

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 14 August 2023 19:37  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0540 FS-Case-539321332

[REDACTED]

**Planning Application Reference No.:** 3/2023/0540

**Address of Development:** Land off chaple hill hall barn drive longridge pr32yd

**Comments:** lam writing to object to the above application regards [REDACTED]

**From:** [REDACTED]  
**Sent:** 15 August 2023 00:02  
**To:** Planning  
**Subject:** Application 3/2023/0540



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FAO Will Hopcroft  
Planning Dept.  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe

Ref: Planning Application No: 3/2023/0540

Dear Mr Hopcroft

I am writing to make my objection to the planning Application referenced above and to request that it be rejected.

The development at Chapel Hill to which this application refers was originally approved at the Ribble Valley Planning Committee meeting 19 July 2012 on a split vote with the casting decision in favour, made by the Chair.

Longridge Town Council had objected to the development as had many residents.

In the ensuing years of catastrophic building practise an eyesore developed but residents, in my opinion, were reconciled to the eventual provision of the Public Open Space. Longridge Town Councillors also recognise the amenity value of this site and have supported efforts to have the developers remove the significant levels of spoil fly-tipped across the site by the previous developer.

It is to be commended that the current application confirms the restoration to the original levels but that is the only part of the application that would secure my approval. I therefore request that this application be rejected and confirmation sought for compliance with the original Planning Permission 3/2011/1071.

The current application is an attempt to remove the public nature of the space by building walls and 'Cheshire style' fences, removing walkways and closing off entry points. If there is some form of entry it is not clear and could not be described as accessible under the Equality Act 2010.

Reference to the area in the current application is to a 'green space' with no further reference to its maintenance or eventual intended purpose. If the Committee is minded to give approval against my wishes, I trust they will demand that maintenance of the space must comply with the Planning Permission 3/2011/1071 para. 17. This could be for some indeterminate length of time and the site should not be allowed to descend into ruin.

If the Planning Committee should, against my wishes, be minded to approve this application I ask that they do not do so without having a binding statement from the developer concerning the future of the green

space. I also ask that such future usage be brought back to residents and others for further consideration and comment.

The D2 Architects Cover letter 1 accompanying this application refers to the Ecological Survey of the site and the water feature. It states, "The pond was originally proposed for attenuation of the surface water drainage..." and "...the pond to be only minor benefit to the site...attenuation ponds are not optimal for wildlife." However, the Ecological Appraisal 5.13 also states "...careful design will incorporate features to maximise the biodiversity value." Ref: Ecological Appraisal 5.16 "The creation of this water feature will be a positive impact of the scheme."

This pond, given the current concerns nationally over loss of suitable wildlife habitat, will provide an important biodiversity element of great value to wildlife and to local schools and residents. Its potential value should not be arbitrarily minimised and dismissed.

Yours sincerely



[REDACTED]

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**From:**

**Sent:**

[REDACTED]  
15 August 2023 09:42

**To:**

Planning

**Subject:**

Planning Application No. 3/2023/0540 Chapel Hill Longridge



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

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I am writing to you regarding the recent planning application submitted under the above number at Chapel Hill Longridge.

I am extremely concerned at the omission of a pond and walkways on what was designated as a Public Open Space on the original planning application for this site. It seems from the plans submitted that there will be fencing around this 'open space' and I cannot see any access to this designated 'open space'.

Obviously the omission of the wording 'open space' also concerns me. I am anxious to know the intentions of the developer in attempting to remove the Public Open Space designation and I feel that this is just the forerunner of an application for additional housing on the site.

I believe the Government are very much in favour of 'green spaces' for residents around housing developments and I hope this will be considered.

I, therefore, wish to register my objection to the approval of this application.

Yours sincerely,

**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 15 August 2023 11:37  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0540 FS-Case-539453350

**Planning Application Reference No.:** 3/2023/0540

**Address of Development:** Land off Chapel Hill (Hall Barn Drive) Longridge PR3 2YB

**Comments:** I am writing to put forward my objections to this application.

(Below my objections is an Annex which sets out relevant extracts from documents submitted in support of the original planning application.)

The National Planning Policy Framework provides

135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme

It seems to me that this is exactly what the application seeks to achieve, both in regards to the provision of biodiversity and the provision of publicly accessible open space.

The pond

The application purports to be brought because a prospective purchaser has expressed concerns over Health and Safety implications. It in fact goes far beyond that and in any event the concerns of prospective purchasers are not matters which of themselves are relevant to a planning application. They are not set out and are not supported by any risk assessment or other research. The Landscape Strategy Report (LSR) in support of the original application stated "The banks of the pond and swales will be designed to provide a varied profile that will increase biodiversity and ensure public safety through ease of egress."

Whilst every death is a tragedy, drowning in waters such as those proposed here are in fact extremely rare (as far as I have been able to ascertain there were, for instance, none last year despite there being tens of thousands of such ponds, most much larger, in parks across the country and over time there would seem to have been far fewer than one death per 10 million people annually.).

Any risk, from a planning perspective should be weighed against the benefits. The application provides no basis for considering this.

The developer when making the original application waxed lyrical about the benefits of the pond to biodiversity and the community. I have set out in an annex just some of the representations made in this regard in various documents. The LSR, for instance, states "It may be possible to provide a dipping platform on the ornamental pond to provide potential educational opportunities for the nearby school. Areas around the ponds and swales will be planted with a variety of native aquatic and wet grassland species that will provide valuable habitat to the local wildlife." It would seem Condition 17 was imposed because of this and the Ecological appraisal which states "New wildlife habitats will be created in the form of a new water feature within an area of habitat and open space, which will have a gentle bank gradient, creating a wide drawdown zone, which allows species to flourish within the shallow

margins, even if the attenuation function causes water quality to below optimal.”.

