry and works known as Castle Cement.

There are a number of well respected Primary and Secondary schools in Clitheroe. Several of these are within 0.5 miles of the site.

The nearest sports facilities are at Clitheroe Cricket club, 0.6 miles from the site. Clitheroe Swimming Baths lie less than 1.5 miles from the site.

It is clear to see, from even this very basic overview that the site is very sustainably located in an attractive area close Clitheroe Town Centre. As such it presents a very sustainable and marketable site.



Images 2 (above) Site red line and context

3.2 Surrounding Residential

Waddington Road is characterised by relatively high density development. Character stone terraced / mews properties sit behind shallow front gardens and low stone walls behind the footpath with on street parking to the frontage. Some properties have original dormer features on the second floor.

As you turn on to Hawthorne Place the first stretch is of smaller scale stone terraced units sitting directly behind the footpath. Again parking is informal on street. This is single sided as the street is relatively narrow. Properties are limited to two storey.

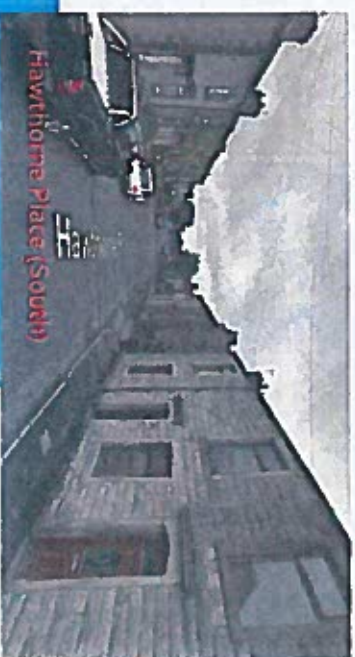
The mid section of Hawthorne Place is more recent and is characterised by 2storey 1930s style semi-detached properties with side drives and a deeper front yard / garden. Now brick and render become the predominant materials.

As you come to the last, and most recent section of Hawthorne Place the development evolves into detached, brick built properties with off street frontage parking. Because of this, the separation distances are greater and the overall feeling is more spacious.

Park Avenue is much the same as the mid section of Hawthorne Place. As you reach the end however, a number of semi-detached bungalows (mainly dormers) replace the previously predominant two story units. Brick and render are the main materials.

Immediately west of Hawthorne Place is Eastam Street. This was built at similar intervals to much of Hawthorne Place and is characterised by large, individual detached dwellings set in reasonable size plots and with off street parking. There are semi-detached properties, but these are also of a larger scale and more individual design. Materials are a mix of stone and brick. Dwellings are two storeys, many with original room in roofs.

The surrounding neighbourhood is predominantly flat.



3.3 Ecology & Open Space

The site is currently a pasture field. A full Phase 1 survey will be carried out to support a planning application. However, initial walkovers do not indicate any special features of ecological interest or habitat. There are no locally or nationally designated sites on, or directly adjacent to the site. The nearest SSSI is 0.5 miles to the north (Coplowl Quarry).

There is an existing play area adjacent to the site. It would therefore not make sense to repeat provision within the proposed allocation. There are no internal field boundaries that would require respecting on the site.

3.4 Landscape

Due in part to the flat topography of the local area, and the fact that it is neighboured on three sides by existing residential development means that there are very limited short distance views into and out of the site.

To the north, although open, mature trees along the driveway of Moorland School, castle cement and the tree'd embankment of the rail line limit any other opportunities for view from publicly accessible points.

Again, due to the topography and intervening built development, views of the Castle are not possible from the site.

3.5 Access

Both pedestrian and cycle access to the site would be from Hawthorne Place. The site is not of sufficient size to warrant any additional alternative emergency, vehicle or active transport access options. A Transport Statement would be required to support any application that came forwards. Initial works by highway consultants found nothing that would preclude development of this site.



Images 1 (above) Site red line



3.6 Archaeology

There has been a considerable breadth of archaeological works carried out in Clitheroe. However, none have been recorded on this site. It is not believed that this site would harbour any archaeological remains of substantive interest. However a desk top and geophysical exercise would inform the requirement for a limited trenching exercise should it be required.

3.7 Site Investigation / Ground Conditions

The site is green field and has not previously been developed. There are no BGS recorded landfill sites, historical landfill sites, registered landfill sites, licensed waste management facilities, waste treatment sites, local authority recorded landfill sites and registered waste transfer stations sites at the site.

The geological map indicates that the site is underlain by Devensian Till (clay). The geological map indicates that the solid geology consists of the Clitheroe Limestone Formation and Hodder Mudstone formation of the Chatburn Limestone Group.

The Mining and Ground Stability records indicates the site is not within a coal mining affected area and there are no man made cavities, natural cavities or records of mining instability within 500m.

