

Longsight Road, Langho - Public Consultation

Welcome to the Public Consultation website for Hollam Land's proposed development at Longsight Road, Langho.

We want to hear your feedback, comments and opinions as we prepare to submit an Outline Planning Application to Ribblesdale Borough Council. On this website, you can learn more about the scheme, understand what Hollam Land are, and share your thoughts on the plans.

Hudson Land Partners is a national real estate investment trust that has been a leader in the development and construction of the UK's top 100 hotels for the last 10 years. In 2015, the Group is expected to be one of the leading hotel development, construction and renovation firms operating in the market.

Hudson has established over 20 years ago in the United Kingdom business of the real estate investment trust and has acquired a solid track record in the UK and Europe. The Company has been successful in the country's leading hotel projects with established offices in Europe, London, North America, London and Bristol, including North America, Africa and Asia offices are located at the Hudson Building in Central City Centre.

Hudson has established an outstanding track record of project planning that is driven by quality and value. Hudson has established a strong track record in the UK. We have also established a strong track record in the UK, including hotel, residential, retail, recreation, energy, construction, infrastructure and other sectors. The UK is the largest market with 10% of the total revenue generated in the UK. We are also involved with the projects of other sectors.

Hudson Land will submit their Quality Planning Application to the Local Planning Authority (LPA) for all the projects in the UK. The LPA will be the local authority for the project and will be responsible for the project. The LPA will be responsible for the project and will be responsible for the project. The LPA will be responsible for the project and will be responsible for the project.



Why here?

Public Land Before it is important to bring the Outline Planning Application forward at the time to meet local planning objectives and align with changing housing need from national planning rules as a result of the newly elected Labour Government.

Public Land Before this site represents an important opportunity to deliver high quality new housing and affordable homes for 1,200 plus and the surrounding area, as well as other benefits including public open space, and a new primary school for part of the site. The proposal, by delivering a diverse mix of urban housing and affordable homes, will support the Government's plans for meeting the need of local people.

The site is accessible and ready for development, and therefore the core part of the consultation is to provide an Outline Planning Application that gives public views and feedback on its plans, to ultimately deliver a high quality development that the Council can deliver.





PART OF HEVRY GROUP

Longsight Road, Langho - Public Consultation

Good Market Land

Proposed Development

Have your say

Next Steps

T&Qs

About Hallam Land

Hallam Land is one of the UK's largest land promoters and forms the land promotion business of the wider Hevry Group. Experts in land assembly, strategic promotion and project delivery, we have acquired, promoted, developed and traded in land for over 35 years.

Hallam Land's head office is in Sheffield, with a further six regional offices across the UK (Glasgow, Leeds, Sheffield, Northampton, London and Bristol). We work with landowners, local authorities, communities and other stakeholders who want to bring forward development opportunities.

We have established an outstanding track record of master planning sites to deliver sustainable and attractive housing developments where people want to live. We have also promoted land for a number of other uses, including offices, employment, retail, industrial service areas and renewable energy production. Whilst Hallam work widely across the UK, we are very familiar with Langho and have successfully developed in the area before. We are also familiar with the specifics of Ribbles Valley.

Delivered Homes

Hallam Land have a strong track record in delivering housing, including affordable housing, across the UK, with experience in providing housing in Langho. To date, Hallam has facilitated the delivery of over 12,000 new homes and in the last 12 months, Hallam has delivered over 18,000 dwellings (of which 3,000 are affordable homes), 100 acres of public open space, 12 play spaces, 17 new schools on site and contributed over £10 million in education contributions. Meeting the diverse needs of communities is imperative, exemplified in Hallam Land's portfolio of residential projects designed with sustainability and flexibility in mind.

Careful consideration of local contexts is essential to provide essential amenities to existing and future communities. They remain dedicated to delivering homes that not only meet current housing demands but also reflect the aspirations of the communities they serve.

Some past developments

Proposals

Hallam Land propose to develop up to 300 homes purposely designed with a strong community focus. Development will include the provision of public open spaces, sensitive landscaping, integrated transport networks, and a new railway station car park. The proposed development is situated in a highly sustainable location and will enhance the housing offer within Langho.

The homes will be located within walking distances to a range of services, including a school, pharmacy, parks, and local stores. Rail services operate in proximity to the site, providing regular services to Clitheroe (north) and Manchester Victoria via Blackburn (south), as well as bus routes along Longsight Road and Whalley Road.



