

Bowland with Leagram Parish Council

Peacock Hey Farm
Chipping
Preston
PR3 2QR

30th April 2014

Dear Sir

Re Planning Application Nos. 3/2014/0183 & 3/2014/0226

Land at Malt Kiln Brow, Chipping

Further to your letter of 31st March, I am pleased to advise you that the Parish Councillors have considered the above applications and have made the following observations:

- 1) The applicant was invited to attend the public meeting held on 27th March to present their case for development and answer questions but declined the invitation.
- 2) At the public meeting attended by approximately 170 people, the overwhelming feeling was one of concern over the scale of development being unsuitable for this area of outstanding natural beauty and the narrow roads and infrastructure being unable to cope with such a large development.
- 3) The application includes some comments gathered from the open days in April 2013, but not all comments have been included; most notably, the response from Chipping Parish Council. Whilst some of these comments support some development, many comment that the proposed housing development is too large.
- 4) The outline planning permission is for 60 houses; 48 market value and 12 for rent. In a development over three houses, 30% should be affordable houses or for rent. This would mean that 18 houses should be affordable or for rent. There is a need for affordable bungalows for older people and the applicant should consider this.
- 5) The outline planning permission is on a 'green field' site. The Chipping Village Plan of 2011 states: "All housing should be on 'brown field' sites, no development of any 'green field' sites in the village. In particular the cricket ground should be retained as a sporting amenity for the village and the adjoining 'millennium' woodland retained as a natural habitat."

- 6) Any development of a 'green field' site would set an unwelcome precedent for further 'green field' development.
- 7) The scale of the development is excessive. The Chipping Village Plan of 2011 states: "A maximum of 50 properties should be built (over the next ten years) and that there should be no more than 10 dwellings in any one development."
- 8) There are many houses in Chipping which have been on the market for some time, including all the houses developed on the old village hall site. There seems to be more demand for rental property but sales seem particularly flat.
- 9) Should planning permission be granted, suitable time stipulations should be imposed.
- 10) Should planning permission be granted, a condition should be included to ensure that the old mill site (the two hotels) is developed, not just the houses. A possible stipulation could be that ten houses could be built, and then a certain amount of development on the old mill site would need to be completed before ten more houses could be built, then more development on the old mill site etc.
- 11) The market houses could only be afforded by commuters, not hotel workers so would not generate the desirable low carbon future.
- 12) There is great concern over the commercial viability and sustainability of the two hotels. Planning permission was granted for The Talbot to be developed into a hotel, restaurant with an extension for a function room. Work has yet to start on this central village location development. There is currently a hotel with function suite at the Gibbon Bridge which is approximately two miles from Chipping. The village hall in the centre of Chipping is another very popular provision.

In conclusion, the Parish Council opposes the plan to develop the cricket field and build a total of 60 houses.

The Parish Council opposes building on a green field site and the precedent that this may set. The scale of the housing scheme is much bigger than agreed in the Village Plan and bigger than required according to the Ribble Valley Borough Council Housing Needs Survey.

A smaller housing development on the former factory site would be supported to help maintain local schools and businesses.

Yours faithfully

J Marginson
Parish Clerk

