

# LAND SOUTH OF LONGSIGHT ROAD

LANGHO



## STATEMENT OF COMMUNITY INVOLVEMENT

HALLAM LAND MANAGEMENT LIMITED

March 2025

## Signing off Sheet

**Client:** Hallam Land Management Limited  
**Project:** Land South of Longsight Road, Langho  
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## 1. Introduction

- 1.1 This Statement of Community Involvement ('SCI') has been prepared by NJL Consulting on behalf of Hallam Land Management Limited (hereafter referred to as 'Hallam Land') to support the Outline Planning Application submitted to Ribble Valley Borough Council ('RVBC'). The application relates to the proposed residential development of land south of Longsight Road, Langho.
- 1.2 In preparing the consultation strategy, both the relevant provisions of the Localism Act 2011 and RVBC's SCI document have been fully considered.
- 1.3 This Statement provides a summary of the community engagement undertaken and an overview of how feedback received from stakeholders has been considered.
- 1.4 The Applicant is committed to ongoing consultation and engagement and will continue to maintain dialogue with relevant stakeholders and members of the local community as appropriate.
- 1.5 This Statement sets out the following:
- The Site and Surrounding Area;
  - The Policy Context;
  - The Proposed Development;
  - Pre-application engagement with RVBC and Lancashire County Council;
  - Local Stakeholder Engagement;
  - Public Consultation;
  - Public Consultation Feedback; and
  - Responding to Consultation Feedback.

## 2. The Site and Surrounding Area

- 2.1 The site comprises approximately 20.01 hectares of land south of Longsight Road (A59) and is currently undeveloped, greenfield land, in agricultural use. The site is located in the village of Langho, north of the settlement boundary, and is within the administrative district of Ribble Valley Borough Council. Please refer to the redline boundary below:



**Figure 1** - Site Location Plan

- 2.2 The site is bound to the north by Longsight Road (A59), to the east by newly built residential site, 'Northcote Park', developed by 'Pringle Homes' accommodating 42 dwellings (application reference: 3/2018/0844), to the South by Ribble Valley railway line and Langho Railway station bounding the site at the south easternly corner, and to the west by Whitehalgh Lane.
- 2.3 The general spatial portrait of the Borough is one which is made up of a largely rural setting. Surrounding land uses comprise agricultural land to the north (beyond Longsight Road) and West, and residential to the east and south encompassing Langho village settlement and the 'Pringle Homes' residential development. The site is approximately 3 miles from the nearest point of the 'Forest of Bowland Area of Outstanding Natural Beauty (AONB)' at Hurst Green.
- 2.4 An existing Public Right of Way (PROW) footpath (3-6-FP 6) runs diagonally across the site, connecting to Langho station and underneath the railway at Olive Bank, to the

existing Langho village. An existing ditch and watercourse run vertically through the centre of the site, and Green Nook Wood is positioned in the north easternly corner covering approximately 2.69 acres of the site.

- 2.5 There are no listed buildings or scheduled monuments within or adjacent to the site, nor is the site located within a conservation area. The site is not designated as Green Belt.
- 2.6 A review of the Flood Risk to the area via the Environment Agencies Flood Map for Planning, determined that the entirety of the site is within Flood Risk Zone 1, and therefore at the lowest risk of flooding.
- 2.7 The site is situated approximately 6.5km northeast of Blackburn town centre and approximately 16.7km east of Preston City Centre. The site benefits from good transport links being located along the A59 (a key arterial route, serving as a connection to surrounding economic centres), with bus routes also accessible along Longsight Road and Whalley Road. Langho railway station provides hourly connections to Clitheroe (east), and Manchester via Preston and Blackburn to the west.

### **Planning Designations**

- 2.8 The site is not allocated as part of the Local Plan for residential development. The site is not designated as Green Belt but is designated as 'Open Countryside' under Key Statement EN2 (Landscape). EN2 emphasises the protection, enhancement, and restoration of the borough's landscapes, recognising their intrinsic value and importance to the character of the area. It seeks to ensure that new development respects and contributes to the quality of the landscape, avoiding adverse impacts wherever possible.
- 2.9 There are no other statutory designations that would prevent the bringing forwards of development at this site.