The proposals are to be submitted as an Outline Planning Application. This means that Hallam Land are wanting to confirm whether the development is acceptable in principle, with details such as appearance, landscaping, layout and scale determined later in the planning process, subject to approval.

The illustrative Framework for the site is detailed below and the exhibition boards underneath provide further details for your review.



Tell us what you think

We value your feedback and would love to hear what you think about the proposed development.

Thank you for viewing the proposals.

If you would like to get in touch with the Project Team with any queries or to request the information in an alternative format, you can:

Email us using Langho Consultation as the email's subject on: consultation@hplconsulting.co.uk
Alternatively, leave your comments on the form below.

Thank you again, for viewing the proposals for Langho. We look forward to hearing from you.



Share your thoughts about the Hallam Land Langho proposal here:

Your Name

Last Name

Email

What type of housing would you like to see developed here?

If we need to build more homes, do you think it is a good idea to build new housing close to existing services (schools)?

Add answer here

Add answer here

Do you currently or would you like to use a car to get to work/school in the nearby Langho, Netherby, or South of the A166?

Would you like to see green spaces which may be developed in this area?

Add answer here

Yes

No





Next Steps

Thank you for attending and/or responding to our public consultation event at Myton Hall Hotel.

We are currently in the process of reviewing the extensive feedback received to date and feeding this into the design development process. In tandem we continue to engage with Ribbles Valley Borough Council on a range of matters.

When an application is submitted to the Council and is validated, we will update this page to include the application reference number, as well as instructions on how you can register your comments.

Tell us what you think

We invite you to submit your comments on the draft proposals via the 'Have your say' form below, or by email to consultation@rjconsulting.co.uk

Frequently asked questions

1

FAQs

Where is the site?

1

The site is located north of the Langho settlement, bounded to the north by Longsight Road (A59) to the south by the A166 to Valley Busway Lane to the east by the railway and to the west by the A166. The site is a 1.2 hectare site for agricultural purposes.

Why is the site being developed?

1

What is an outline planning application?

1

What would a 'Reserved Matters Application' Detail?

1

Is the site Green Belt?

1

What are you proposing?

1

What types of homes will be provided?

1

Will there be affordable houses?

1

Why does Langho and the wider Ribbles Valley need more homes?

1

Appendix 6- Consultation Boards

WELCOME & INTRODUCTION



Welcome and thank you for attending this Public Consultation event.

Today's event is focused on the proposed development of land to the south of Longsight Road in Langho, to deliver much needed market and affordable housing.

We are here today between **3pm – 9pm** to listen to your views and comments on our emerging proposals.

WHO ARE HALLAM LAND?

Hallam Land are incredibly proud to be part of Henry Boot, one of the UK's leading land, property development and construction businesses. Henry Boot group have been at the forefront of construction and civil engineering in the UK for over 138 years.

Hallam Land was established over 35 years ago as the land promotion business of the wider Henry Boot group and have significant experience in promoting and delivering strategic land. Hallam has now become one of the country's leading land promoters operating from 7 regions; North (Leeds), Scotland (Glasgow), North Midlands (Sheffield and Henry Boot's head office), South Midlands (Northampton), South and South East (London) and South West (Bristol).

We have established an outstanding track record of master planning sites to deliver sustainable and attractive housing developments where people want to live. We have also promoted land for a number of other uses, including offices, employment, retail, motorway service areas and renewable energy production. Whilst Hallam work widely across the UK, we are very familiar with Langho, we have successfully promoted land in the area before and are also familiar with the unique characteristics of the wider Ribble Valley.

INVOLVING THE COMMUNITY

The development team is keen to involve the local community in helping to shape the emerging proposals to deliver a development that not only serves the new residents but also the existing population of Langho.

We invite members of the public to complete the feedback form provided, should you have any comments or observations.



Land at Longsight Road, Langho, Ribble Valley

SITE LOCATION



The site is situated to the north of the Langho settlement, and to the south of Longsight Road (A59).

The site is currently used for agricultural purposes and has historically been undeveloped land.

The land includes a pocket of woodland, named Green Nook Wood, within the north-east corner of the site.

Access to the site will be achieved from Longsight Road (A59) at a safe and visible location.

Langho railway station is located directly to the south-east of the site, with the railway line bounding the site to the south.

