

**Land to the south of Chapel Hill,
Longridge**

Consultation Statement



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1.0 Overview

Lexington Communications has been appointed to undertake a public consultation exercise on United Utilities' residential proposals on land to the south of Chapel Hill. The aim of the consultation was to gain feedback from interested parties on the plans and listen to the views of the wider community. All comments submitted during the consultation process have been reviewed and taken into consideration in the preparation of the planning application submitted to Ribble Valley Borough Council.

This Consultation Statement, submitted on behalf of United Utilities, sets out the community engagement undertaken on the plans to redevelop the site. This report is submitted with the planning application. The pre-application consultation undertaken with stakeholders, consultees, interested parties and the wider community has, to date, included:

- Letters were distributed to local residents and businesses within close proximity of the site to ensure those likely to be familiar with the area were informed of the proposals. In total, 1,688 residents and 115 businesses were notified via letters which outlined the proposals and provided details of the public exhibition. A map highlighting the catchment area used to inform local people can be found in Appendix 1.0.
- Members of the Planning & Development Committee, ward members for the site, site adjacent ward members, the Leader of Ribble Valley Borough Council, members of Longridge Town Council, as well as Nigel Evans, Member of Parliament for Ribble Valley, were informed about the plans. Letters outlining the proposals and inviting them to the public exhibition and a prior private preview session were issued to members. Copies of the letters distributed locally can be found in Appendix 2.0.
- Press releases were issued to the Longridge News & Advertiser, Lancashire Evening Post and Lancashire Telegraph, as well as local radio stations, including BBC Radio Lancashire, Magic 999, Key 103 and The Bay. The press release outlined the proposals and provided details of the public exhibition to disseminate information about the scheme to the local population. Copies of the resulting articles can be found in Appendix 3.0.
- A public exhibition was held at Longridge Station on Monday, 18th July, with a councillor preview held before the event was open to the public. This event provided an opportunity for local residents, businesses and other stakeholders to view and comment on the proposals, as well as talk to members of the development team who were on hand throughout the exhibition.

- A series of exhibition boards were on display at the consultation event. These provided details of the site's location and the settlement boundary, an overview of the proposals, an indicative masterplan, provided information relating to the technical assessments undertaken, as well details on how to comment on the proposals. Copies of these boards can be found in Appendix 4.0.
- Questionnaires were available at the public exhibition to ascertain the views of local people towards the proposals. The questionnaires asked attendees for their detailed opinions on the proposals. A copy of the questionnaire can be found at Appendix 5.0
- A community information line, 0161 247 8417, was established to deal with enquiries relating to the scheme and any requests for further information. The community information line was included on all correspondence issued regarding the plans, as well as press coverage of the exhibition and on the boards displayed at the consultation event.
- A meeting programme was initiated at the start of the consultation process to allow key members and stakeholders with an opportunity to speak with representatives of United Utilities and the development team. The meetings provided a forum to discuss the proposals in detail and for stakeholders to offer feedback on the scheme. Meetings have been held with political representatives for the area, such as ward members and the local Member of Parliament, as well as with the Head teachers of the two schools in closest proximity to the site; St Cecilia's RC Technology College and Longridge High School.

Furthermore, meetings have been held with Lancashire County Council as operators of the Household Waste Recycling Centre (HWRC) on Chapel Hill Road and OBAS Group, suppliers of plumbing and building supplies on Chapel Hill Industrial Estate, and no issues have been raised regarding the redevelopment of the site. Further details of the meetings held can be found in Section 3.0 of this report.

United Utilities is committed to effective engagement and comprehensive consultation with local residents, politicians and stakeholders. As such, post-submission engagement with the local community will take place over the coming months.

2.0 Planning Policy and Guidance: Role of Community Involvement

Planning guidance states that pre-application consultation with local communities, local authorities and statutory consultees can bring a number of benefits to the process of determining planning applications. Against this background, United Utilities has sought to consult with interested parties, in accordance with policy and guidance in relation to community involvement in the planning system.

Planning Policy Statement 1: Delivering Sustainable Development (January 2005)

Delivering Sustainable Development set out the vision for planning and the key principles which should underpin the planning system. It recognises the value of increasing the involvement of the community in the planning process and emphasises the importance of pre-application consultation. It stipulates that local planning authorities and applicants should take a positive attitude towards early engagement in pre-application discussions and increasing community involvement and sets out the broad steps that should be taken to achieve effective community engagement. Community involvement in planning is one of the three main themes in PPS1 and paragraph 12 explains that:

‘Pre-application discussions are critically important and benefit both developers and local planning authorities in ensuring a better mutual understanding of objectives and the constraints that exist. In the course of such discussions, proposals can be adapted to ensure that they better reflect community aspirations and that applications are complete and address all the relevant issues.’

Paragraph 40 goes on to state:

‘Planning shapes the places where people work and live...The outcomes from planning affect everyone, and everyone must therefore have the opportunity to play a role in delivering effective and inclusive planning. Community involvement is vitally important to planning and the achievement of sustainable development.’

The above advice is expanded in paragraphs 40 to 44, where it is added, inter alia, that:

- Local communities should be given the opportunity to be consulted on proposals for development.
- Local authorities should play a key role in developing full and active community involvement in their areas.
- An inclusive approach should be taken to ensure that different groups have the opportunity, and therefore identifying and understanding the needs of groups who find

it difficult to engage with the planning system is critical to achieving sustainable development objectives.

In addition, PPS1 refers to The Planning and Compulsory Purchase Act 2004 which requires regional planning bodies and local planning authorities to prepare a Statement of Community Involvement (SCI), in which they set out their policy on matters including arrangements for consulting on planning applications.

Planning Policy Statement 12: Creating strong, safe and prosperous communities through local spatial planning

Whilst PPS12 is predominantly focused upon local authorities drawing up local plans, the principles behind the recommendations on engagement are important. In particular, the document notes that consultation should be proportionate, outline how people can get involved and identify which stakeholders should be consulted. United Utilities has reflected this policy background in its approach to consultation.