The applicant now seeks to argue that all those representations were false, without any reassessment or further research.

### The Open Space

I believe it is still Ribble Valley policy to ensure that every development of this size includes the provision of adequate and usable public open space. This proposal makes the open space unusable for some and less than adequate for all. Depending on the fencing it may even do away with it completely.

The importance of open space to the health and wellbeing of the community is a key aspect of planning policy from the National Planning Policy Framework down to the most local of plans, as is the provision of adequate pedestrian and cycling infrastructure. This proposal seeks to materially diminish the provision of all of these without stating a reason, and indeed without even mentioning them at all.

The Design and Access statement supporting the original planning application stated :

“2.5 Access through the site for pedestrians and cyclists will be enhanced through the creation of a public footway running east to west across the southern section of the site to connect Chapel Hill to Chapel Brow.”

“4.37 The pedestrian access connects Chapel Hill in three locations and Chapel Brow forming a complete pedestrian permeable scheme and embraces the public open space.”

“5.2 ..... The development will also open up the site for public access, providing publicly accessible open space, footpaths and cycleways .....,”

The importance of the open space was set out by the developer in documents supporting the original application for housing, extracts from which are in the annex below. It was stated to provide significant public benefit not only for those who live in the development itself, but also the wider community..

It was on that basis that Condition 2 (Drawings) of the approved application was made. It is now proposed (as per the proposed new plans) to fence off the area, effectively excluding all those who can't scale the fence, to block off access to Chapel Brow and do away with the pedestrian, cycling and community provision provided for in the currently approved plans.

Further it is proposed that anyone who wishes to go from the development to the countryside down Chapel Brow (including the old, disabled, children and cyclists) should go via the main road, which in part has no pavement causing statistically a much greater hazard than that posed by the pond, which the applicant seeks to avoid. Chapel Brow is a bridleway which is popular with both ramblers and dog-walkers as the only traffic is from frontagers and their guests.

I would ask that the proposal be rejected.

The Annex below sets out some of the statements made regarding these matters in support of the original application.

### ANNEX

(Extracts from documents relating to the pond and open space submitted in support of the original planning application)

I have highlighted what seem to me the most pertinent parts.

2.5 ..... Access through the site for pedestrians and cyclists will be enhanced through the creation of a public footway running east to west across the southern section of the site to connect Chapel Hill to Chapel Brow.

3.7 The submitted application includes a Conservation Statement which identifies the key features of the conservation area that need to be reflected within the design and layout of the proposed development. The scheme seeks to retain all trees and will enhance the landscaping through the creation of a significant area of open space and enhanced planting. It is therefore considered that the proposals are wholly in accordance with Policy ENV16.

4.37 The pedestrian access connects Chapel Hill in three locations and Chapel Brow forming a complete pedestrian permeable scheme and embraces the public open space. It also opens up the existing tree lined link to public use.

5.2 ..... The development will also open up the site for public access, providing publicly accessible open space, footpaths and cycleways, accommodate highway improvements, bring number 53 Chapel Hill back into use, convert the barn and enhance / protect existing trees and hedgerows.

#### Chapel Hill, Longridge Ecological Appraisal

##### Amphibians

The commoner amphibians (common toad, common frog, smooth newt, palmate newt) receive limited protection via The Wildlife and Countryside Act, 1981, as amended. Common toad is a UK BAP species

. Construction: Care will be taken during initial site clearance works, with any amphibians found relocated to suitable habitat in the locality which will not be impacted by the works. If any great crested newts are found, works will stop until further advice has been sought from the scheme ecologist. Leaving open excavations overnight will be avoided wherever possible. Where unavoidable, these will have a means of escape e.g. ramped earth at one end, stick/timber plant to allow amphibians and other trapped fauna to exit of their own accord.

Operation: A new water feature is to be created in the eastern part of the site, which will provide potential breeding habitat for the commoner amphibian species.

5. Impact Assessment Proposed Scheme Details 5.1 The proposed scheme is for full planning permission for access, landscaping and the erection of 52 new build residential properties, the conversion of the former barn to one dwelling unit and refurbishment of existing residential dwelling unit (53 Chapel Hill).

The proposed scheme is shown in Appendix F and comprises the following;

- A residential development comprising 1.456ha.
- Public open space and habitat creation of 1.295ha.
- Retention of mature trees wherever possible, including the mature tree line which runs north-south through the centre of the site (Target Note 7) and the tree line to the south of the existing buildings (Target Note 2).
- Creation of a new water feature in the southern part of the site, surrounded by an area of habitat creation (publicly accessible).
- Creation of a footpath network.

5.13 A water feature will also be created within this area. This will have an attenuation function, and whilst it is acknowledged that such pond types are not optimal for wildlife, careful design will incorporate features to maximise the biodiversity value. This will include maximising the length of bank i.e. edge habitat and creating a varied bank profile, with shallower areas facilitating areas of wetland habitat to develop by creating a wide drawdown zone. This is key to creating wildlife rich drainage ponds, as diverse communities can flourish in the shallows, even with poor water quality. Marginal aquatic planting will use native species and avoid problematic species such as great reedmace.