The site is not located within the Green Belt.

The land is located with the context of built development with existing residential land uses to the east and south, with the Pringle Homes development now complete to the east. The development provides the opportunity to sustainably grow and enhance the existing Langho settlement.

Local amenities include a pharmacy, children's nursery and children's club, St Mary's RC primary school, St Mary's RC Church, SPAR convenience store, hairdressers and beauty salons, a sandwich shop, nearby restaurants and pubs and a nearby golf club. Further nearby amenities can be found heading into Billington and Whalley.

ILLUSTRATIVE FRAMEWORK

Hallam Land

PART OF HENRY BOOT



The proposal seeks to build up to 300 dwellings on site.

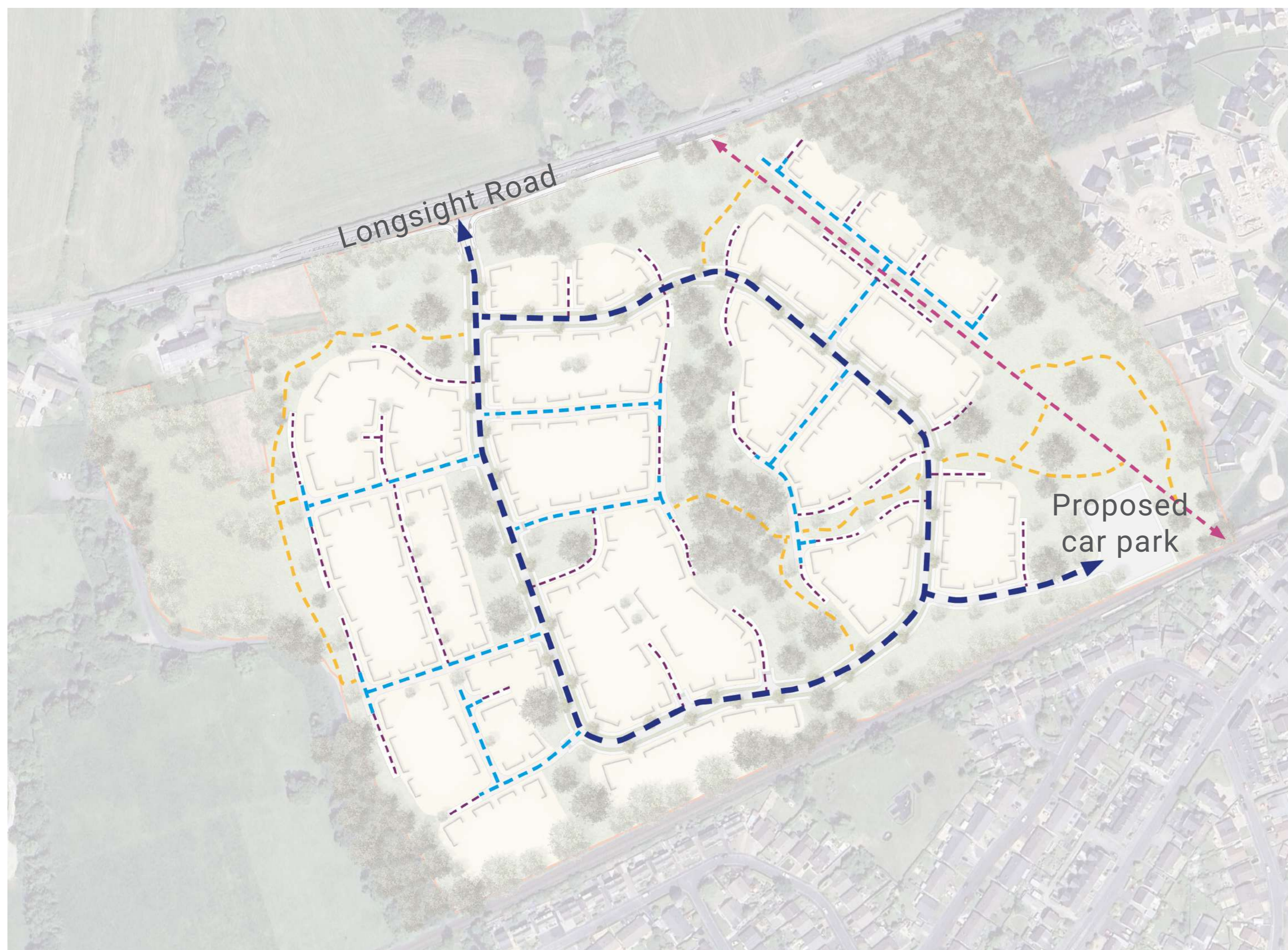
Existing trees, landscaping and Green Nook Wood will be retained and enhanced. The existing Public Right of Way will also be retained and enhanced, through landscaping, to ensure pedestrian connections are retained to the train station and into Langho.