### **Planning History**

- 2.10 From a review of the Council's online public access system, no applications relating to the site which are of relevance to the current proposals have been identified.

### 3. The Policy Context

3.1 The comprehensive pre-application process and dialogue with stakeholders undertaken by Hallam Land and the Project Team has considered relevant National and Local policy guidance.

3.2 The importance of pre-application consultation and community engagement are emphasised in the following:

- The Localism Act (2011);
- National Planning Policy Framework ('NPPF') (2024); and
- Ribble Valley Borough Council's Statement of Community Involvement (2021).

#### **The Localism Act (2011)**

3.3 The Localism Act (2011) seeks to provide the local community with a voice throughout the planning process, highlighted in the former Department for Communities & Local Government's paper, Decentralisation and Localism Bill: an essential guide, which outlines one of its principles as:

*"Empowering communities to do things their way – by creating rights for people to get involved with, and direct the development of, their community."*

3.4 Elaborating on this, the Localism Act (2011) outlines that applicants must notify the local community about their proposals to *"bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land."* It goes on to state that the publicity must explain how the applicant can be contacted by those *"wishing to comment on, or collaborate...on the design of, the proposed development"* and that applicants must consider the feedback received by having *"regard to any responses to the consultation"*.

#### **National Planning Policy Framework (2024)**

3.5 Chapter 4 of the NPPF sets out the requirements and benefits of early consultation in the preparation of planning applications. Paragraph 40 states;

*"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality*

*preapplication discussion enables better coordination between public and private resources and improved outcomes for the community."*

### **Ribble Valley Borough Council's Statement of Community Involvement (2021)**

3.6 RVBC's SCI sets out the requirements for consultation at the local level. Paragraph 17.1 states:

*"Ribble Valley Borough Council encourages pre-application engagement to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."*

3.7 In regard to consulting with the community, paragraph 17.3 states:

*"The Council also encourages applicants to engage with both the Council and the community/third parties before an application is submitted. This will give an opportunity to address issues before the planning application is submitted, thus potentially avoiding an application being in-validated and reducing the time to determine an application. Depending on the scale of the proposed development and the issues involved, pre-application engagement may include some of the following:*

- Discussions with Statutory Consultees, neighbours, Parish Councils and Members;*
- Public meetings with groups in the community;*
- Exhibitions;*
- Workshops;*
- Leaflet drops to local residents outlining the proposal and inviting comments within a specified timescale;*
- Making detailed plans available for public view on websites and social media."*

3.8 RVBC's SCI does not give strict guidelines on the pre-application consultation methods expected for different applications. Nevertheless, they note that consultation carried out for planning applications should be *"proportionate to the type and scale of the planning application being determined"* in line with statutory consultation (paragraph 22.1).

- 3.9 As this is a major application, Hallam Land have consulted with a range of stakeholders including RVBC planning officers, Lancashire County Council (LCC), Lancashire and South Cumbria NHS Foundation Trust (LSCFT), Billington and Langho Parish Council, and residents living near the application site. Pre-application consultation involved an in-person discussion with RVBC, and online virtual discussions with LCC and LSCFT representatives. Public consultation methods included an in-person consultation event, leaflet drop and a detailed website with accessible plans.
- 3.10 This comprehensive consultation strategy is in line with guidance outlined in the RVBC SCI and the NPPF (2024), concerning community involvement in the planning system. The following chapters set out these discussions in detail.

## 4. The Proposed Development

4.1 The proposed development relates to land South of Longsight Road, and the proposed description of development is, as follows:

*“Outline Application: Development of residential dwellings (Use Class C3), associated access, public rail station car park, green infrastructure and sustainable drainage systems (all matters reserved except for access)”*

4.2 The development will provide:

- Up to 300 no. dwellings;
- One new site access (via Longsight Road), pedestrian walkways and cycleways;
- Open spaces (informal and formal);
- Biodiversity enhancements;
- Necessary utilities; and
- Drainage measures.

4.3 Full details of the proposed development are provided in the accompanying Planning Statement (prepared by NJL Consulting) and Design and Access Statement (prepared by Stantec).

