

Applications 3/2015/0766 (Full Consent) & 3/2015/0767 (Alter or Extend a Listed Building)

Chipping Parish Council Response

Drop In Consultation Meeting Mon 26th Oct 2015.

65 people attended, 38 feedback forms returned.

90% opposed to application, 10% in favour.

Reasons given for opposition:

68% of forms cited scale/demand/type of housing, 71% - traffic/highway safety, 39% development of green-field sites, 29% visual impact, 21% heritage concerns, 16% services/infrastructure.

Other reasons: Impact on Talbot Hotel, no provision of housing for elderly, loss of woodland area, viability of hotel & noise.

Reasons given for support:

2 of the 4 responses in favour stated that regeneration of Kirk Mill would be good for the village. However 3 of the 4 commented that scale of housing or development of the Malt Kiln site was a concern.

This feedback (although from a smaller response) confirms the views expressed when the community was consulted about the previous application (3/2014/0183 & 3/2014/0226) in March 2014 and also the consultation exercise in 2011 used to develop the Chipping Village Plan.

This application is very similar to the previous application in 2014 except the amount of housing has reduced from a total of 60 to 46 properties and the Trailhead Centre has been removed. The 2014 application was refused by RVBC on grounds of unsustainability, negative impact on the conservation area/AONB and the harm to the Grade II listed Kirk Mill and associated area. The latest application does not address the previous reasons for refusal.

The overwhelming majority of the community is opposed to the hybrid application. The Parish Council opposes the application and asks that RVBC Planning Dept recommend refusal for the following reasons:

Housing Development

- The proposed housing is on two green-field sites (despite considerable area of land available on brown-field former HJ Berry factory site).
- The scale is too large for the size of the village.
- The visual impact will be severely adverse – no detailed visual impact analysis submitted as only outline permission sought.

- Loss of hedgerows and a wooded area will have detrimental visual impact and impact wildlife.
- The proposal to build a block of 2.5 storey 'flats' would be unacceptable.
- There is no demand for the amount of housing planned.
- No provision of sheltered housing for elderly residents included.
- Car parking provision is based on 1.5 spaces per dwelling – this is not enough and will lead to further parking issues around the village.
- Unsustainable location – most residents will need to drive to/from work, inadequate local public transport.

Hotel Development

- Scale of hotel complex (56 bedrooms) is too large and unlikely to be viable given the remote location.
- Concerns about the impact this application is having on The Talbot Hotel (prime site in the centre of the village in desperate need of regeneration).
- Competition with existing local businesses (Gibbon Bridge Hotel, Ferrari's, Inn at Whitewell, Village Hall).
- Unsustainable location – most customers and staff will need to drive to/from hotel, inadequate local public transport.

Heritage

- Plans for Kirk Mill are not sympathetic with the historic Grade II listed building.
- Proposed housing development will have an adverse impact on the Kirk Mill conservation area.
- Plan to dismantle, widen and re-build bridge into proposed new cricket field will be detrimental – this is at a key entry point to the village and epitomises the historic character of the village.

Highways/Traffic/Safety

- Scale of development will have a huge adverse impact on traffic levels on the very limited highway infrastructure. Windy St is the main access road to Longridge/Preston/M6 and has a 60m stretch with a width of 3m and no footpath. Church Raike again is single carriageway with no footpath at the junction with Garstang Road.
- Traffic assessment forecasts a 25% increase in vehicle movements at peak times in Windy St. The assessment has not taken additional building at Church Raike and the old village hall site into account. The assessment uses traffic flow from Kirklands/Kirkfield to forecast traffic from proposed housing development and is likely to be underestimated due to the demographic mix of residents. It is likely that vehicle movements at peak times in Windy St will be around 200/hr.

- Severely increased risk to pedestrians (particularly children walking to Brabin's School).
- Exit from proposed new cricket field has very poor visibility, severe risk of collision with traffic travelling out of the village.
- Concern about the entry/exit point to the hotel car park – which will be on a significant rake and is located just after a difficult T-junction.
- Concern about hotel guests parking and dropping off at Kirk Mill as the entry point is on a single carriageway by a blind corner on Malt Kiln Brow before the duck pond.

Regeneration

- The proposed hotel is huge for the location and it is difficult to imagine that it would be viable.
- Chipping is designated as a tier 2 village in Ribble Valley Borough Council's Core Strategy, the only justification for the proposed housing development is for the regeneration of the brown-field factory site.
- It is imperative that any permission given for housing development must guarantee the delivery of the complete regeneration project including job creation.

Community Involvement

- The Community Involvement document included with the application does not give a true reflection of the overwhelming opposition to the proposal.
- The proposal does NOT meet the Chipping Village Plan which called for redevelopment of the Kirk Mill site but limited to brown-field area only, smaller scale housing development and provision of dwellings for the elderly.
- There have been no meetings or consultation with the Parish Councils or the community to look at any other options for the site.

Chipping Parish Council objects to the hybrid application and asks that RVBC Planning refuse the application for the same reasons that the previous application was refused. We also ask that the highway safety issues are re-examined based on the weight of local concern.

The residents of the village are wholly in favour of the redevelopment of the former HJ Berry factory site and conservation of the industrial heritage of Kirk Mill. A smaller scale housing development (perhaps 25 dwellings plus the conversion of existing stone workshops) restricted to the north side of the former factory site (which has been shown to be suitable for development with flood mitigation work) combined with sympathetic development of Kirk Mill as a hotel/restaurant with parking closer to the building would be looked on favourably. The provision of housing for elderly people in the district could also be accommodated at The Talbot Hotel.