Ribble Valley Borough Council: Statement of Community Involvement

Ribble Valley Borough Council's Statement of Community Involvement (SCI) was originally adopted in April 2007 to ensure that the local community is involved in the planning process, both in the preparation of planning policy and with regard to planning applications. Last year, a revised SCI was subject to consultation to take into account both changes in national planning guidance and the Council's experience of recent consultations. The revised SCI was formally adopted in December 2010 and in Section 4.1 the SCI encourages the applicant to undertake public consultation with the local community, stating:

'The Council believes that it is better for developers to talk to those who may be affected and refine their proposals while they are at a formative stage. Benefits of early community involvement include:

- o addressing problems before the planning application is submitted may reduce the chance of a refusal of permission;*
- o refinements to the proposals are made at an early stage, preventing abortive work;*
- o in the long run, reduces the time to reach a successful outcome.'*

In addition, Section 4.2 of the SCI provides details of how developers should consult, with suggestions including: having pre-application discussions with development control officers; making proposals available for public view at the site (e.g. drawings, photomontages & sketches); circulating a leaflet outlining their proposals to local residents; and arranging a meeting with groups in the community (e.g. Parish Council, residents' associations, interested parties; neighbours), giving

sufficient advance notice. Furthermore, the SCI encourages developers to submit a consultation statement with their planning application to report its findings including:

- *techniques employed to gain stakeholder comments;*
- *summary of responses received;*
- *main points of objection;*
- *other matters raised;*
- *developer comments on the responses;*
- *amendments made to the proposals as a result.*

Against this background, United Utilities has undertaken public consultation on its proposals in line with guidance outlined by Ribbles Valley Borough Council.

Decentralisation and Localism

The coalition Government has stated its intention to hand power back to communities through its ongoing legislative programme. Central to that aim is the newly enacted Decentralisation and Localism Act 2011, which received Royal Assent on 15th November 2011.

Throughout the legislations' passage through Parliamentary process, Lexington Communications has followed its principles carefully, looking to provide the local community with a voice throughout the planning process. In the Department for Communities and Local Government's paper, *Decentralisation and Localism Bill: an essential guide*, one of the essential actions outlined is:

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

In July 2011, the Government published the draft National Planning Policy Framework (NPPF) for public consultation. The document seeks to streamline national planning policy to promote sustainable development. Explaining the rationale behind the Government's plan to reform the planning system, Minister for Planning, Greg Clark MP, expresses a need to engage with local communities regarding planning matters. In the Foreword of the NPPF, Clark states:

'In recent years, planning has tended to exclude, rather than to include, people and communities... This National Planning Policy Framework changes that. By replacing over a thousand pages of national policy with around fifty, written simply and clearly, we are allowing people and communities back into planning.'

Through the public engagement regarding the proposals for Chapel Hill, United Utilities has endeavoured to action the Government's approach to engaging with the community, inviting local people to comment on the proposals and contribute to the development of the planning application.

3.0 Consultation Programme

To ensure the public consultation held on the proposals for Chapel Hill was accessible to all interested parties and groups in the area, a number of methodologies were employed. These methodologies included:

Letters to residents and businesses

Letters were distributed to local residents and businesses within close proximity of the site to ensure those likely to be familiar with the area were informed of the proposals. In total, 1,688 residents and 115 businesses were notified via letters, as well as members of the Planning & Development Committee, ward members for the site, site adjacent ward members, the Leader of Ribble Valley Borough Council, members of Longridge Town Council and Nigel Evans, Member of Parliament for Ribble Valley.

The letters outlined the proposals, provided details of the public exhibition and the community information line telephone number for those who required further information. Copies of the letters can be found at Appendix 3.0.

Publicity

In addition to the letters, press releases were issued to the Longridge News & Advertiser, Lancashire Evening Post and Lancashire Telegraph, as well as local radio stations, including BBC Radio Lancashire, Magic 999, Key 103 and The Bay to announce the proposals and launch the public consultation programme. The Longridge News & Advertiser provided coverage of the proposals and publicised the public exhibition. Copies of the featured stories can be found at Appendix 2.0.

Community Information Line

A community information line, 0161 247 8417, was established to answer queries from members of the public and other stakeholders. The information line number was included in all correspondence distributed locally, as well as in the press coverage about the plans. The line was directed to Lexington Communication's Manchester office and was staffed from 9:00am until 5:30pm, Monday to Friday. Outside of office hours an answering machine was available and all callers leaving messages were then contacted directly. During the consultation process, 3 calls were received and are recorded in Section 4.0 of this report.

Public exhibition

A public exhibition was held on Monday, 18th July in the Workstation at Longridge Station on Berry Lane in Longridge. The venue, located within a mile of the site, could be easily accessed by local residents to provide a wide range of people with the opportunity to view and comment on the proposals. The exhibition was held from 2pm to 8pm.

Prior to the exhibition being open to the general public, a councillor preview was organised for key members of Ribble Valley Borough Council, such as the ward members for the site, site adjacent ward members, members of the Planning & Development Committee, the Leader of the Council, as well as members of Longridge Town Council and Nigel Evans, Member of Parliament for Ribble Valley. The preview was held between 1pm and 2pm.

The exhibition was held to gather the views and suggestions of those attending and discuss the proposals face-to-face with residents and interested parties. The event consisted of a series of boards that provided details of the site's location and the settlement boundary, an overview of the proposals, an indicative masterplan, provided information relating to the technical assessments undertaken, as well details on how to comment on the proposals. In addition, a questionnaire was available at the exhibition to ascertain the views of local people towards the plans.

Members of the development team were on hand at the exhibition, notably representatives from United Utilities and staff from planning, masterplanning, transport and consultation disciplines, in order to sufficiently respond to any queries raised at each event. During the public exhibition, around 115 people attended, many of whom entered into dialogue with members of the team, asking questions and expressing their views on the proposals. Numbers were collated from sign-in sheets and an estimation of those who did not sign in.

Meeting Programme

To ensure local stakeholders fully understood the proposals and that the development team were familiar with local views and concerns, United Utilities arranged meetings with:

- Political Representatives of Longridge
 - Ahead of the public exhibition, one-to-one meetings were offered to all members representing Longridge and meetings were held with Councillor David Thornton-Smith and Councillor Jim Rogerson, ward members for Alston and Hothersall ward, where the site is located, as well as Councillor Rupert Swarbrick, ward member for the site adjacent Dilworth ward. The meetings provided an opportunity to brief members on the plans for the Chapel Hill site and answer any questions members had about the scheme. Since the public exhibition, said members have been kept

informed about the progression of the plans, with a further meeting held with Councillor Thornton-Smith and Councillor Rogerson to advise members of the response from the public consultation, as well as amendments to the plans as a result of comments raised.