4.4 The proposed site layout is appended to the Statement (**Appendix 1**).

## 5. Pre-Application Engagement

- 5.1 In preparation for submitting this Planning Application, Hallam Land have undertaken extensive stakeholder engagement. This has allowed the design of the layout to evolve and progress in response to the comments of stakeholders.
- 5.2 The following Sections of the Statement provide an overview of the engagement that was undertaken starting with LCC, LSCFT and RVBC in this section. Subsequent chapters outline the pre-application engagement with Local stakeholders and the public.

### Pre-Application Advice Requests

#### Lancashire County Council Pre-Application Meetings

- 5.3 Hallam Land have engaged extensively with LCC through their pre-application process. The first meeting was held on the 18<sup>th</sup> November 2024, the second on the 10<sup>th</sup> December 2024 and the third meeting on 14<sup>th</sup> January 2025. These meetings were predominantly to discuss highways matters.
- 5.4 In these meetings, elements of the illustrative layout were discussed and appraised from a highways point of view. This allowed Hallam Land to amend the layout accordingly to respond to highways and parking focussed comments.
- 5.5 LCC provided a written response on the 22<sup>nd</sup> November 2024 which provided detailed information and requirements relevant to this proposal. A copy of this can be found in **Appendix 2**.
- 5.6 To summarise:
- Sustainability:
    - The Council seeks a commitment to a travel plan with S106 funding to incentivise residents if targets aren't met over 5 years. The applicant will identify and implement the funding with LCC overseeing monitoring.
    - A £875,000 public transport contribution is requested over 5 years, with trigger points to be agreed through the S106.
    - The Station Car Park will not be adopted by the Council but can be managed by another authority or third party.

- The development should align with RVBC's Local Cycling and Walking Infrastructure Policy.
- Traffic Impact:
  - The Council requests traffic counts at the Ribchester Road/Whalley Road/Hollowhead Lane junction.
  - Traffic surveys are recommended at the Pringle development access to verify assumptions.
  - Road safety at the A59/Whitehalgh Lane/Chapel Lane junction will be investigated.
  - Support the reduction of speed limit along Whitehalgh Lane and introducing lighting and traffic calming to ensure a self-enforcing speed limit. A pedestrian and cycle access onto Whitehalgh Lane would be necessary.
- Site access:
  - The Council supports the proposed access arrangement but requests a 40mph speed limit along Longsight Road, to be detailed through a s278 agreement.
  - Whitehalgh Lane will provide pedestrian and cycle access, but due to space constraints, they will share the carriageway with traffic. A 7-day traffic count will be commissioned to ensure safety.
  - The A59 access should include 3 lanes (left/right-turning exit lanes and an entry lane) to prevent blockages.
  - Two new bus stops, and a signalised Toucan crossing are required on the A59 for connectivity. Internal roads should meet LCC's adoptable standards.
- Langho/Whalley Road:
  - The Council requests improvements to bus stops and crossings in Langho village, including upgrades to zebra crossing and central pedestrian island on Whalley Road near St Mary's RC school and Olive Bank.

- 2 bus stops are required on Whalley Road, and 2 on Longsight Road.

- 5.7 Overall, the outcomes of these meetings and the pre-app response confirmed in principle support for the 300-unit scheme, along with the requirement for a new cycle and pedestrian access from Whitehalgh Lane. The consultation affirmed that this is the type of site that should come forward from a connectivity point of view.
- 5.8 A further meeting was held with LCC Highways on 14<sup>th</sup> January 2025 to discuss the proposed mitigation measures for Whitehalgh Lane. On the basis of the information presented, LCC Highways confirmed their support for the proposed mitigation.

