

Your Ref:
Our Ref: DHC/
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Development Plans
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Dear Sirs

Land Allocations DPD – MM016, Allithwaite, Land west of Brackenedge Policy LA 1.3

I note the Council now proposes to delete the proposed housing allocation at the above by way of a main modification. This is welcomed, given the overwhelming evidence that there is no right of access to the land and that the existing narrow lane can not be widened or improved to meet highway standards

It was envisaged that the Council's agreement to delete the housing allocation would also include modifying the development boundary so that the area remains outside the development boundary. However, despite the proposed main modification to delete the housing allocation, the Council proposes to retain the same area, but as unallocated 'White Land', within the development boundary. The Council's current suggestion that the site could be suitable for development at some point in the future is illogical. This is because, as the site has been found not to have a right of access to it, a fact the Council appears to have accepted, the site is therefore unsuitable for any development.

Consequently, as there is no right of access to the land, the inclusion of this land within the development boundary is NOT sound. Furthermore, even if a right of access to the land did exist, the existing narrow lane and junction with Holme Lane can not be widened or improved to an adoptable Highway standard by reason of the existing housing either side of it. This further demonstrates that inclusion of the land within the development boundary as 'White Land' is NOT sound. In addition, the allocation of 'White Land' does not form part of a strategy within the Land Allocations DPD as a whole, which further demonstrates that the proposed inclusion within the development boundary is NOT sound. As the Council does not designate other NOT sound areas as 'White Land', to do so in this particular case further adds to it being unreasoned, and unjustified. In addition, the criteria used for defining development boundaries does not include allocation of 'White Lane'.

The Inspector is requested to recommend that the development boundary be modified to exclude the area of land (hatched black on the attached plan) to ensure that the DPD is sound.

Yours faithfully

David H Coates
Coates Associates

Enc plan

Allithwaite