5.16 A new water feature will be created in the southern parcel as discussed above, which will provide new breeding opportunities for amphibians. Features required for amphibian ponds will be incorporated into this feature. The creation of this water feature is a positive impact of the scheme.

## 7.0 THE DEVELOPMENT PROPOSAL

7.2 .....A substantial area of public open space will be formed at the eastern end of the site and along the southern boundary, with a public square at the centre of the development.

8.8 New public views out of the conservation area will also be provided, notably from the area of open space at the eastern end of the site looking south across the reservoir, and from the pedestrian route along the existing track that follows the line of sycamore trees at the centre of the site.

8.9 The major part of the existing field behind the houses on Chapel Brow is retained as a green wedge of open space. This protects the setting of the houses and preserves the view through the narrow alleyway on Chapel Brow. The character of this open space will be informal, with clumps of trees and boundary planting, winding pathways, meadow planting and a pond and swales that will help to attenuate the surface water created by the new development. Public access to this area will provide a significant public benefit.

8.15 The hierarchy of vehicular and pedestrian routes reflects those existing within the conservation area. The main access into the site from Chapel Hill is treated formally with strong building frontages defining the western side and the open landscape to the east. A focal building terminates the view at the end of the road. The feeder roads are more informal and are linked by the central square, which acts as a shared vehicular and pedestrian surface. Footpath links connect the site with the wider area at a number of points, and provide a choice of routes outside the area. The nature of the footpath and public realm treatment is described in the landscape strategy report.

9.4 In such circumstances, Policy HE9.4 requires local authorities to weigh the public benefit of the proposal against any harm. As set out above, any harm will be minimal. The public benefits that will be delivered by development will have benefits for the appreciation and understanding of the heritage as follows: • By affording access to an area that is currently publicly inaccessible, there is an opportunity for the significance of the conservation area to be better revealed in accordance with Policy HE10.2 of PPS5. • There will be public access to an attractive area of open space with fine views over the reservoirs. • Permeability linking the conservation area with the wider neighbourhood will be enhanced. • The derelict buildings at 53 Chapel Brow will be restored and brought back into beneficial use. • The landscape character of the wider area will be enhanced through additional boundary trees and structural planting.

### Environment :

Open space Create a strong open space and public realm structure that provides attractive routes within the site and beyond it. : Each element in the network of open spaces and public realm reflects its role and function. The streets connect to open spaces and neighbouring areas. : Open space within 5 minute walk of all dwellings.

3.2 .....Southern area- adjacent to reservoir The southern edge of the site is the lowest part of the site, and adjacent to the reservoir. It forms the foreground to extensive views across the reservoir to the hills in the distance, and will be preserved and enhanced in its current state as an open space, with footpaths links across the site. This parkland provides an outdoor community facility for socialising and a venue for passive recreation, both for residents of the new development and others. It also has the potential as a SUDS area. Also included in this area is the green buffer between the conservation area and the new development.

Landscaped area The series of footpaths in this area will be formed in porous, aggregated gravel and laid as a flexible material. If possible this area will also contain a SUDS element, linked with the water feature to the east, as this is the lowest part of the site. Footpaths will allow for an east-west pedestrian footpath across the site as well as linking with the main access road and the water feature. It will also link directly with the existing and retained pedestrian access route running north-south through the site to Chapel Hill.



### 3.0 DEVELOPMENT PROPOSALS AND ANALYSIS

3.1 The development proposals include the retention of the existing residential property and former barn (known as 53 Chapel Hill), the construction of new residential dwellings, a new access road off Chapel Hill and the creation of 1.295 hectares of public open space along the southern boundary and to the east of the site.

4.4 The landscape strategy proposes a network of open spaces within the development that maintains the legibility, coherence and safe function of the reservoir, sustains the most important aspects of the site's identity and reinforces important visual buffers and existing wildlife corridors.

This will be achieved through the following objectives: •

....

To provide an overall landscape framework for the proposed development that is both appropriate to the immediate area and makes a contribution to the landscape in the wider area;

- To retain, enhance and protect, wherever possible, existing vegetation that is ecologically or visually important;
- To provide an effective landscape buffer to existing properties which surround the site to the north, east and west;
- To enhance the existing landscape of the site and to provide an appropriate landscape setting for the proposed development;
- To provide footpath links through the development and to the wider community;

#### Pedestrian movement

5.6 Pedestrian access into the development will be provided to the north, east and west of the public open space.

The existing trackway at the centre of the site will be retained to provide an additional pedestrian entrance that will create better connectivity and reflect the sites history.

5.7 The positioning of the paths in relation to the dwellings will enable a suitable landscape buffer from the property boundaries whilst allowing the opportunity to maximise habitat and surface water attenuation facilities. Seating areas will be provided in key locations to provide areas of public reflection. These will be positioned away from property windows to reduce privacy issues.

5.8 Pedestrian entrances into the open spaces will be defined by stone piers with block paved thresholds to provide strong gateways into the spaces from outside of the development. This will help to define the public open spaces and provide a strong 'sense of place'.

#### Feature Pond & Sustainable Urban Drainage (SUDS) ditches

5.12 The current proposals allow for a new feature pond and a series of swales that will help to attenuate the surface water created by the new development. ....The banks of the pond and swales will be designed to provide a varied profile that will increase biodiversity and ensure public safety through ease of egress.

5.14 It may be possible to provide a dipping platform on the ornamental pond to provide potential educational opportunities for the nearby school. Areas around the ponds and swales will be planted with a variety of native aquatic and wet grassland species that will provide valuable habitat to the local wildlife.

