

6.02 Page 1

Email Dated 25.06.2020

Housing issues.

Question of affordable housing is as much of definition as a planning issue. What is affordability? There are two answers, one which focuses on what a person can afford to pay for any dwelling and the other on what type of home it is. The reality of the situation is that there are not the right mix of homes available.

The majority of dwellings constructed by property developers at the present time and in recent years are mainly large detached dwellings, notwithstanding a declining birth rate. There has been a fall in the Number of semi-detached and terraced dwellings in recent years, which remain high in popularity for potential house buyers.

As far as market dwellings are concerned, there has been an even steeper decline in the construction of bungalows and dormer bungalows.

According to two estate agents that operate locally to me, there is a waiting list for bungalows in my village and surrounding ones. I understand that this is also a nationwide trend. Incidentally, this is across the adult age range, and not necessarily confined to senior citizens.

With regard to so-called 'affordable housing', a greater choice of housing types should be available, for example, socially rented, which is secure housing prioritised by need. There certainly has been a decline in the building of socially rented property in recent years and the need for subsidised housing provision has long been recognised. It is set out in a document published in December 2019, entitled NPPF Annex 2.

In addition surely quality is more important than quantity. It makes no economic sense to build dwellings of inferior quality, bearing in mind that Bovis Homes in 2017 were compelled to spend £7 million in compensation to aggrieved homeowners.

To sum up the main points, there is an insufficient mix of housing types, both in affordable and market housing. Quality of housing is always more important than quantity to maintain professional standards.

Email Dated 23.06.2020

I wanted to make the following comment about that issue because I feel that Mr Young's comments need clarification.

The land at Chain House Lane was allocated to the 2026 housing allocation for South Ribble and that decision was ratified by a planning inspector.

However Wainhomes decided to apply for planning permission in 2018 to build 100 dwellings on the site, thereby pre-empting the decision as agreed by South Ribble Planning authority and the planning decision. There were many objections to the planning application and at planning committee level, it was refused, Wainhomes then took it to appeal and that was dismissed by the planning inspector.

The reasons why Wainhomes decided to take the MHCLG to judicial review, were not made clear.

6.02 Page 2

Secondly the Central Lancashire local plan process is a democratic and sound process in which there have been two calls for sites, whereby local people can comment accordingly on those proposed. I'm participating in this process myself, which should be led by local residents and the councils, rather than by developers. I appreciate that Mr Young may not agree with that.

Email Dated 18.06.2020

I am writing to you to express my comments on matters related to the appeal.

Firstly, the National planning policy framework, NPPF, is clear that Brownfield sites and not Greenfield ones, such as the fields and woodland Area of the proposed site for development, is the priority land which must be developed first.

Secondly, the proposed site is not part of Chorley's Local Development plan, which already has sufficient land allocated for development.

Thirdly, the proposed development site represents Green and Open space for local people for exercise, leisure and relaxation in an environment of relatively good air quality. The proposed development would deprive them of this much-needed facility in order to maintain their health and both physical and psychological well-being in their local area.

Fourthly, the ecological report is comprehensive, however it is out of date with analyses of Great Crested Newts from 2013 and 2015 and Bats from 2014, so the applicant is legally required to repeat all ecological surveys in order to obtain up-to-date information. Hedgerows and trees have been identified for the actual presence of various types of Bat species and Birds. There was no mention of other Wildlife species such as Hedgehogs, numbers of which have declined dramatically in recent decades because of habitat loss as a result of developments on Greenfield sites, such as the one proposed.

There are no specific measures mentioned in the ecological report that would mitigate for the inevitable loss of existing species that would ensue during the development.

These include avenues of green corridors and trees through the built environment; Bat boxes and House Martin cups on houses; Amphibian friendly curbing; Swift boxes built into homes; Hedgehog highways Cut under fences; Fruit trees planted in gardens; Extensive native hedging; Cycle routes and footpaths through the green spaces; Wildflower verges and permeable paving. In a true nature friendly development, there would be 60% green space, excluding gardens.

I note that some of the original wildlife features such as Hedgerows and Ponds will be retained, And as far as the latter are concerned, it is illegal to fill in ponds without firstly ascertaining the number of wildlife species present within by ecological survey. I also note that Bat friendly lighting will be used as the way of illuminating parts of the proposed development.

Shallow channels or Swales are designed to hold rainwater and when planted with native vegetation, they are ideal for wildlife. This is the first Element in a Sustainable drainage system.

The National planning Policy framework's definition of sustainable development is a combination in equal measure of economic, environmental and social factors and there has to be 'net gain for nature' after the development is completed.

6.02 Page 3

There is already great pressure on the UK's beleaguered Wildlife, thus the mitigating features as described above which could easily be incorporated into the proposed development, would ensure that existing wildlife species continue to thrive and be protected for the long term.

The quality of life for people is enhanced by close proximity to the natural environment. Action to increase housing supply can work in harmony with conservation efforts to protect natural habitats. The over-intensive nature of the number of dwellings proposed would give the development the appearance of a 'concrete jungle' so to speak. Moreover it will not achieve 'net gain for Nature' according to the guidance set out in the NPPF.