

Bowland with Leagram Parish Council

Peacock Hey Farm
Chipping
Preston
PR3 2QR

3rd November 2015

Dear Sir

Re Planning Application Nos. 3/2015/0766 & 3/2015/0767

Land at Malt Kiln Brow, Chipping

The Parish Councillors have considered the above mentioned applications and made the following observations:

- At the Drop In Consultation Evening held on Monday 26th October, 65 people attended with 32 feedback forms completed on the evening with a further 7 returned later. 89.7% were against the application and 10.3% in favour. Of the four in favour, three commented that the scale of housing was excessive. Although fewer people responded than when the community was consulted about the previous applications 3/2014/0183 & 3/2014/0226 from March 2014, the feedback received confirms the views expressed last year.
- The Parish Councillors feel that the new applications have not addressed the areas of refusal for the previous applications 3/2014/0183 and 3/2014/0226.
- The outline planning permission is on two 'green field' sites. 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."
- The visual impact will be adverse. The outline permission shows flats which will have a severe impact.
- 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."
- There are a number of properties in Chipping that have been on sale for some time. Therefore, the demand for housing is questioned.
- Should planning permission be granted, suitable time stipulations should be imposed.
- Should planning permission be granted, a condition should be included to guarantee 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.

- The market houses could only be afforded by commuters, not hotel workers so would not generate the desirable low carbon future.
- There is great concern over the commercial viability and sustainability of the two hotels. The hotel and restaurant complex is very ambitious and employment creation extremely optimistic. The Councillors have a lack of confidence that it will deliver the levels of employment it aspires to. 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.
- Plans for Kirk Mill are not sympathetic with the historic GradeII listed building.
- The visibility when leaving the proposed new cricket field is very poor.
- The hotel dropping off point at Kirk Mill is on a narrow road by a blind corner.
- There is concern over the increased traffic along the narrow roads, with an increased risk to pedestrians as there are very few pavements. Windy Street, in particular, is of concern as a main thoroughfare into Chipping which has a narrow 60metre stretch with no pavement and part is one lane, so only able to accommodate single file traffic.

In conclusion, the Parish Council opposes the hybrid application.

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 combined with sympathetic development of Kirk Mill would be looked on favourably

Yours faithfully,

J Marginson
Parish Clerk.