- St Cecilia's RC Technology College and Longridge High School
 - Separate meetings were held with the Head teachers of the two schools in closest proximity to the site; Mr Tattersall of St Cecilia's RC Technology College and Mrs Green of Longridge High School. During discussions, both schools were clear to remain impartial about the plans, but the meetings allowed United Utilities to further understand the issues relating to the schools, notably the traffic situation on Chapel Hill and car parking provision. It was acknowledged that if United Utilities' plans are approved, St Cecilia's RC Technology College would prefer to see highway improvements are delivered.
- Longridge Town Council
 - Following the public exhibition on the proposals, a presentation was given to Longridge Town Council to outline how United Utilities has sought to address the issues and concerns raised by the local community during the consultation process. Members were provided with an opportunity to ask questions about the plans and raised a number of issues, such as traffic, site ownership and provision of affordable housing.
- Nigel Evans, Member of Parliament for the Ribble Valley
 - A meeting was held with Nigel Evans MP to brief him on the proposals. United Utilities welcomed the opportunities to meet with Mr Evans and the meeting allowed representatives from the development team to explain the plans, inform him of the feedback from the public consultation, discuss the amendments to the scheme that have been made as a result of the comments from local people and answer any questions regarding the proposals.

These meetings provided an opportunity for stakeholders to raise queries regarding the plans, discuss the proposals with United Utilities and other members of the development team and understand how the proposals may affect local stakeholders. In addition, meetings were offered to St Lawrence's Church and Longridge Business Group, but were declined or considered unnecessary. As part its commitment to consultation with the local community, all stakeholders will be kept updated during the planning process.

4.0 Feedback Received

This section contains a breakdown of the feedback received during the public consultation on United Utilities' proposals for land to the south of Chapel Hill. An analysis of how the feedback received helped shape the proposals can be found in Section 5.0 of this report.

Community information line

The community information line, 0161 247 8417, was established at the beginning of the engagement process and was intended to provide residents, stakeholders and other interested parties with a direct line of communication for enquiries regarding the proposals.

The information line received 3 calls and these are set out in the table below, with any personal details removed:

Date	Details of enquiry	Response
22 nd June 2011	As a member of Ribble Valley Borough Council, caller rang to express his opposition towards the plans. Having been informed about the plans and forthcoming consultation, caller suggested that United Utilities should wait until the Core Strategy process has been completed. Member also advised that there are sufficient amounts of housing locally and stated that Longridge should not be redeveloped.	Advised caller that United Utilities is committed to engaging with political representatives and the local community regarding the plans, and would welcome an opportunity to discuss the proposals for Chapel Hill with said member. Member advised that he would discuss arranging a meeting with his fellow members representing the area.
8 th July 2011	Caller rang to suggest that the barn next to 53 Chapel Hill should be demolished to widen the road and accommodate a wider pavement.	Thanked caller for the suggestion and advised that her comments had been noted. Encouraged caller to attend the public exhibition to find out more about the plans.
12 th July 2011	As a member of Ribble Valley Borough Council, caller rang to state that he would be unable to attend the councillor preview event, but would view the plans during the public exhibition.	Thanked member for his call.

Questionnaire

In total, 53 individuals submitted comments by completing the questionnaire available at the public exhibition, either at the event or returning the form via post. Of these forms, 11 were identical photocopies, although signed by individual respondents. In this section, all the responses received have been broadly categorised by theme and an overview of the feedback received is provided below. Copies of the completed questionnaires can be found in Appendix 7.0.

The feedback form available at the public exhibition asked 3 specific questions:

Question 1 - Please tell us what you think of our draft proposals, including what you like or dislike.

Question 2 - Do you agree that the site is ideally located to provide much-needed new housing?

Question 3 - Is there anything you would like to see included as part of the proposals? Are there any specific issues or areas for improvement that need to be considered in the planning application?

A comments section was provided for respondents to provide additional feedback without prompts.

Comments

All comments received during the public consultation were carefully considered and have been used to develop the draft proposals. A variety of issues were raised and these are outlined by subject below. However, as many of the issues translated across questions, the results have been categorised into a number of broad issues for further analysis. In addition, a number of attendees raised more than one issue and therefore the frequency of the comments received does not equate to one issue per response.

Traffic & Highways Network

The most frequently raised issue during the consultation process related to traffic and highways issues, with 41 comments raised. Principally, these centred on the increase in traffic that the proposals would generate, with a number of attendees questioning whether Chapel Hill, would be able to deal with an increase in vehicle movements. Concerns were raised regarding current problems with the local highway network, with suggestions made that an increase in residents in the area would put increased pressure on local roads currently struggling to deal with existing levels of traffic. Of note, a number of attendees referred to current problems of congestion surrounding the site, stating that this is exacerbated at morning 'drop-off' and afternoon 'pick up' with cars parked near St Cecilia's RC Technology College on Chapel Hill.

Elaborating on issues regarding congestion on Chapel Hill, a number of respondents raised concerns

about the safety of school children and pedestrians, with the suggestion that the additional traffic generated from a new residential development could make the road more dangerous. A number of attendees referred to previous accidents on Chapel Hill and it was suggested that an increase in traffic movements would result in an increase in the number of accidents on what is perceived to be a very busy, dangerous road. Furthermore, a couple of comments were received regarding the suitability of the location of site access onto/from Chapel Hill, as well suggestions for the need for traffic calming measures or highways improvements on a road considered by many as too narrow. Such comments included:

"The traffic around the school is already terrible and the road is not suitable for a vast increase in traffic."

"The proposed development is plagued by the increased traffic which will result. The access site onto the main road (Chapel Hill) will add to the delays already posed from traffic and parking by St Cecilia's School.... Double yellow lines need to be installed all the way down the road (on both sides) from the Duke William [pub] down to the Old Oak pub. Without these a major accident is waiting to happen which will only be hastened by the proposals."