All homes will have access to open space and green space.

Further details regarding house type and mix will be determined at the Reserved Matters Stage of the application.

- 1 Site access off Longsight Road
- 2 Indicative attenuation basins
- 3 Retained Green Nook Wood
- 4 Retained Public Right of Way
- 5 Indicative car park for train commuters
- 6 Retained and enhanced trees and beck
- 7 Area set aside for Biodiversity Net Gain
- 8 Green buffer from the railway line
- 9 Landscape buffer between railway line, existing properties and proposed development

CONNECTIVITY



- > Main road
- - - Public Right of Way
- - - Shared surface
- - - Indicative POS paths
- - - Private drive

Primary vehicle access is from Longsight Road (A59) to the north of the site. This is at a safe location to include appropriate visibility splays, as well as protecting the existing wooded area to the east of the site. This will be a priority controlled junction to minimise traffic impacts on the existing traffic flow.

The primary vehicle route on site will form a loop that distributes traffic to various areas of the development. This will allow access to residential properties and the proposed car park to the south east of the site. Streets will be designed to encourage lower vehicle speeds.

The existing Public Right of Way running through the site will be retained, and informal footpaths on site will be formalised. These will be supplemented by a new network of pedestrian and cycle paths to encourage active travel through the site and towards the train station and village of Langho.

The proposed car park at the south east of the site will provide approximately 30 car parking spaces, as well as cycle storage. This will provide safe, accessible and convenient parking for new and existing residents, as well as those living nearby, when utilising Langho train station.

LANDSCAPE



- Existing trees
- Indicative POS trees
- Indicative street trees
- Indicative basins

Green Nook Wood, in the eastern corner of the site will be retained. The woodland will be protected by a landscape strip of new planting and houses will be offset from any root protection zones.

Public open space will be introduced on site, allowing access to open green space and providing valuable amenity for both new and existing residents of Langho. Green spaces and streets will also be characterised by new tree planting.

A dedicated area for Biodiversity Net Gain (BNG) will improve and enhance the sites ecological benefits and provide further opportunity for retaining existing trees and planting new trees and landscaping on site.

Sustainable drainage ponds to the north of the site will improve biodiversity and store water sustainably on site.

WHAT'S NEXT?