### 6.0 CONCLUSION

6.2 The strategy will result in a strong and coherent landscape character which serves the site well as a key feature within this part of Longridge and will assist in confirming the development as a valued and attractive residential development.

6.3 The scheme will enhance the St Lawrence Conservation Area, sensitively integrate the development into the town, provide a new open space for the use of the wider public and increase the biodiversity of the site.

#### Planning Statement

#### 3. Conservation Area

A comprehensive review of the Conservation Area has been undertaken, details of which can be found within the accompanying 'Conservation Statement' which forms part of the planning application. It confirms that development

of the land is appropriate based on:.....

(amongst other items)

- The creation of rural pedestrian footways through the site.

#### Landscape proposals 4.11

The proposed scheme retains the existing trees of significance identified in the Conservation Statement and enhances the landscaping through the introduction of additional trees. The scheme also includes the creation of a large area of open space in the easterly section which will be accessible to members of the public.

[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 15 August 2023 12:25  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0540 FS-Case-539478061

[REDACTED]

**Planning Application Reference No.:** 3/2023/0540

**Address of Development:** Land off Chapel Hill (Hall Barn Drive) Longridge PR3 2YB

**Comments:** Dear Me Hopcroft

I am most concerned that the green space land next to this housing estate is no longer being considered for an open public space as was originally suggested.

The level of the land has been horrifically distorted and used as a dumping ground for the excavation work on the new houses and has been an eyesore for several years.

I wish to see the field returned to its original level and an assurance that the public can access the "park" and enjoy this land as was promised. It sounded lovely to have a pond and wildlife would benefit.

Regards

[REDACTED]

15/08/2023

Ribble Valley Borough Council  
Church Walk  
Clitheroe



For the attention of Mr. Will Hopcroft.

Ref: Planning Application No. 3/2023/0540

I write to lodge my opposition to the planning Application named above.

Planning Approval was granted in 2011 for this development and whilst variations have been allowed over the years this current application seeks to change a very significant part of the scheme.

Planning Approval No. 3/2011/1071 was granted for the scheme as a whole. This does not mean that the current developer can cherry pick the bits that interest him and expect the Planning Authority (YOUR Planning Authority) to allow the removal, at a stroke, of really critical parts of the scheme.

1. The public open space at the eastern side of the site is at risk of being swept away although it is part of the St Lawrence Conservation Area and constitutes public open space for the community as a whole. I have read the supporting documentation that comprise the 1071 application which was granted and great play was made to influence RVBC by what appeared to be a clever and thought full way of building in spite of much local objection. United Utilities provided numerous Landscape strategy reports, Habitat and Species management plan, Ecology reports and detailed drawings illustrating the overall master plan and how the proposed landscape and planting scheme would enhance and preserve this part of the St Lawrence Conservation Area. All of these factors were approved by RVBC.
2. The rather spurious statement in the application letter which claims that the pond was an unimportant side issue which is no longer required seems to hide the unspoken bits that show their intention to remove the footpath from the Eastern part of the site as well as access by the planned installation of a new fence which will effectively prevent access into the Public Open Space. In their letter they merely say, 'The main purpose is to remove the pond.' However on Drawing Rev J it speaks of :
  - I. Pathway removed;
  - H. Pathway updated .
  - G. Pond removed
  - F. Design updated
3. There is a matter of the unlawful dumping of building spoil. This has raised the land surface and removed the gentle slope that features in The Conservation Statement. Approx. 2 M difference is easily observed which does not seem to be accounted for in their application even though they point to one specific place with an arrow and write words that imply ? WHAT? To the naïve amongst us it can be interpreted as they intend to restore the buried levels. Perhaps their interpretation is different. Perhaps the applicant will claim, after planning approval is granted to legitimise the situation, that the level indicated is existing and

therefore what is the fuss about. Perhaps this clever ploy has more significance than the obvious because having viewed their several drawings in the application it suggests a cynical attempt at obfuscation . In the RVBC notice of the application it states:- realignment of estate road and footpath. NOTE! Not removal.

4. Also among the drawings was a site location plan which reveals their ownership of a very close parcel of land in addition to this site. I do hope that no conflation of these two landholdings gets in the way of refusal of this current application.

There are numerous site specific references that can be cited to support and justify my statements but I know that you already have knowledge of them.

I would like to finish this letter by repeating my opening line that I object to the approval of this application and the developer be informed that he must finish the TOTAL scheme as approved in 3/2011/1071.



14/08/2023

Ribble Valley Borough Council,  
Planning Application objection Letter  
Clitheroe  
By e mail

Dear Sir,

I refer to planning application No.3/2023/0540

I wish to register my opposition to the granting of approval for the variations as defined in the documents.

Planning Consent 3/2011/1071 was granted with conditions several years ago and this most recent attempt to vary some of the conditions appears to be a blatant attempt to alter some significant elements of that approval.

The applicants Agent, [REDACTED] cite the main reason for this application is the removal of the pond from the eastern side of the site. This appears to be a spurious claim because close scrutiny of the Planning Approval 1071 documents a wealth of reasons for the presence of the pond.

See: ONE : Existing Building Approval 1071

Para 17. Page 5. Table 4. Pages 26 to 29.

Para 19. Landscape scheme shall be implemented..... see reasons!... and carries on in similar manner with reasons for the various items See 1071.

Policy RT8 Open Space Provision

See: TWO: United Utilities submission. Land At Chapel Hill Landscape Strategy Report . Oct 2011

Section 3. Para 3.1 Creation of Public Open Space to the east of the site.