"I think the road is a big issue. Already very congested with parked cars at the school."

"The proposed site is bordered by a hazardous section of Lower Lane. Cars are always parked outside St Cecilia's School and on the corner by the cottages. It is dangerous at the best of times. To have the main entrance to the estate on the same stretch of road is ludicrous and does not take the traffic congestion into consideration. 70 homes with cars will only add more danger to an area where accidents are waiting to happen. In addition, queues from outside the waste disposal centre adding to the problem."

"Think the main issue will be traffic, as that road is very busy and tight with very small footpaths."

"Access to this site will be on an already dangerous road with a school, recycling centre and on-road parking. Building here will only add to the already dangerous route. The additional cars will also add to the congestion within Longridge town and routes into Preston and other local villages."

"I drive passed the proposal access road and it is already a serious problem. The road is narrow and curved and often I struggle with the school buses and traffic from the Recycling centre. It can be dangerous for all the school children."

Location & Housing Need

The questionnaire sought the opinion of the community regarding the suitability of the site to deliver new homes. Of those that completed the question, 29 people suggested that the Chapel Hill site should not be brought forward for residential development; 11 comments suggested that the site would be suitable for much-needed new homes; whilst one person cited that only the area opposite the school would be suitable. Furthermore, two comments suggested that there are alternative sites that would be preferable to be developed, such as brownfield sites, whilst another comment suggested that the plans needed to be considered alongside alternative developments in the area and that United Utilities should wait until the Core Strategy has progressed. A number of comments were also received that suggested that the site is outside of the settlement boundary of Longridge.

In addition, local residents questioned whether the area requires new homes, with 15 comments received that suggested the existing housing stock is sufficient and that properties currently for sale in the area are proving difficult to sell. In contrast, three people suggested that new housing is needed, particularly for local families, and expressed support for the plans for new homes. Comments made regarding the need for new homes included:

“Currently in Longridge there is a glut of houses for sale in all price brackets, therefore we do not need to add to this.”

“I drive through Longridge twice a day and there are so many houses for sale.”

“More housing is essential.”

“There are hundreds of houses for sale every week in Longridge News. There is no shortage of housing in Longridge.”

Visual Impact & Ecology

Expressing concerns about the visual impact of the proposals, 22 comments were received that suggested that the Chapel Hill development would ruin the views of site adjacent neighbours, as well as have a detrimental impact on the view entering the village. Of note, a number of attendees were keen to guard against development in the Conservation Area, referring to the impact of new homes on a historic setting. Specifically, a number of comments referred to the visual impact that the new homes would have on the properties on Chapel Brow that directly overlook the site.

In addition, 16 respondents were concerned regarding the redevelopment of greenfield land or loss of open space. Elaborating on this, a number of attendees to the public exhibition also emphasised a need to protect existing trees and wildlife on the site, suggesting that the plans would have a

negative impact on existing ecology, such as bats. One comment reiterated concerns expressed at the public exhibition regarding the retention of existing trees onsite that currently overhang and impedes visibility for drivers on Chapel Hill. Nonetheless, three comments were received that supported United Utilities' proposals for open, green spaces, including for local wildlife.

"Unfortunately this development will take away our view which was the reason why we bought our house. We feel strongly that the meadow should remain. The people living in the houses in front of our house will see into the back of our house and garden."

"To protect the visual amenity and the historic environment, I would not agree to development to the rear of Number's 22 – 2 Chapel Hill. Nothing to be placed to back of numbers 2-22 as far as the reservoir."

"We live at... Chapel Brow which will directly overlook the new houses. Our beautiful view will be ruined."

"Despite what you say, local wildlife and the reservoir will be harmed."

"I do like the sound of the open, green spaces."

"I cannot believe that you are planning on selling a green field site and land that is in a Conservation Area ...Why build on greenfield land?"

"If the empty property in Chapel Hill was to be developed you should be aware that bats are ever present in there."

Design, Layout & Property Types

A number of attendees to the exhibition took the opportunity to express their views regarding the design and layout of the proposals, as illustrated by the indicative layout that was on display at the consultation event. Reiterating similar views expressed regarding the visual impact that the plans would have on the properties on Chapel Brow, three people requested that new homes are not built behind existing properties. In addition, a couple of attendees suggested that they would prefer a lower density development, with views protected and ensuring that the rear gardens of the new properties do not back onto Chapel Hill.

Given the location of the site with a Conservation Area, there was a general view expressed at the exhibition that the development would need to consider the design and build of existing properties. Attendees also stated this on the questionnaire, emphasising that houses should be stone fronted and use local materials to ensure the residential development is sympathetically designed and in-

keeping with the character of Longridge.

Attendees to the exhibition were informed that the scheme would also include an element of affordable housing. Four respondents supported this provision, particularly for elderly residents looking to downsize, such as to a bungalow. However, 14 comments questioned whether the new homes would be affordable for local people, suggesting that this could not be delivered within a Conservation Area. In addition, one comment suggested and that the site is not suitable for elderly residents, whilst another suggested that the percentage of affordable housing proposed is too high. Comments received included:

"I think the area immediately to the right of the tree line towards Chapel Brow should be stopped and absolutely not behind the houses on Chapel Brow."

"I'm sure that if the development is created with local stone, it will be a very valued addition to Longridge's housing stock... Stone and sympathetic house styles"

"I would also prefer to see fewer houses, making the site more attractive and allowing better views. Like the idea of some affordable housing."

"I have lived in Longridge 45 years. Came as a family of six now down to mother and son, would love to downsize and have found it very hard to find [a] two bedroom bungalow."

"You mention homes for elderly. Would there be an opportunity to create a few luxury apartments for older people? Apartments locally are small and box like."

Reservoir

19 comments were received that specifically referred to the reservoir, located to the south of the site. Of these comments, 16 referred to the contamination of the water, notably from the additional rubbish that will be produced from new residents. In addition, one comment referred to the loss of the view of the reservoir if new homes are built, whilst other residents expressed concern regarding the safety of the reservoir and the potential for accidents to occur. Such comments included:

"Please also consider the affect of so many houses being built so close to a reservoir and the extra rubbish that will be produced."

