

Late Submission MM4
7/9/18 1741LS

No doubt you have read Nigel Evans's plea for no more housing in Clitheroe and Barrow. But if not here is the link: <https://www.clitheroeadvertiser.co.uk/news/mp-calls-for-urgent-rethink-on-new-homes-plans-1-9335764>

Two important points are raised in this article. Ken Hind is quite correct that in the past Central Government have made rules that make it difficult to turn applications down – not impossible but difficult.

Nigel is also correct when he says new housing applications should not be viewed in isolation. Rather the big picture should be considered. The big picture at present is the extra housing that will increase Clitheroe's load.

The Planning Dept freely admit the 5% buffer is currently being achieved within the 5-year supply and another 165 houses brought into the plan will enable us to achieve a 20% buffer.

The current position is that RVBC has over 6,100 houses either built, with permissions or outline permission. Well in excess of the Core Strategy Figure 5,600. With a 20% buffer achieved this surely helps protect us against future outlandish development applications.

But Clitheroe is the problem and has reached saturation point. Just consider the possibility of this diary of events:

- 1) A recent Planning meeting suggested extending boundaries to allow another 180 houses
- 2) You are being asked to consider 34 Bungalows tonight on Peel Park
- 3) There is an application for 6 at Hall St
- 4) The Inspector comes to sign off the HLA in November (incl Boundary Changes)
- 5) There is an application for 110 at Henthorn in the pipeline
- 6) There is an application for another 6 on Union St
- 7) Our annual building requirement reduces from 280 to 172

That provides a total of 336 extra houses for Clitheroe when all the applications are passed. As Nigel Evans said, 'enough is enough'. The minutes of your meeting July 17th stated we needed another 165 not 336. And why do they all need to be in Clitheroe?

But the bigger picture is that Clitheroe currently has 2,548 properties in the planning pipeline. If the extra 338 go through, we will have 2,886 against a Core Strategy requirement of 2,320. That would be 125% of the Core Strategy figure and we still have 10 years to go.

When we are allowed to review the Core Strategy in 2019 and reduce our annual build figure to 172 per annum, all the figures reduce drastically. Why are we hell bent on pushing developments through now knowing our future requirements will be drastically reduced?

If more houses are required in the Ribble Valley our Planning Dept need to look elsewhere. They can no longer look at applications in isolation, the big picture should be considered. We cannot go on making excuses for more houses. We should be looking for genuine reasons to refuse.

One question you might like to ask tonight is – If the 34 Bungalows at Peel Park are approved will it reduce the need to build 165 more houses to 131 to still achieve the 20% buffer?