Para 3.2 To enhance St Lawrence Conservation Area.....

Para 4.2 Character and appearance of the Conservation Area...

Paragraphs 4.3; 4.4; 5.4; 5.6; 5.8; 5.9; all of which speaks of public open space.

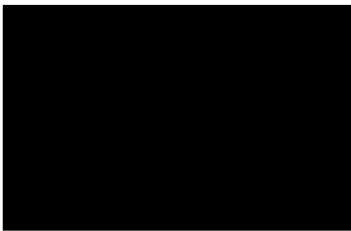
The removal of the pond, public pathways and access routes is totally unacceptable in this public open space together with their intention to install fences to exclude all but the most nimble of visitors. Think of the mum and

pushchair faced with the barrier! The reality causes one to wonder what hidden agenda might lurk in some clever manipulators mind.

As custodians of the community assets both Longridge Town Council and RVBC should strenuously and vigorously inform the applicant that the scheme as already approved MUST be implemented in total compliance of the carefully planned and researched Planning Application No. 3/2011/1071.

I shall follow the progress of this application with interest.

Yours faithfully,



15/08/2023

Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
F.A.O. Mr Will Hopcroft



Dear Mr. Hopcroft.

I write concerning Planning Application No. 3/2023/0540 and wish to express concern over numerous issues which appear to be in conflict with the original design principles and planning approval: 3/2011/1071.

RVBC and United Utilities went to a great deal of work to establish a development scheme that would satisfy the need for housing and provide an area of land on the eastern side of the site that was understood to be a public open space with landscaping, public access routes and a pond with dipping platform, all of which is located in the St Lawrence Conservation area established by RVBC several years ago.

The current application wishes to remove the pond and describes it as 'originally to attenuate water drainage and it is no longer necessary.'

They cite concern by the purchaser of the new property that Health and Safety issues are the driver and removal is required.

Upon closer examination of drawing CN-00-001 Rev J shows the removal of footpaths and access routes to, and through, the area and furthermore they intend to install a new fence, without breaks, which will effectively render the area closed-off from public access. The original scheme shows an access/egress pathway connecting to the bridle path adjacent the houses lower down Chapel Brow.

The fence line is clearly shown on the drawing extending from the new wall, yet to be built, adjacent the road at Chapel Hill down almost to the southern boundary adjacent the reservoir wall. This is already marked as a 'swale' on the approved landscape plan and is not now, and won't be on completion, an easy access route for foot traffic and mums pushing prams. Afterwards, it is also very easy and quick to install a further obstacle to ensure access is impossible. Why then is the pond an issue?

Reference to Drawing No.CN-00-001 Rev G shows the earlier incarnation of the drawing with paths and access as defined in early planning approvals although the pond is omitted. Both drawings are in the same application package and it is very easy to miss the significance of the differences. It is puzzling that the marketing effort by Agents acting for the owner have emphasised the pond and the adjacent reservoir as an important feature to be valued by the new residents and the wider community. How odd for such a reversal of attitude. This totally contradictory affair causes me to wonder what may be behind this planning application to seek RVBC approval for these changes.

Let me explore the thoughts that are occurring to me. It appears to be a clear case of overstating one element to blind the reader of unspoken and possible unnoticed changes



elsewhere on the drawing and by inference, in the Planning Application. The use of the phrase 'Green Space' as if it were an accurate description of 'public open space' which is used more correctly in all the P. Application 1071 documentation which I shall explore in the final part of this letter.

The new fence line and omission of public access route suggest that the Applicant is seeking to separate this easterly part of the Development Site and retain title for other as yet undeclared reasons. One might argue that the new fence does not actually reach the reservoir wall thus allowing pedestrian passage. I ask myself the question that if this is public open space then I sympathise with blind, elderly, infirm and mums and toddlers having to negotiate this previously described 'public open space.'

Let us not lose track that the Planning Approval No.3/2011/1071 was granted for the development and building works and associated groundworks for the site as a whole and the easterly side of the site was described as public open space in numerous documents. I shall cite references as a final section in this letter. This open space was also described as public open space for the community as a whole, and not exclusively for the benefit of the owners of the new houses.

Now let me explore the not inconsequential matter of unlawful dumping of spoil and digging debris on the land behind Chapel Brow leading down to the reservoir.

Inspection of the new drawing Rev. J named above says:- '*Green space to be returned to existing site levels as indicated.*' There is an arrow pointing to a named level that happens to be at the original level provided by Survey Operations to United Utilities. The other levels on this drawing version J, shows figures which I take to be extracted from that original survey. At the lower levels near the south boundary wall at the reservoir it shows levels of 100 plus/minus decimal points. This indicates a gradual slope from top to bottom of about 3M.

There is no mention of this removal elsewhere in the application by way of verbal or written confirmation that what they infer in their one line arrowed statement means that removal of all unlawfully dumped spoil will be removed from site. Therefore by pointing to one level that has not been unlawfully altered one could deduce that some mischief is at play. I am aware that RVBC are in contact with other residents [REDACTED] who have become involved with more detailed affairs than I express here although my reasoning cannot be faulted.

Let us not forget that this is RVBC and Longridge Town's Conservation Area and therefore they jointly should be protective of it and accept these thoughts as a cautionary flag.

Let me finish my letter by saying that I object in the strongest terms to this application and seek refusal in its entirety and that the site as a whole is completed as described and approved in Planning Approval 3/2011/1071.