Local Services

Four people questioned the ability of local services, particularly schools and medical facilities, to deal with an increase in the number of people residing in the area and instead suggested that the proposals would place additional pressures on local amenities. In addition, a couple of attendees to the public exhibition referred to drainage issues and raised concerns regarding the impact on utilities of additional residents within the area. Examples of comments received include:

“What finance will you be giving to help towards extra health/school provisions?”

“The other consideration is how the infrastructure of Longridge will cope with all this additional development. New doctors? New schools? Etc.”

“What about potential overcrowding of the facilities, e.g. sewerage.”

Other comments

A number of additional comments were received that could not be classified into a specific category. Such comments included references to the public consultation event; whether local contractors would be used during construction; a request for a section of the land to be used as a cemetery; concerns relating to the impact of new homes on property values; as well as general comments in favour or against the proposals.

5.0 Response to feedback

United Utilities appreciates all the feedback received regarding its proposals for land to the south of Chapel Hill. The feedback received during the pre-application consultation has helped to inform and shape the proposals. This section outlines the applicants' response to the feedback that respondents have given and considers each issue in turn.

Traffic & Highways Network

Residents raised the issues of increased traffic levels and the ability of local roads to deal with the traffic generated by the development of land to the south of Chapel Hill. The planning application is accompanied by a Transport Assessment and detailed assessments have been undertaken to ascertain the anticipated impact of the proposals on the local road network. The Transport Assessment has assessed existing traffic flows along the local highway network, the expected levels of traffic generated by the plans and any measures which will be needed to mitigate against the impact of the proposals on local roads.

A significant number of attendees to the exhibition referred to existing congestion issues, particularly relating to school traffic. As St Cecilia's RC Technology College is located adjacent the site, residents expressed concern regarding current problems arising at morning 'drop-off' and afternoon 'pick-up' with cars parked on Chapel Hill. Despite not being technically required, United Utilities is considering additional highways improvements to address residents' concerns.

During the consultation, a number of concerns were raised regarding the additional traffic that the development will generate. However, the proposals for Chapel Hill have been designed to encourage access by pedestrians, cyclists and public transport. Pedestrian and cycle connections are also proposed throughout the site to connect the development with the surrounding area. The site benefits from being ideally located, within easy walking and cycling distance of schools, local services and facilities. Consequently, the location and design of the development will promote walking, cycling and the use of public transport, thus seeking to reduce traffic generation on the surrounding highway network.

In addition, United Utilities is proposing an uncontrolled pedestrian crossing point on Chapel Hill between the site access and the Household Waste Recycling Centre. This crossing point would provide a safe facility for pedestrians to access the footway on the northern side of Chapel Hill and the wider area. Furthermore, a new two metre wide footway is proposed on the southern side of Chapel Hill between the western boundary of the site and 53 Chapel Hill.

A number of comments received suggested that Chapel Hill is a very busy, dangerous road. However,

Personal Injury Accident data has been obtained for Chapel Hill, from the houses to the west of St Cecilia's RC Technology College to its junction with Lower Lane. This data demonstrates that two Personal Injury Accidents have occurred in the area, with both identified as 'slight' and none involving a child, cyclist or pedestrian. Against this background, there is no existing highway safety issue in the vicinity of the site.

Vehicular access to the site will be taken from Chapel Hill, with a proposed ghost island right turn provided for vehicles turning into the site. The assessments undertaken demonstrate that the proposed site access, with proposed improvements, can adequately cater for the traffic generated as a result of the development. However, to address concerns relating to poor visibility on Chapel Hill, United Utilities is proposing to realign the stone wall fronting on the road. This will provide forward visibility of 70 metres on the curved section of Chapel Hill for westbound traffic and significantly enhance highway safety in the area; a particular concern of attendees to the public exhibition.

Location & Housing Need

The feedback from the public exhibition clearly demonstrates a concentration of objection from local residents who do not consider the Chapel Hill site as suitable for residential development. However, the site is ideally located to deliver much-needed homes. The site is within Longridge's settlement boundary, which runs along the edge of the reservoir and partly lies within St Lawrence's Church Conservation Area. The site also benefits from being close to public transport links and within walking distance of schools, as well as local shops and services. As such, it is a highly sustainable location for a housing development.

In addition, a number of residents questioned whether new housing is needed in the Borough and suggested that existing housing stock is sufficient to meet current demand. However, this is simply not the case. There is an under supply of housing, especially family and affordable housing, across the Borough. Furthermore, planning policy states that there should always be a five year supply of housing land identified to ensure a continuous supply. However, the current housing land supply in the Borough is just 3.9 years. As such, there is an urgent need to identify additional housing sites.

At the exhibition, a couple of attendees suggested that alternative sites would be preferable for development, such as brownfield sites. However, there is a need to release greenfield land for development to meet the Borough's housing requirement due to a shortage of brownfield land. Also, whilst the site is mainly greenfield, a small parcel of the site, occupied by 53 Chapel Hill and the associated barn, is brownfield land. The site is currently rough grazing land owned by United Utilities, who has a responsibility for the proactive management of its land holdings and the disposal of surplus assets. As such, it must demonstrate, both to stakeholders and the general public that it strives to secure value for money, wherever possible. Against this background, the provision of new

housing on the site is considered the best use for this surplus land.

Residents to the consultation event were keen to understand the area of land off Chapel Hill being considered for development. However, whilst United Utilities owns land to the north of the site, comprising the recycling centre and the former landfill site, this parcel retains an active waste management license and therefore is unsuitable for development at this time. United Utilities is currently working with the Environment Agency to monitor the gas levels which are commonly associated with landfill sites. During the exhibition, United Utilities sought to reassure attendees that it will retain ownership of this land for the foreseeable future to ensure the ongoing gas monitoring programme is undertaken in a responsible manner. As such, only land to the south of Chapel Hill is being considered for development.

Therefore, the Chapel Hill site would assist in delivering much-needed family homes in the Borough, including affordable homes to cater for local needs. It is ideally located to benefit from good public transport access, local schools and health care provision, as well as shops and services in Longridge. The site is accessible, available and located within the existing settlement boundary, a preferred location for development when considered against adopted local development plan policy.