Lancashire and South Cumbria NHS Foundation Trust (LSCFT) pre-application advice

- 5.9 Hallam Land have engaged with LSCFT through their pre-application process. An online meeting was held with Joanna Stark (Delivery Director) on the 17<sup>th</sup> December 2024. As part of the consultation process Hallam Land evaluated the availability of local infrastructure to support the proposals. This meeting was to discuss whether GP healthcare provision would be provided as part of the Whalley Site, which would sit within the catchment for the application site in Langho.
- 5.10 Due the stage LSCFT are at with their masterplan, and as they have not yet determined exactly what the new facility will comprise, it was agreed that further discussions should take place in May / June 2025. This will be followed up.
- 5.11 RVBC Pre-application Meeting
- 5.12 A pre-application meeting with Kathryn Hughes and Lyndsey Hayes (Head of Development Management & Building Control) from RVBC took place on the 20<sup>th</sup> November 2024. This provided Hallam Land an opportunity to present their proposed layout to RVBC, to gain feedback at an early stage of the application process. Hallam Land were accompanied by members of the project team including representatives from Stantec and NJL Consulting.
- 5.13 It was made clear to RVBC officers that the layouts were illustrative at that stage, and therefore feedback was encouraged. The meeting addressed matters including:
- Masterplan discussions regarding, principle, layout, access and quantum of dwellings.
  - Technical matters including 5-year housing land supply position, housing mix, and sequential test requirements.

5.14 Key outcomes of this meeting included:

- Clarification on scope and design elements, including housing density, pedestrian connectivity, car park management retaining the PRoW.
- Confirmation that the latest Strategic Housing and Economic Needs Assessment (2020) should be the starting point when considering housing mix.
- Confirmation of at least 30% affordable housing on site, compliant with RVBC's Local Plan.
- Expected planning obligations to include education and possibly transport or Healthcare.
- Agreement that the proposals do not comprise EIA development.
- A follow-up meeting with LCC highways, to clarify requirements.

5.15 Formal pre-application feedback was received on the 19<sup>th</sup> December 2024. In their feedback, the Council appraised the site against adopted policies and guidance. A copy of this response can be found in **Appendix 3**.

5.16 Overall, the LPA deemed the proposal to be an unacceptable form of development for the following reasons:

- The scale, design, and massing are not appropriate for its countryside setting, having significant visual and landscape impact, especially on low density housing development adjacent to the site.
- Insufficient infrastructure, including existing road infrastructure, and the implications for capacity with local amenities and services, such as doctors, dentists, and schools.
- Accessibility and connectivity concerns for this quantum of development. Although they expressed no fundamental concerns regarding the vehicular access, subject to appropriate mitigation being provided, concerns with travel provision by rail persist.
- Mature trees and water features would be required to be retained where possible and a strategy for 10% BNG enhancement is required.

Development would need to pass the flood risk sequential test, and a full drainage strategy to be submitted with application.

## 6. Local Stakeholder Engagement

- 6.1 In the lead up to the application submission, Hallam Land met with local stakeholders to seek their views and inform them of the upcoming consultation and subsequent planning submission.
- 6.2 Representatives from Hallam Land, Stantec and NJL Consulting attended the Billington and Langho Parish Council Meeting on the 17<sup>th</sup> December 2024, following the public consultation event.
- 6.3 The following people were present:
- Members of the Billington and Langho Parish Council, including Councillor Austin and Councillor Farmer;
  - Adam Masters - Hallam Land;
  - James Bush - Stantec; and
  - Oliver Eves - NJL Consulting.
- 6.4 During this meeting, the attendees were given the opportunity to discuss the proposed development, with the following matters covered:
- The application site and surrounding areas;
  - The proposed development plans; and
  - The timeframe for submission.
- 6.5 The meeting offered the stakeholders the opportunity to review the layout and ask questions to Hallam Land.
- 6.6 The main points of discussion in this meeting included;
- Concerns regarding the loss of existing Green Space/Open Countryside;
  - The lack of infrastructure and amenities in the area to meet the needs of the new and existing residents of Langho;
  - Highways and traffic concerns especially along Longsight Road (A59) and Whitehalgh Lane;

- The impact on wildlife and biodiversity on site as a result of the development; and
- Queries around the housing type/mix offered onsite, particularly in relation affordable housing and a preference for low density development.

## 7. Public Consultation

7.1 NJL managed the public consultation on behalf of Hallam Land.

7.2 The public consultation ran for a period of 4 weeks from 11<sup>th</sup> November 2024 to 9<sup>th</sup> December 2024.

7.3 The public consultation advised local residents of the proposed development through a combination of materials. This included the following:

- Leaflet drop (including consultation details and link to feedback form) to residents' letter boxes;
- Consultation website (FAQs and feedback form); and
- In person consultation event.

