



2 March 2017

Teresa Taylor
Clerk to the Parish Council
Bolton-by-Bowland, Gisburn Forest & Sawley

BY EMAIL: tsbpc@outlook.com

Dear Teresa,

RE: PARISH COUNCIL MEETING – MONDAY 6th MARCH 2017

I am one of the estate owners involved in discussions with members of the Steering Group in relation to the two sites proposed for housing in the draft Bolton-by-Bowland Neighbourhood Plan (NP).

In advance of the Parish Council meeting scheduled for 6th March, I find it pertinent to add the following comments in the light of recent correspondence submitted to the Examiner:

1. The estate has always been supportive of the NP in general and the inclusion of the two sites allocated for housing in particular.
2. Inclusion of the sites in the draft NP does not guarantee that the sites will be granted planning permission in the final analysis – as the saying goes: *“the devil is in the detail”*.
3. In considering the matter in more detail therefore, it appears to me that there are two anomalies with the draft NP: the first is that the two sites appear to fall outside the village settlement boundary as defined in the adopted Ribble Valley Core Strategy (RVCS). The second anomaly is that the village is classified as a Tier 2 settlement where there is no identifiable need for market value housing as directed by the RVBC Housing Needs Survey (September 2014) – *“The survey shows that of those households that responded, 50%.....are in*

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favour of more housing being developed if it were affordable and for local people”.

4. In response to the first anomaly, I note that the previous Ribble Valley Districtwide Local Plan (DWLP) adopted in 1998 referred to one of the two sites as meeting the criteria for new housing – namely the site behind the school (Housing: page 41 – Table 1). I can only assume therefore that RVBC have no issue with the fact that the two sites fall outside the settlement boundary, although this still leaves a technical anomaly if my assertion is correct.

5. In the light of the second anomaly, the estate envisages starter and/or retirement style homes on the two sites. Legal covenants (restrictions) would be adopted to ensure that first preference is given to young families with a connection with the village in much the same way as section 106 Agreements are enforced by the Council with affordable housing provision in the borough. Restrictions would also be imposed to ensure that the two sites are designed in such a way so as to ensure that any development in is keeping with the locality and protects important views.

5. In adopting this approach, the estate believes that it is following a socially responsible policy towards the development of the two sites in line with local housing needs and planning policy in general.

Yours sincerely,

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CHRISTOPHER BOSONNET BA BSc MRICS

