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# ROUGHLEE Parish Council

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Roughlee Booth Parish Council, c/o Ivy Cottage, Crowtrees, Roughlee, Nelson, BB9 6NU

John Halton  
Principal Planning Officer  
Planning Policy and Conservation  
Town Hall  
Market Street  
Nelson  
BB9 7LG

4th April 2017

Dear Mr Halton

### **Consultation on Scoping Report and Site Assessment Methodology**

The above document was considered by Roughlee Parish Council at their meeting of 3<sup>rd</sup> April 2017 and the following comments are put forward for your consideration.

1 It is noted that future site allocations will be made on the basis of the approved Core Strategy Policy SPD 2. This policy designates Roughlee and Crow Trees as a Rural Village where development will be primarily to meet local needs. The policy also states that new development will be sited within a defined settlement boundary. The Parish Council support this policy approach.

2 In the table on page 37 of the Scoping Report it is suggested that Roughlee and Crow Trees should accommodate 3% of the Rural Housing requirement. The Parish Council agree with the justification put forward in the table and, in particular that the 3% figure would allow for the development of a limited amount of housing to meet local needs. They would point out, however, that the reference to three housing completions in the last 11 years may now be out of date.

3 Table 3.11 of the Scoping Report shows that the 3% figure for the Parish area equates to 17 houses over the plan period but shows only 2 have subsequently been completed or committed, giving a net requirement of 15 houses. The Parish Council are aware of a further 5 commitments which reduces the requirement to some 10 houses. They are also aware of other pending proposals.

4 At the present time the Parish has two separate settlement boundaries, Roughlee and Crow Trees. The Parish Council's main comment is that these two separate boundaries should be maintained. They are aware that a possible development site, reference P003, has been put forward. If this site is allocated it will result in the coalescence of the two settlement areas and an increase of some 25% of the urban area of the village which would be hugely disproportionate to the existing size and character of the village and lead to development far in excess of the requirement identified in the Scoping report.

5 As noted above Policy SPD 2 refers to "local need" as development appropriate to the Rural Villages. The Parish Council consider that this term should be properly defined in the Local Plan, Part 2.

Yours sincerely

Mary Reed

Clerk/RFO  
Roughlee Parish Council