




18 June 2024



Nicola Hopkins  
Director of Economic Development and Planning  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Citheroe  
Lancashire BB7 2RA

**Re: Application No. 3/2023/0540, Planning Meeting 30 May 2024**

Dear Mrs Hopkins

You will probably be aware that I   
that the issues regarding the development at Chapel Hill, Longridge be "Deferred and  
Delegated" for your approval.

I would like to make it clear that I was not trying to make life difficult for you but you will hopefully appreciate that as a member of the public I don't have easy access to the on going deliberations within your department or between your department and the developers. My observation from the detail attached to your recommendation is that you are trying to take a balanced view of what the developers propose but in the circumstance that they have more frequent contact with you, the views of Longridge residents are inevitably not so well represented.

As my statement was not included with the minutes (as I understand is the normal practice) I attach a copy of my statement as I would like to make it clear what the main objections were.

My concerns, and these are shared by all the objectors to the recommendation, were two fold.

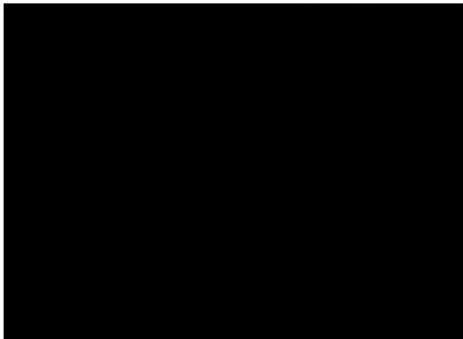
Firstly, the area to the Eastern side of the development should be clearly defined as a "Public Open Space," in order to reflect Local Planning Policy for developments of this size, rather than just an "open space." It is difficult to ascertain what is being proposed as the on-going status for this area as plans seem to be continually changing and it is difficult to ascertain the status of the plans on your web site. One of my neighbours has written to your department (Lyndsey Hayes) separately regarding this. Based upon the original Planning Approval it is expected that this area will indeed be designated a "Public Open Space" or at least designated in a way that protects it's "Public Open Space" status for future generations. It would be helpful if, before a revised recommendation is submitted, you could clarify what the status of this area will be.

Secondly, the pond included in the originally approved plans was an important ecological feature as well as being for drainage purposes. If I understand the latest proposal, it would appear that the pond is to be reinstated. Whilst I recognise the acceptance, by United Utilities, that the drainage benefit of the pond can be achieved by using the Chapel Brow culvert, I have been advised by an architect involved in the developments in Grimsargh that this culvert may eventually discharge into Tun Brook and go through an area in Grimsargh that has been prone to flooding. You might want to seek reassurance from United Utilities that such flooding would not be a risk, before such approval was given.

Finally, a number of properties in Chapel Brow enjoy right of way access to the rear. I would hope that the detail of the final plans allow for sympathetic treatment to these access rights and that this area can be fenced off as it has been for at least 50+ years and is the case at present.

Hopefully, your future recommendations can reflect the above points and we will be able to accept your recommendations without objection.

Yours sincerely





Good Evening

I wish to voice my objection to the recommendation from the Planning Department, that this application be DEFERRED and DELEGATED to the Director of Economic Development and Planning for approval.

This Deferral and Delegation is sought under s73 and on the basis that the amendments to the originally approved application are of a minor nature.

The original approval required that the contents of and commitments made in the Landscape Strategy Report must be complied with. This report stated that the area which included the pond and the various footpaths would be a public open space. The requirement for the Public Open Space was and continues to be supported by Longridge Town Council.

If this latest application, and the associated site plan submitted with it, were to be approved, it would result in the removal of the requirement that the open space would have to be established and designated as a public open space.

THIS IS NOT AN IMATERIAL MATTER and, as such should not be a decision that is delegated to the Director of Planning.

My request, therefore, is that the application be rejected and that the Planning Committee direct that the original plan should be complied with in regards to the public open space and it's layout, including the pond.

The planning committee will have seen the various written objections, all of which I believe are valid, so I will not repeat these points. I would say, however, that the pond and the ecological and psychological benefits that would arise from its construction should not be considered a minor or insignificant benefit. As a significant feature in the originally approved plan the pond is no different in impact to that of additional dwellings. The footprint of the pond is, in fact equal to approximately 5 or 6 dwellings - How can that feature be considered not material? To suggest that it is not material one is tempted to think that there must be an ulterior motive to the desire to delete it!

Also, whilst United Utilities may be persuaded to accept that the diversion of the surface water from the site to the Chapel Brow culvert is acceptable, it is also undeniable that the use of the pond for such purposes would place less strain on the existing infrastructure and reduce the risk of overflow or flooding of the lower part of Chapel Brow. It is obviously up to the experts at United Utilities to decide upon such matters but, at the very least, they should be asked to guarantee that such overflows or flooding would not occur.

17/06/2024



Letter to Lyndsey Hayes in Planning Dept.

Dear Lyndsey Hayes.

It has been suggested that I write to you via email concerning one or two anomalies which have been observed in a recent application for a s73 variation to an existing planning approval.

Re:- Application No. 3/2023/0540.

Planning Meeting 30 May 2024

This letter is concerned with the eastern 'open space' area with pond, footpaths and planting/landscaping as approved in 3/2011/1071.

I understand that this planning variation is offered as a Section 73 variation to the original approval No. 3/2011/1071. (or subsequent variations!) This is described as being a mechanism to allow 'minor variation' to an approved scheme.

The recent spate of 'revised Plans' with the most recent being Rev 'X' shows two views of the eastern side of the site and is titled 'green spaces comparison plan'. On the left drawing titled 'approved green space plan' it clearly states that it is **APPROVED** in application No. 3/2017/0981. Permission is now sought, on the right hand drawing, that removal of the pond be approved.

Having closely read the application No.0981 several times when searching for confirmation that this particular variation was approved, has led to a total absence of any reference to this particular element. Therefore, I conclude, that either I am to blame for raising this matter, or the applicant and/or his agent are

misinformed and mistakenly stated this as a fact, or that some other factor is at play.

Interestingly Plan Rev. 'O' shows the footpath layout in the open space as winding through the site in a convoluted manner that appears totally without logic. The sudden appearance of a new length of footpath alongside the east of the access road and the new path connection is to the South of the originally approved footpath layout.

The increased exposure of pedestrians who will now be forced to walk along the narrow access road albeit on a new footpath which also does not seem to be approved! This is another example of error in their statement about No.0981 How interesting!

Section 73 is now building up numerous 'minor' tweaks which when viewed as a whole amount to what I would describe as subversion of planning app. No. 1071 and on that basis I wish to express my opinion that it is not within the spirit of what I thought was RVBC's care and attention to detail when 1071 was approved and passed by the planning committee.

Perhaps the planning department officers and likewise the committee members, in the forthcoming planning meeting, may consider the current application with a quiet reflection upon the reason and possible logic that may be driving this rather unremarkable alteration to the original 1071 approval which has taken 12 years to arrive at this stage.

The residents of Longridge appreciate the remaining few open spaces and Conservation Area status of land which the original owners and their planners, residents, and RVBC chose to protect during the formative period of discussion in 2010 and 2011 and which was debated at length by the Committee and which was awarded by a split vote and determined by the Committee Chairman.