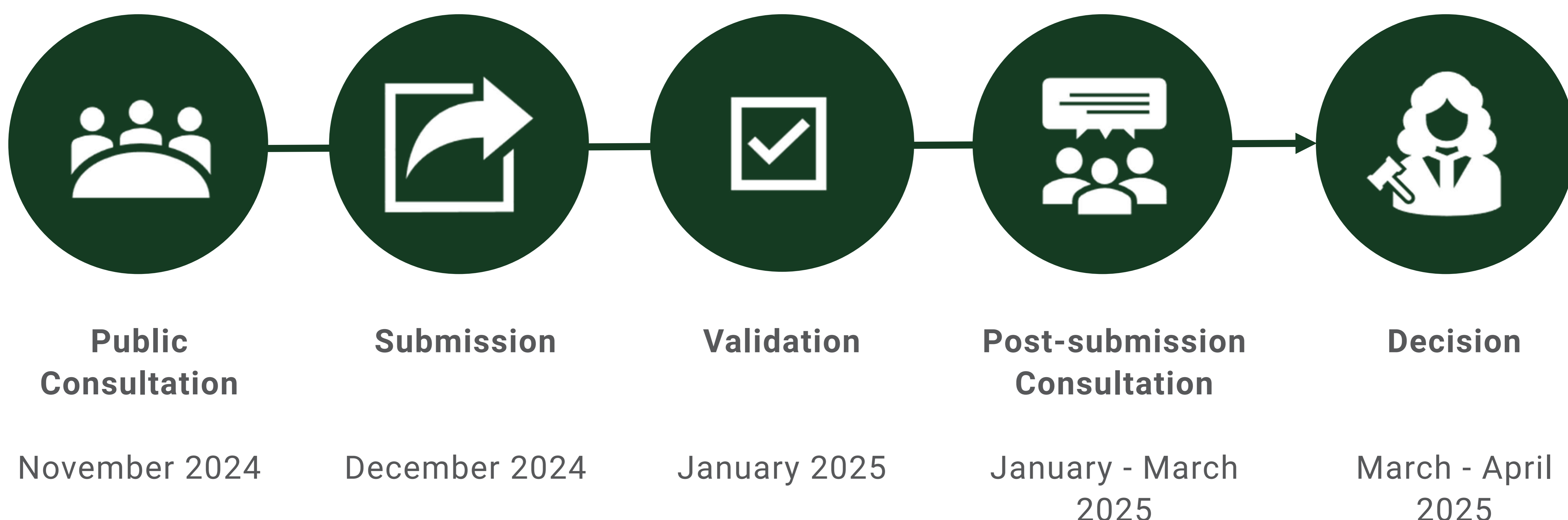


Thank you for attending today's event which has showcased how the proposal responds to the site and local context of Langho and displays a well designed and attractive scheme.

TIMESCALES

Following this public consultation event Hallam Land will consider your comments, and those from Ribble Valley Borough Council, Local Councillors and other local stakeholders. This feedback will help Hallam Land to develop the scheme for planning submission. At the earliest, an Outline Planning Application will be submitted in December 2024.

Once the application is submitted, you will be able to comment on the application through the Council's public access portal. We will update the consultation website with details of the application reference and a link to the documents.



FEEDBACK



We are very interested in hearing your views on the proposals, and we would be grateful if you could complete the feedback form today, or return by post by **Wednesday 4th December**.



Alternatively, please e-mail your comments to consultation@njlconsulting.co.uk using 'Langho Consultation' as the email's subject.

We will review all the responses and comments made, and where possible incorporate suggestions into the proposed development prior to the submission of the Outline Planning Application to **Ribble Valley Borough Council**.

Thank you for your time today, we hope you found this event informative.



Land at Longsight Road, Langho, Ribble Valley

Appendix 7- Feedback Form

Public Consultation – Feedback Form

Longsight Road, Langho

| | |
|---|-------------------|
| Your Name | Your email |
| | |
| What type of housing would you like to see developed here? | |
| | |
| If we need to build more homes, do you think it is a good idea to locate new housing close to existing railway stations? | |
| | |
| We are proposing to create a car park on site to serve users of the nearby Langho Railway Station. Do you support this proposal? | |
| | |
| Sustainability and climate change are an important consideration as we develop our proposals. Which of the below do you think are the five most important elements? | |
| <ol style="list-style-type: none"> 1. Ecology and wildlife 2. Sustainable buildings 3. Renewable energy provision 4. Health and wellbeing 5. Stewardship and management of the new accessible green spaces 6. Sustainable travel 7. Food growing 8. All of the above 9. Other – Please state | |
| We think there should be a mix of housing across the site, including affordable and market housing. What do you think are the most important types needed in the area? | |
| <ol style="list-style-type: none"> 1. Starter Homes / small houses 2. Homes for growing families 3. Homes for downsizing / retirement 4. Apartments 5. Affordable homes 6. Homes for rent 7. Older persons accommodation 8. Care homes 9. Other - Please state | |

| |
|---|
| <i>Would you like to see green spaces and play areas delivered in this area?</i> |
| |
| <i>We are providing areas of open space within the proposed development. What would you like to see present in such spaces?</i> |
| |
| <i>Do you have any further comments/questions you would like to raise with Hallam Land before the planning application is submitted?</i> |
| |
| <i>Please feel free to add any further comments in the box below.</i> |
| |

Please complete this form and leave your comments in the boxes provided.

Please respond by:

- Post using the following address: NJL Consulting, Northspring, 70 Spring Gardens, Manchester, M2 2BQ; or
- Scan and email using Langho Consultation to: consultation@njlconsulting.co.uk
- Online using the following website link: www.HallamLangho-consultation.co.uk. If you have any further queries or thoughts you wish to share following this event regarding the proposed development, please contact the Project Team through email on: consultation@njlconsulting.co.uk (using '**Langho Consultation**' as the email's subject).

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party. Any such party relies on this report at their own risk.

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