Visual Impact & Ecology

During the public consultation, a number of attendees highlighted the visual impact of the proposals as a key area of concern. Of note, a number of attendees raised concerns regarding the impact of proposed new homes on properties to the rear of Chapel Brow. In direct response to the concerns of these residents, United Utilities has significantly amended the scheme to remove these properties. In total, the scheme has been significantly reduced from 70 properties to 52, thus improving the view from existing properties on Chapel Brow and reducing the number of new homes on the site by over 25%.

A number of residents emphasised the need to preserve the rural character of the area and protect local ecology. The proposals have been sensitively designed to be in keeping with existing properties in Longridge, as well as provide extensive landscaping and the retention of existing trees, wherever possible. Additional planting will also be provided throughout the site to enhance its appearance, providing an opportunity to enhance the existing Conservation Area. The plans also include an area of green open space for the community to use and enjoy.

Assessments have been undertaken on the Chapel Hill site to ascertain the existing ecological constraints, including a Phase 1 habitat survey, desk study, amphibian survey, breeding bird survey and bat survey. The assessments highlight that whilst there are a number of protected species on the site, measures are proposed to mitigate against an adverse impact on local wildlife. In addition, measures are proposed to enhance the ecological value of the site, such as the creation of new

wildlife habitats with a new water feature in an area of habitat and open space and the installation of bat boxes on mature retaining trees.

Design, Layout & Property Types

Whilst the proposals will provide a mixture of properties, the housing types and size has yet to be fixed. A Design & Access statement is included with the planning application to set out the design principles of the scheme.

The public consultation undertaken on the proposals for the Chapel Hill site has allowed United Utilities to engage with the local community and use the feedback received from residents and stakeholders to help shape the plans. Against this background, a significant amendment to the number of units has been made to the scheme following feedback received during the public consultation.

At the public exhibition, local people were informed that scheme proposed approximately 70 homes, with an indicative masterplan on display. This is a low density of development for the size of the site, but United Utilities is keen to ensure a low density development to reflect the context of the site in the Conservation Area. However, following concerns regarding the visual impact of proposed new homes on existing properties on Chapel Brow, United Utilities has substantially amended the scheme to remove properties in this location and reduce the overall density of the site. This has significantly reduced the number of properties on the site from 70 properties to 52; a reduction of over 25%. In addition, the site is separated into two distinct character areas, with a higher density to the west and lower density to the east within or adjacent to the Conservation Area.

Throughout the consultation process, United Utilities has demonstrated a commitment to ensuring that a high-quality residential development is delivered. This was emphasised at the public exhibition, with an exhibition board displayed that provided examples of nearby properties to illustrate the type of building and design envisaged for the development. In addition, a Conservation Appraisal was undertaken on the site and United Utilities liaised with English Heritage to establish a Design Code for the site. However, having listened to the views of the local community, English Heritage and the local authority, United Utilities is now submitting a detailed application for the Chapel Hill site to ensure that the scheme reflects the local architectural vernacular, is in keeping with the character of Longridge and protects the Conservation Area.

The Chapel Hill site would assist in delivering much-needed family homes in the Borough and provide affordable homes to cater for local needs, such as first time buyers struggling to get their foot on the property ladder, key workers or the elderly. Ribble Valley Borough Council has a policy for providing 30% affordable housing on all new developments and United Utilities is committed to providing this. Whilst the number of properties has reduced across the development, United Utilities

will still provide affordable homes in line with the Council's policy. As such, 16 new affordable homes will be provided to meet local needs.

Whilst United Utilities appreciates that those local residents in close proximity to the site may object to the proposals, it has endeavoured to minimise the impact of the plans on the local community, where possible. The public consultation highlights United Utilities' commitment to engaging with the people of Longridge regarding its proposals and, as a direct result of feedback received, has significantly amended the scheme to address concerns raised by residents on Chapel Brow.

Reservoir

A number of comments were received that specifically referred to the reservoir, notably regarding pollution and safety. However, United Utilities takes great care to ensure that the health and safety of the general public is not compromised. Its water networks are designed and maintained to a high standard with safety in mind.

Local Services

During the public consultation, a number of local residents questioned the ability of local services, specifically schools and medical facilities, to deal with an increase in the number of people residing in Longridge. However, the site benefits from four medical practices within four miles of the site that are accepting new patients: Berry Lane Medical Centre; Stonebridge Surgery; Dr C.M Wilson & Partners; and Ribbleton Medical Centre. In addition, there are four dental surgeries within a similar distance: Berry Lane Dental Surgery; Drakes Dental Care; The Grimsargh Clinic; and J.M Oliver & J Adjetey. All, except the latter, are accepting new patients.

With regard to school places, discussions with Ribble Valley Borough Council indicate that there is existing capacity within the area to accommodate more students as a result of the development on Chapel Hill.

In addition to financial contributions that could be provided through Section 106 negotiations, local residents will benefit from money from the New Homes Bonus, a Government incentive to local communities for building new homes, which will be available to spend on local facilities and services to benefit the local area. It is estimated, if approved, that Ribble Valley Borough Council will receive up to £600,000 from the New Homes Bonus.

Furthermore, a couple of local residents questioned whether the proposed development would have a detrimental impact for drainage in the area. Drainage for the site has been considered in the submitted technical reports. Developing the site will enable United Utilities to improve the area's drainage system.

6.0 Conclusions

United Utilities has undertaken a comprehensive programme of community consultation in accordance with both national policy and guidance outlined by Ribble Valley Borough Council. The consultation programme provided an opportunity for local residents, political representatives, stakeholders and interested parties to understand the plans and offer their views on the proposals.

This Consultation Statement is submitted alongside United Utilities planning application for land to the south of Chapel Hill. It provides a record of the consultation activity undertaken, the feedback received and the applicants' response to comments made. The consultation programme consisted of a variety of methods, including: letters of invitation to politicians, local residents and stakeholders; publicity via the local media; a public exhibition; feedback forms to capture comments; meetings with local members, St Cecilia's RC Technology College and Longridge High School; a presentation to Longridge Town Council; and establishing a community information line.