In order to formally define what I consider to be relevant clauses and statements I refer to the items listed below in order to provide evidence of the points which I make.

#### **List of Documents and para numbers confirming my stated issues**

##### **Planning Approval 3/2011/1071**

Para. 17 Page 5. Bowland Ecology Appraisal. Table 4 pg 26-29

Para 19 Landscaping scheme will be installed...

Para 23 Section(v11) Where is the scheme defining removal of waste.

Relevant planning Policy stated after Para 33. Numerous sections are highly relevant!

Note:- Item 2. Concerning deviation from Approval. To comply with the approved planning application.

.....

Land at Chapel Hill. Landscape Strategy. Submitted by United Utilities Dec 2011 as part of the application 1071.

Section 3

Para 3.1 Creation of Public Open Space to the east of the site.

Para.3.2 To enhance St Lawrence Conservation Area

Section 4.2 Character and appearance of Conservation Area

Para 4.3 Bullet point 4. New east-west pedestrian route

4.4 Bullet point 3 and 5. Landscape buffer and footpath links.

Para4.3 3<sup>rd</sup> bullet point re. public open space.

5.4 all points.

5.6 Pedestrian movement north east and west of the public open space

5.8 public open space

5.9 public open space

5.9 open space

I could go on although I think I have made my point.

We await the outcome of this planning application with a very keen interest.

Yours faithfully,

A solid black rectangular box used to redact a signature.

115/08/2023

Ribble Valley Borough Council,  
Planning Application objection Letter  
Clitheroe

For the attention of Mr. Will Hopcroft.

Dear Sir,

I refer to planning application No.3/2023/0540

I wish to register my opposition to the granting of approval for the variations as defined in the documents.

Planning Consent 3/2011/1071 was granted with conditions several years ago and this most recent attempt to vary some of the conditions appears to be a blatant attempt to alter some significant elements of that approval.

The applicants Agent, [REDACTED] cite the main reason for this application is the removal of the pond from the eastern side of the site. This appears to be a spurious claim because close scrutiny of the Planning Approval 1071 documents a wealth of reasons for the presence of the pond.

See: ONE : Existing Building Approval 1071

Para 17. Page 5. Table 4. Pages 26 to 29.

Para 19. Landscape scheme shall be implemented..... see reasons!... and carries on in similar manner with reasons for the various items See 1071.

Policy RT8 Open Space Provision

See: TWO: United Utilities submission. Land At Chapel Hill Landscape Strategy Report . Oct 2011

Section 3. Para 3.1 Creation of Public Open Space to the east of the site.

Para 3.2 To enhance St Lawrence Conservation Area.....

Para 4.2 Character and appearance of the Conservation Area...

Paragraphs 4.3; 4.4; 5.4; 5.6; 5.8; 5.9; all of which speaks of public open space.

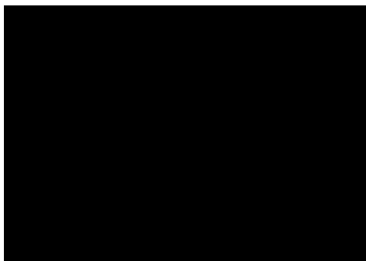
The removal of the pond, public pathways and access routes is totally unacceptable in this public open space together with their intention to install

fences to exclude all but the most nimble of visitors. Think of the mum and pushchair faced with the barrier! The reality causes one to wonder what hidden agenda might lurk in some clever manipulators mind.

As custodians of the community assets both Longridge Town Council and RVBC should strenuously and vigorously inform the applicant that the scheme as already approved MUST be implemented in total compliance of the carefully planned and researched Planning Application No. 3/2011/1071.

I hope that you will consider this application with critical attention.

Yours faithfully,



**From:**

**Sent:**

**To:**

**Subject:**

15 August 2023 17:37

Planning

3/2023/0540

⚠ External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

FAO Will Hopcroft

Dear Sir

I would like to object to the above planning application.

Although it is good that the spoil which has been dumped on the site over previous years would be removed and the original levels restored, I am concerned about plans and future maintenance of this area going forward, as this does not appear to have been addressed.

Residents are also concerned about the proposed removal of the pond which would have made a positive and attractive feature of the site and would have been beneficial to wildlife, a point which seems to have been completely dismissed in this application.

Kind regards

[REDACTED]

---

**From:**

**Sent:**

[REDACTED]  
15 August 2023 19:23

**To:**

Planning

**Subject:**

Planning application no.3/2023/0540



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

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Regarding the above planning application, I wish to object to the aforementioned on the following grounds:

I believe this may be a back ground way of eventually building more houses on this 'green space'.

This area of green space, with its pond, be an ecological place of importance and this land should be preserved.

While I accept that the site has been an eyesore for years, and needs to be completed , I fail to see why or how this amendment can help the completion of the site.

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 15 August 2023 20:17  
**To:** Planning  
**Subject:** Planning Application 3/2023/0540 Chapel Hill Longridge  
**Attachments:** [REDACTED]



This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Mr Hopcroft

Please find attached my comments to the Planning Application 3/2023/0540 Chapel Hill Longridge

In case you prefer it this way, I have included the full text in the body of this email:

Ref: Planning Application No: 3/2023/0540 Chapel Hill, Longridge.

Dear Mr Hopcroft

I am writing to make my objection to the planning Application referenced above and to request that the application be rejected.

The development at Chapel Hill to which this application refers was originally approved at the Ribble Valley Planning Committee meeting 19 July 2012 on a split vote with the casting decision in favour, made by the Chair.