7.4 The following section gives an overview of the consultation.

### Leaflet Drop

7.5 Leaflets were distributed to circa 857 residential and business addresses which neighbour the site, on 11<sup>th</sup> November 2024. This distribution area ensured that those most likely to be interested in and affected by the proposals could have their say, i.e., those who live and work closest to the site. The 'drop zone' is provided below.

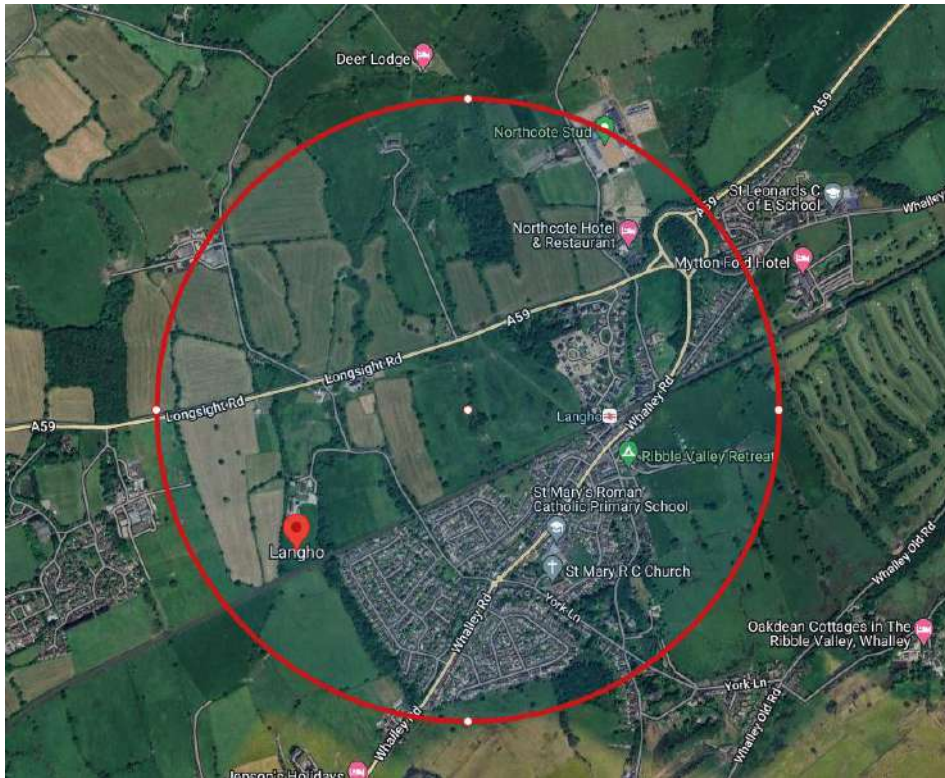


Figure 2- Consultation Leaflet Drop Zone

7.6 Residents within the zone identified in Figure 2 were provided with a leaflet including the following information:

- Brief outline of the proposed development;
- Details on the public consultation event; and
- Information on how to provide feedback by email, post or through the consultation website.

7.7 A copy of the leaflet noted above are provided in **Appendix 4** of this report.

Consultation Website

7.8 A comprehensive consultation website (<https://www.hallamlangho-consultation.co.uk/>) was created to advise residents about the proposed development.

7.9 The website hosted a virtual exhibition, with a number of virtual boards containing key information about the proposals in an accessible and welcoming format. An overview of the consultation website is appended to this statement (**Appendix 5**).

7.10 The website provided details of the proposed development and was structured as follows;

- Home Page.
- About Hallam Land.
- Proposed Development.
- Have your say.
- Next Steps.
- FAQs.

*In-person Consultation Event*

7.11 An in-person public consultation event was held at the Mytton Fold Hotel, Langho on the 20<sup>th</sup> November 2024 between 3-9pm.

7.12 At the event, a series of boards were presented which provided information about the proposed development, and members of the public were invited to review these. For reference, the boards are appended to this statement (**Appendix 6**).

7.13 The boards covered elements including:

- Welcome and introduction;
- The site context;
- An illustrative framework;
- The proposed development; and
- 'What's next?'

7.14 Over 300 people attended the event, including ward councillors.

7.15 Members of the technical team were present to answer questions and discuss the proposed development with the public. For reference, the following team members were present:

- Adam Masters - Hallam Land;