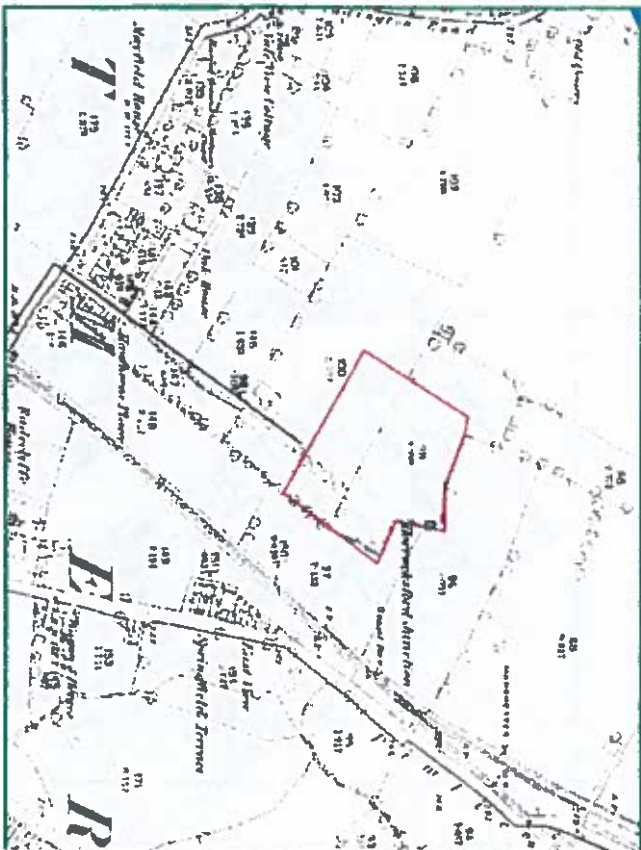
It is therefore not expected that any contamination preventing development will be encountered.

3.8 Drainage & Services

The Development lies outside any Flood Risk designated areas (within Flood Zone 1), an area with very low fluvial risk. The site is outside the flood risk area of all identified sources of flood potential and as such the development type is deemed to be suitable for this location.

The site will be drained of both Surface and foul water via Hawthorne Place

All service connections can be made within the adopted highway in Hawthorne Place, or if necessary, Waddington Road. Electricity can be supplied directly from the adjacent substation.



4.1 Site Capacity

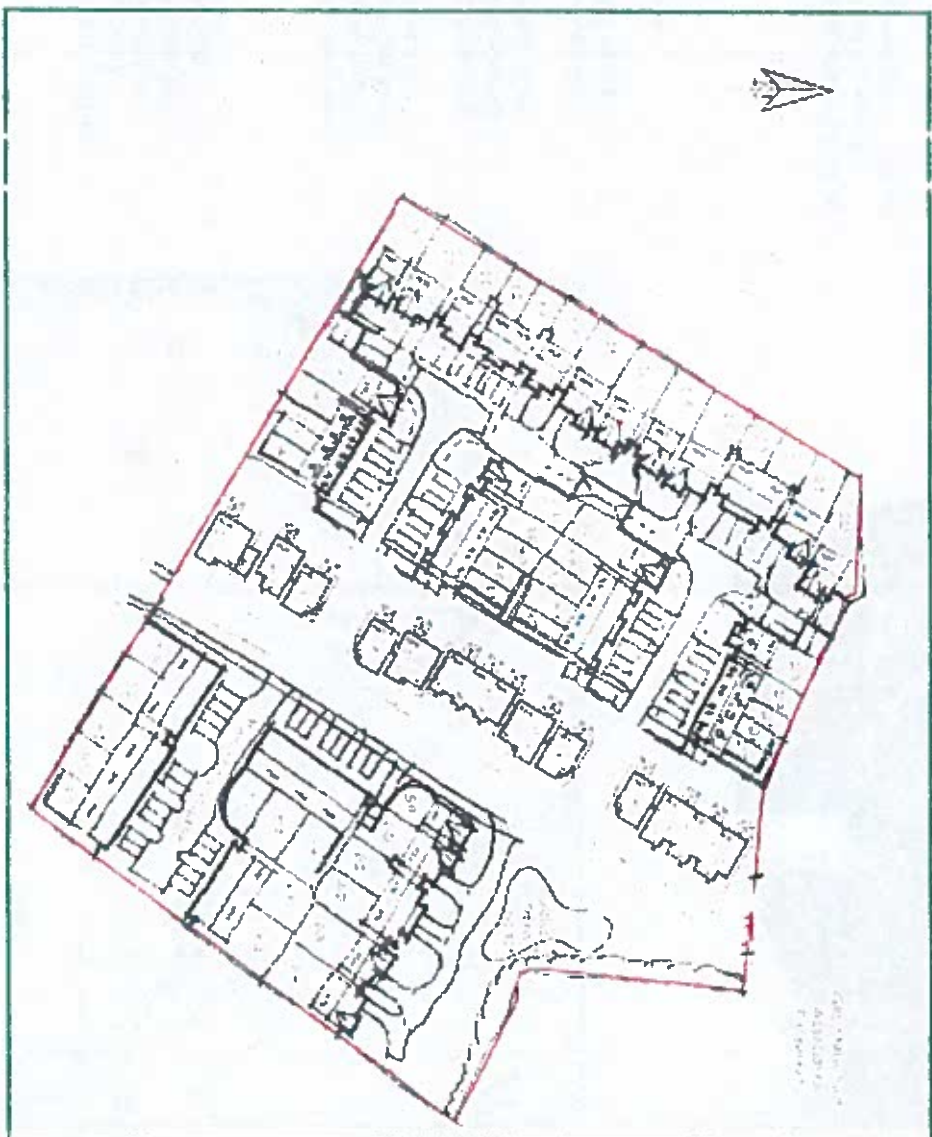
The site is proposed in the policy to deliver 6000 units. Considering the constraints of the site, Persimmon believe that this is pessimistic. Initial considerations on the site lead us to consider that it could accommodate nearer 6200 dwellings