Longridge Town Council had objected to the development, as had many residents.

In the ensuing years of catastrophic building practise an eyesore developed but residents, in my opinion, were reconciled to the eventual provision of the Public Open Space. Longridge Town Councillors also recognise the amenity value of this site and have supported efforts to have the developers remove the significant levels of spoil fly-tipped across the site by the previous developer.

It is to be commended that the current application confirms the restoration to the original levels but that is the only part of the application that would secure my approval. I therefore request that this application be rejected and confirmation sought for compliance with the original Planning Permission 3/2011/1071.

The current application is an attempt to remove the public nature of the space by building walls and 'Cheshire style' fences, removing walkways and closing off entry points. If there is some form of entry it is not clear and could not be described as accessible under the Equality Act 2010.

Reference to the area in the current application is to a 'green space' with no further reference to its maintenance or eventual intended purpose. If the Committee is minded to give approval against my wishes, I trust they will demand that maintenance of the space must comply with the Planning Permission 3/2011/1071 para. 17. This could be for some indeterminate length of time and the site should not be allowed to descend into ruin.

If the Planning Committee should, against my wishes, be minded to approve the application I ask that they do not do so without having a binding statement from the developer concerning the future of the green space. I also ask that such future usage be brought back to residents and others for further consideration and comment.

The [REDACTED] Cover letter 1 accompanying this application refers to the Ecological Survey of the site and the water feature. It states, "The pond was originally proposed for attenuation of the surface water drainage..." and "...the pond to be only minor benefit to the site...attenuation ponds are not optimal for wildlife." However, the

Ecological Appraisal 5.13 also states "...careful design will incorporate features to maximise the biodiversity value." Ref: Ecological Appraisal 5.16 "The creation of this water feature will be a positive impact of the scheme."

This pond, given the current concerns nationally over loss of suitable wildlife habitat, will provide an important biodiversity element of great value to wildlife and to local schools and residents. Its potential value should not be arbitrarily minimised and dismissed. Ecological Report 6.2 "..., national planning policy seeks to maximise opportunities for building-in beneficial bio-diversity features as part of good design."

The importance of biodiversity is emphasised at Ecological Report Table 4 "a footpath will be located in this area [along the southern boundary] ... which acknowledges the biological importance of the BHS [Alston Reservoirs Biological Heritage Site] and the potentially damaging impacts of disturbance." Such disturbance will be inevitable unless the area is totally closed off to the public simultaneously entrenching the private nature in prospect.

Such a private nature for this site will also damage the importance of the historical landscape in the vicinity of the church and cottages. The landscape previously had very limited access to the public but would be fully opened in the original approved plan.

That approval however, reduced the landscape to a remnant and removed the farming that had taken place for many decades. The current application if approved has the potential to completely destroy that remnant depending on the intentions of the developer. The importance of the Public Open Space is emphasised in the original Planning Statement:

"...The importance of the area has been identified ... to make an attractive townscape. Consideration is also given to the field behind the cottages that leads down to the reservoir. ... that this land is important to the rural character and setting of the historic buildings, the church and its churchyard."

Ref: 3.2 United Utilities/GVA Planning Statement 2011 which further references the Longridge Conservation Area Appraisal

Furthermore: "English Heritage is now satisfied that the proposed development will preserve the character of the Conservation Area ... Ref: S72 of the planning (Listed Buildings and Conservation Areas) Act 1990 and government guidance in PPS5 met."

Elsewhere "...the public benefits ... and the potential landscape enhancement are compelling and sufficient to outweigh the limited harm resulting from setting impacts ..."

English Heritage report February 2012

The proposed change to remove the Public Open Space 'flies in the face' of all of these considerations.

A matter of health and safety around the pond has been quoted by the applicant as a reason for removal. The original design proposal took this into consideration and features were incorporated to mitigate risk to a low level. The proposed pond is quite likely to be a safer attraction to children than crossing Chapel Hill to go to the park on Kestor Lane.

**I have had sight of [REDACTED] responses with which I fully agree and am grateful to them for providing relevant extracts and references.**

Yours sincerely

[REDACTED]





**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 15 August 2023 21:20  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0540 FS-Case-539630945

**Planning Application Reference No.:** 3/2023/0540

**Address of Development:** Chapel Hill

**Comments:** Planning Dept.  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
15/08/2023

Dear Mr Hopcroft,

RE: Objection to Planning Application Reference 3/2023/0540

I am writing to object to the planning application referenced above.

I have viewed the above planning application on the planning portal, and it is unclear what the permission is requesting as two plans listed:

- [REDACTED] Master Site Plan, Ref. CN-00-001 Rev G which shows the undeveloped area in the east of the site as 'Grass – Public Landscaping' and a footpath connecting the Chapel Hill development with Chapel Brow; and
- [REDACTED], Master Site Plan, Ref. CN-00-001 Rev J which shows the undeveloped area in the east of the site as 'Grass – Public Landscaping' only.

I am presuming that Rev J is the new proposal and it is to that I object for the following reasons.

