

**From:** Julie Buttle - Parish Clerk <wparishclerk@gmail.com>  
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**To:** Devcon Mailbox  
**Subject:** 06/2020/0977 Dean Farm

Below are the comments from Whittingham Parish Council

**06/2020/0977** Outline planning application seeking approval for access only for residential development for up to 32no. dwellings (all other matters reserved) at Dean Farm, 150 Whittingham Lane, Broughton.

The site lies to the north of Oak Nurseries which was granted approval for a 2 storey distribution centre **06/2018/0700**. The proposed access road is from Pudding Pie Nook Lane. From the site entrance the road will bend to the east with a northern spur. The road ends with a turning head at the eastern boundary. 14 properties are proposed along the main access road with 8 properties accessed from the northern spur and 10 accessed from the turning head. The application has been submitted by Community Gateway and proposes 100% affordable housing.

Whilst it is acknowledged that the site proposes 100% affordable housing, the Parish Council refers to its comments in relation to application **06/2020/0838**. This application seeks to modify the Section 106 agreement relating to affordable housing on land to rear of, 126A, Whittingham Lane. The modification would allow Progress homes to release the homes to other applicants based on there being no interest from local applicants.

The request to amend the S106 Agreement questions the level of demand for affordable homes in an unsustainable location and the Parish Council requires clear evidence to be submitted to demonstrate the **local need relative to the Whittingham area** – bearing in mind the affordable homes being constructed at Holme Fell.

Application 06/2020/0091 for 7 houses immediately to the south of the site was recently refused as the site is in the open countryside and it was not considered sustainable due the distance to local services, lack of connectivity for pedestrians and cyclists and limited access to public transport.

**The above reasons should be applied to this site and the application should be refused.**

[Mrs Julie Buttle](#)  
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