During the public consultation, a number of issues were raised about the plans. These key issues principally related to the ability of the local infrastructure to sustain an increase in traffic as a result of a development; concerns that the development of the Chapel Hill site would exacerbate current problems of congestion, particularly relating to school traffic; the need for new housing in the area; the visual impact of the proposals; issues relating to the impact on local services, notably whether schools and medical facilities could deal with more people within the local area as a result of the residential development; and the effects of redeveloping the site on the environment, including local wildlife. These issues have been responded to in this report and addressed further in the technical assessments supporting the planning application.

The pre-application consultation undertaken on the proposals allowed United Utilities to engage with the local community and use the feedback received to help develop the plans for land to the south of Chapel Hill. United Utilities has worked hard to incorporate as many of the comments and suggestions that were received during the public exhibition, as well as comments made during meetings with local stakeholders, into the plans. As such, a number of significant changes have been made to the scheme.

United Utilities has removed the properties to the rear of Chapel Brow to address concerns relating to the visual impact for existing residents, as well as considered additional highway improvements, including an extended 'drop-off' point and for buses and parents on the north side of Chapel Hill, and an increased number of car parking spaces for staff within existing school grounds of St Cecilia's RC Technology College. If planning permission is granted, United Utilities would provide a financial

contribution to Ribble Valley Borough Council to facilitate these highway improvements.

As a result of the amendments to the scheme, as well as a commitment to developing the site in accordance with the submitted Design Code for the site, United Utilities believes that the plans for the Chapel Hill site will deliver much-needed homes for Longridge, whilst providing an attractive residential development that reflects the local architectural vernacular, is in keeping with the character of Longridge and protects the Conservation Area.

As has been demonstrated throughout the consultation programme, United Utilities is committed to engaging with local residents, politicians and stakeholders and will continue to maintain dialogue with consultees as the plans progress.

APPENDIX 1.0

Distribution Area

APPENDIX 2.0

Press Coverage

'We don't want your new houses here'

Residents' message to developers

By Gillian Whalley

CAMPAIGNING local residents have given a unanimous 'no' to developers wanting to build 49 houses on the 'Dilworth triangle.'

At a public meeting on Monday night, 60-plus homeowners from roads bordering the triangle - Lower Lane, Dilworth Lane and Hoghton Road - gave a total show of hands against Rowland Homes proposals.

And to continue the fight to protect the land, six homeowners from all affected roads agreed to form a committee with Dilworth Lane resident, Lawrence Ingham, as chairman.

The meeting had heard the Leyland company's land director Andrew Brown and planning consultant Sean Taylor give a second presentation of their plans for 49 properties on the site, which they were contracting to buy from owner Stan Ainsworth in order to put forward a planning application.

They confirmed the properties would be detached, semi-detached and affordable, access and exit would be off Dilworth Lane, trees and the Lower Lane hedge would be retained, a public space would be provided and, following a resident's query, the plan's lack of any sheltered accommodation would be looked into.

Residents raised serious concerns after Rowland Homes presenters left the meeting.

These covered the eventual number of cars generated from 49 homes, the hazard of access to



FIGHT: Coun Ken Hind jointly chaired the meeting with Coun Rupert Swarbrick

Residents raised serious concerns after Rowland Homes presenters left the meeting

and from the Dilworth Lane 'race track,' traffic reaching saturation point throughout the area, inadequate drainage causing flooding on and around the site, disruption of work lorries on site for an estimated three years if plans were approved, and an agreed opinion that Longridge would no longer be the 'Gateway to the Ribble Valley' if it was choked and surrounded by development.

Chairing the meeting, Councillors Ken Hind and Rupert Swarbrick advised residents to

write their objections to Rowland Homes initially, but save their main arguments and comments for the planning application, and for the Ribble Valley's Core Strategy consultation for the whole of the area for the next 20 years.

Both councillors agreed the meeting had gone very well, relevant facts were out in the open, important areas covered and the need for feedback on planning and the Core Strategy realised.

Yesterday (Tuesday) The Longridge News learnt that mayor Coun Paul Byrne and the town council are to hold a public meeting at the Civic Hall on the full Core Strategy on July 18 at 7pm.

Coun Hind states that the borough councillors have written a discussion paper which will be submitted to Longridge Town Council's meeting on July 13.

This will then be discussed at the public meeting to formulate a response from the whole Longridge community.

• AS The News went to press, a statement from United Utilities revealed the company's proposals to build 70 homes on its site off Chapel Hill, and to renovate the former reservoir manager's home and barn.

The firm says it is 'keen to discuss its proposal with the community,' and will be at the Old Station's Workstation, also on Monday July 18, from 2pm to 9pm, to do so.

The next meeting of the newly-formed Dilworth Committee will be some time in August, said chairman Mr Ingham.

Have your say on the plans for Chapel Hill

»» Consultation on homes plan

by Gillian Whalley

PROPOSALS by United Utilities for 70 houses on its land off Chapel Hill are to be given a local airing next week.

The company has invited townspeople to find out more about its plans an exhibition next Monday, July 18, at the Old Station's Workstation from 2 to 8pm.

In its Press statement, United Utilities states that it is to apply for planning permission for land to the south of Chapel Hill to allow a new residential development of approximately 70 homes.

The statement continues: "The proposals will also include the renovation of 53 Chapel Hill and the associated barn. These derelict buildings are located within the conservation area and have become a target for anti-social behaviour and vandalism.

"There is a shortage of new houses within the borough and these proposals will help to deliver much-needed homes in Ribble Valley, offering a mix of housing types and sizes. The plans will provide new private family homes, as well as a proportion of affordable housing to cater for local needs, such as first-time buyers struggling to get their foot on the housing ladder.

"The Chapel Hill plans will be designed to complement the character of Longridge. The site benefits from being close to public transport links, as



DERELICT: 53 Chapel Hill and barn

well as local shops and services. The plans will also provide an opportunity to deliver benefits for the wider community, as new homes will bring more trade for local shops and businesses, and could also act as a catalyst for further investment in the area.

"The scheme will be sensitively designed to be in keeping with existing properties in the village, and extensive landscaping is proposed throughout the development, as well as new publicly accessible green, open space.

"Ahead of submitting an outline planning application to Ribble Valley Borough Council, United Utilities would like to hear the views of local people at the exhibition. Members of the development team will also be on hand to listen and answer any questions about the proposals, and feedback forms will be available at the exhibition for members of the public to complete."