1. The original planning permission (Ref. 3/2011/1071) was granted on the basis that the east of the site would be a 'species rich meadow grassland, with a water body with dipping point and footpaths connecting Chapel Hill and Chapel Brow;
2. Planning permission Ref. 3/2023/0540 sees to restore the site levels to their original levels by removing the fly tipped soils deposited in the east of the site by the former developer. This aspect of the works has my full support and approval.
3. Against the original planning permission I refer to Lancashire County Councils Ecological comments made by [REDACTED] on 27th March 2012. She states:

"The outlined landscaping measures appear sufficient to compensate for losses and have the potential to result in an enhancement of biodiversity"

I also refer to the Landscape Strategy Report by TEP Ref. 3100.001 v. 1.0 dated October 2011 which states:

Section 4.4 – “The landscape strategy proposes a network of open spaces within the development that maintains the legibility, coherence and safe function of the reservoir, sustains the most important aspects of the site’s identity and reinforces important visual buffers and existing wildlife corridors. This will be achieved through the following objectives:

- To provide an overall landscape framework for the proposed development that is both appropriate to the immediate area and makes a contribution to the landscape in the wider area;
- To retain, enhance and protect, wherever possible, existing vegetation that is ecologically or visually important;
- To provide an effective landscape buffer to existing properties which surround the site to the north, east and west;
- To enhance the existing landscape of the site and to provide an appropriate landscape setting for the proposed development;
- To provide footpath links through the development and to the wider community;
- To create new opportunities for nature conservation; and
- To utilise plant species that are in sympathy with the character of the existing vegetation in the local area”.

And in Section 6.0...

“The landscape strategy presented in this paper, and on drawing D3100.001B, responds to the existing landscape character of the site. It draws upon the opportunities presented to integrate the new development into the strongest aspects of the present character and to enhance aspects of screening and assimilation within the wider landscape whilst retaining key features serving this function. The strategy will result in a strong and coherent landscape character which serves the site well as a key feature within this part of Longridge and will assist in confirming the development as a valued and attractive residential development. The scheme will enhance the St Lawrence Conservation Area, sensitively integrate the development into the town, provide a new open space for the use of the wider public and increase the biodiversity of the site”.

It is clear to me that the new planning permission application which shows an area of empty green space, does not consider any of the above important environmental and ecological factors that were identified with the original planning application.

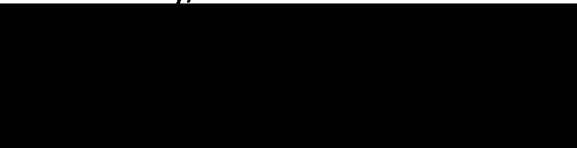
4. I understand that the requirement for an attenuation pond is no longer required; however I cannot accept the new proposal. A water body (whether attenuation related or not) would be aesthetically pleasing and vital for biodiversity and education. An Ecological Appraisal with the original planning permission states “the creation of this water feature will be a positive impact on the scheme”

For the original planning application, permission was granted, but with it there was a promise of biodiversity net gain, preservation and enhancement of the existing areas of open space.

These crucial aspects of the original planning application are being removed as time progresses, for reasons unknown, probably money related. In my opinion the natural beauty and wildlife in this area should not be so easily minimised to a green space only habitat.

Thank you for considering my opinion in this matter,

Yours sincerely,

A large black rectangular box redacting the signature of the sender.

Planning Dept.  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
15/08/2023

Dear Mr Hopcroft,

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  - *To provide an overall landscape framework for the proposed development that is both appropriate to the immediate area and makes a contribution to the landscape in the wider area;*

- *To retain, enhance and protect, wherever possible, existing vegetation that is ecologically or visually important;*
- *To provide an effective landscape buffer to existing properties which surround the site to the north, east and west;*
- *To enhance the existing landscape of the site and to provide an appropriate landscape setting for the proposed development;*
- *To provide footpath links through the development and to the wider community;*
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Thank you for considering my opinion in this matter,

Yours sincerely,



[REDACTED]

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**From:** Contact Centre (CRM) <contact@ribblevalley.gov.uk>  
**Sent:** 16 August 2023 04:08  
**To:** Planning  
**Subject:** Planning Application Comments - 3/2023/0540 FS-Case-539658879

[REDACTED]

**Planning Application Reference No.:** 3/2023/0540

**Address of Development:** Land of Chapel Hill

**Comments:** I have noted the recent application to alter the original planning permission on this site. Back in 2019, I contacted RVBC regarding this site development as I was very aware the the council were dragging their feet over monitoring this build. I was right and the waste soil and rubble was dumped on site causing the land height to be raised by some 2m. This was confirmed by RVBC in 2020. RVBC then advised me that they were to "enforce" this to be changed and the land heights to be returned to the original heights. This has not happened and then new developers have made no attempts to do this. I can only conclude that RVBC have made no attempt to enforce the reduction in height and removal of waste products dumped.

I am concerned that this has been over looked and a new planning permission order will be passed allowing the approval of the land height that was previously unacceptable. Is this a cheaper/easier way in dealing with this?? Are the authority not willing to tackle developers??

My main objection is that I am very concerned that the land height is not going to be returned to the original height due to the lack attitude of developers. Allowing planning by the back door indeed. It is clear the draining on the raised land is ineffective at present.

I would like to see assurances that any plan alterations require and expect previous land heights restored and the nature, flower and fauna are restored to a very damaged area. It is very hard to ascertain this land height variation on in the new plans. This also an area of conservation and so there must be assurances that this remains so.

Finally, I am very concerned that allowing this alteration will see the council pathing the way for the developers to build more house on the site by RVBC turning a blind eye to unacceptable land heights that were against original plans. Being forced to lower land height would have inevitably cause difficulties with drainage issues and make like harder to build new houses. I have no faith that RVBC will oversee this development and ensure work is correct as they have not done so in the past. I wonder if they are trying to make it easy for builders and have little regard for conservation and communities that they should be looking after.