The draft sketch layout opposite meets local policy in so far that it provides the requisite levels of public open space, can provide for the requisite levels of parking provision, provides an appropriate hierarchy of roads to meet adoptable standards and provide for residential and service vehicles, respects the gas main and its easement, provide an appropriate mix of dwellings (both size and scale), and, meets affordable and elderly homes provision requirements

This plan is for illustration purposes and will be subject to detailed pre-application discussions and further discussion on the Council policies and aspirations for the site

4.2 Viability

Persimmon Homes Lancashire have reviewed this site and undertaken a site specific viability appraisal. The appraisal has taken account of the cumulative impact of policy burdens. The results indicate that under current and future market conditions the scheme is viable in terms of appropriate s106 contributions in line with the new NPPF and NPPG



5.1 National Planning Policy

The revised National Planning Policy Framework (NPPF) is adopted planning policy and therefore forms a material consideration in the preparation of Plans. The document is part of the Government's aim to make the planning system less complex and more accessible, while at the same time protecting the environment and promoting sustainable growth.

The NPPF is a material consideration, however it does not alter the statutory status of the Development Plan as the starting point for decision making. Due consideration should also be given to Planning Policy Guidance (PPG), and any local SPD documents considered relevant to the proposal.

The key themes of the revised document, which are relevant to this site, include (but are not necessarily limited to):

- Delivery of housing, and effective use of land
- Chapter 5 of the revised NPPF addresses the delivery of a sufficient supply of homes. Paragraph 59 notes to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward, where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- Chapter 6 promotes healthy and safe communities which encourage social interaction, ensuring developments are accessible and promote healthy lifestyles. Paragraph 103 states, 'significant development should be focused on locations which are, or can be made sustainable through limiting the need to travel, and offering a genuine choice of transport modes'
- Paragraph 108 states that, 'assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:
 - appropriate opportunities to promote sustainable transport modes can be, or have been, taken up given the type of development and its location
 - safe and suitable access to the site can be achieved for all users and
 - any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost-effectively mitigated to an acceptable degree'

Chapter 11 addresses the effective use of land, and paragraph 117 notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

With regards to achieving appropriate densities, paragraph 122 requires planning policies and decisions to support development that makes efficient use of land, taking into account:

- the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- the local market conditions and viability;
- the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement; and the scope to promote sustainable travel modes that limit future car use;
- the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- the importance of securing well designed, attractive and healthy places.

In Chapter 12, the revised NPPF calls for planning policies and decisions to ensure that developments:

- 'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as new or different building types);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- useable spaces that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

Paragraph 128 builds on these principles, stating design quality should be considered throughout the evolution and assessment of individual proposals. 'Permitted Homes have just commenced pre-application on the site and the layout overhead is the initial basis for development of the necessary technical work to support an application

The delivery of residential development at Hawthorne Farm would be in full compliance with the NPPF.



National Planning Policy Framework

The deliverability status of the proposed site has been considered throughout this document. The site can be delivered in the short term, to contribute to the 5 year supply for the Ribble Valley

The site will create jobs both directly through construction, sales and indirectly through increased spending within the local area and supply chain. A development of this size could result in annual council tax receipts of approximately £72,000, the site is well served by existing vehicular infrastructure and public transport

It is intended that further studies will be undertaken in liaison with the Council to inform a full and detailed application for the site to be submitted in 2018

To confirm, the site is available, sustainable and deliverable and development can be achieved in line with the new NPPF and the most up to date Local Policy. There are no insurmountable constraints that the land owner or Persimmon Homes are aware of that would prevent us from developing the site

The development of this site could make a constructive contribution to delivering the boroughs market and affordable housing need in the short term

Building 64 homes is estimated to:



Support the employment of 198 people
Provide 2 apprentices, graduates or trainees



Increase open space, community sport, leisure spending by £31,596.6 which could for example provide 2.5 a side football pitches



Create 14 affordable homes



Generate £51,596.6 toward education spending which could provide up to 24 classroom spaces



Generate £771,392 in tax revenue
Including £72,285.44 in council tax revenue



Figure NHBC Housing Calculator