Andrew Leyssens, planning manager at United

Utilities said: "We are keen to work with residents to design an attractive, high-quality residential development that will assist in delivering much-needed new homes in the borough.

"Our plans will be sensitively designed to complement the character of Longridge and new green open space will be created within the Conservation Area for local people to use and enjoy.

"We believe it is important to consult with the local community about our proposals and we are committed to working with local people to develop our plans for Chapel Hill.

"I hope that those who are interested in finding out more about the proposals will join us at our public exhibition and let us know their views on our initial plans."

● As well as the exhibition, a dedicated community information line is also available for those who want to discuss the plans – the number is 0161 247 8417.

House numbers dropped on Chapel Hill development site

A NATIONAL company has listened to residents' concerns and reduced the number of houses it had planned for a Longridge site.

United Utilities is to remove ten properties proposed for the development off Chapel Hill after local owners objected that they were too close to their homes.

Longridge Town Council and 12 residents heard the decision to drop the number from 70 to 60 when the company's planning manager for property services, Andrew Leyssens, spoke at last week's council meeting.

The ten properties were planned for the northern boundary, next to existing houses and the conservation area around St Lawrence's Church and the area known locally as Happy Alley. Mr Leyssens confirmed to the council that the 30% of affordable housing already planned for the site would still be included in the 60, ensuring the company's concern for 'genuinely local people, those in the greatest need, young people and the elderly.'

"We will ensure strict criteria on design and how the site is developed in conjunction with government advisers, English Heritage," said Mr Leyssens.

He also confirmed that residents' mounting worries about the new development causing a major increase in traffic on an already busy road were being looked at. Traffic concerns had also been discussed with St Cecilia's High School headteacher Steve Tattersall, and Mr Leyssens added that a transport assessment had been undertaken to monitor the sight lines on Chapel Hill's corner, as they were currently obscured by an overgrown hedge and a tree. He said the company continued to be sympathetic to residents' concerns and would be discussing all the transport problems with highways officers from both Ribble Valley borough and Lancashire County councils.

The meeting with the council followed July's public exhibition in Longridge by United Utilities and agents Lexington Communications on the Chapel Hill development. This will include the renovation of the former reservoir manager's house, 53 Chapel Hill and its barn.

APPENDIX 3.0

Letters of Invitation



Councillor «First_Name» «Last_Names»

«Address_1»

«Address_2»

«Address_3»

«Address_4»

«Postcode»

7th July 2011

Dear Councillor «Last_Names»,

Chapel Hill, Longridge

United Utilities has just launched a public consultation programme on its proposals for a planning application for the development of approximately 70 homes on land to the south of Chapel Hill. The proposals will help to deliver much-needed homes in Ribble Valley, offering a mix of housing types and sizes. The plans will provide new private family homes, as well as a proportion of affordable housing to cater for local needs, such as first time buyers struggling to get their foot on the housing ladder.

The planning application will also include the renovation of 53 Chapel Hill and the associated barn. These derelict buildings are located within the Conservation Area and have become a target for anti-social behaviour and vandalism.

The Chapel Hill plans will be designed to complement the character of Longridge. The site benefits from being close to public transport links, as well as local shops and services. The plans will also provide an opportunity to deliver benefits for the wider community, as new homes will bring more trade for local shops and businesses, and could also act as a catalyst for further investment in the area.

The scheme will be sensitively designed to be in keeping with existing properties in the village and extensive landscaping is proposed throughout the development, as well as new publicly accessible green, open space.

United Utilities is committed to consulting with residents, local groups and interested parties about its proposals for Chapel Hill and has arranged a public exhibition on the plans. This will provide local people with the opportunity to view the draft proposals and members of the development team will also be on hand to listen and answer any questions about the plans. Feedback forms will be available at the exhibition for members of the public to complete.

A **councillor preview** has been arranged ahead of the opening of the exhibition to the public on **Monday, 18th July** between **1pm** and **2pm** in the **Workstation** at **Longridge Station** on **Berry Lane, Longridge, PR3 3JP** and I hope you are able to join us at this time. If you are unable to join us at this time, the exhibition will be taking place between 2pm and 8pm in the Workstation.

If you are able to attend the councillor session, I would be most grateful if you could let me know by calling our community information line number on **0161 247 8417** (Monday to Friday, 9am – 5.30pm). Similarly, if you have any questions regarding the plans, please do not hesitate to contact us via the community information line.

Yours sincerely

Andrew Leyssens
Planning Manager, United Utilities



7th July 2011

Dear Resident

Chapel Hill, Longridge

United Utilities has just launched a public consultation programme on its proposals for a planning application for the development of approximately 70 homes on land to the south of Chapel Hill. The proposals will help to deliver much-needed homes in Ribble Valley, offering a mix of housing types and sizes. The plans will provide new private family homes, as well as a proportion of affordable housing to cater for local needs, such as first time buyers struggling to get their foot on the housing ladder.

The planning application will also include the renovation of 53 Chapel Hill and the associated barn. These derelict buildings are located within the Conservation Area and have become a target for anti-social behaviour and vandalism.

The Chapel Hill plans will be designed to complement the character of Longridge. The site benefits from being close to public transport links, as well as local shops and services. The plans will also provide an opportunity to deliver benefits for the wider community, as new homes will bring more trade for local shops and businesses, and could also act as a catalyst for further investment in the area.

The scheme will be sensitively designed to be in keeping with existing properties in the village and extensive landscaping is proposed throughout the development, as well as new publicly accessible green, open space.

United Utilities is committed to consulting with residents, local groups and interested parties about its proposals for Chapel Hill and has arranged a public exhibition on the plans. This will provide local people with the opportunity to view the draft proposals and members of the development team will also be on hand to listen and answer any questions about the plans. Feedback forms will be available at the exhibition for members of the public to complete.

The public exhibition will be held from **2pm to 8pm on Monday, 18th July** in the **Workstation at Longridge Station on Berry Lane, Longridge, PR3 3JP** and I hope you are able to join us at this time.

If you have any questions regarding the plans, please call our community information line number on **0161 247 8417** (Monday to Friday, 9am – 5.30pm).

Yours sincerely

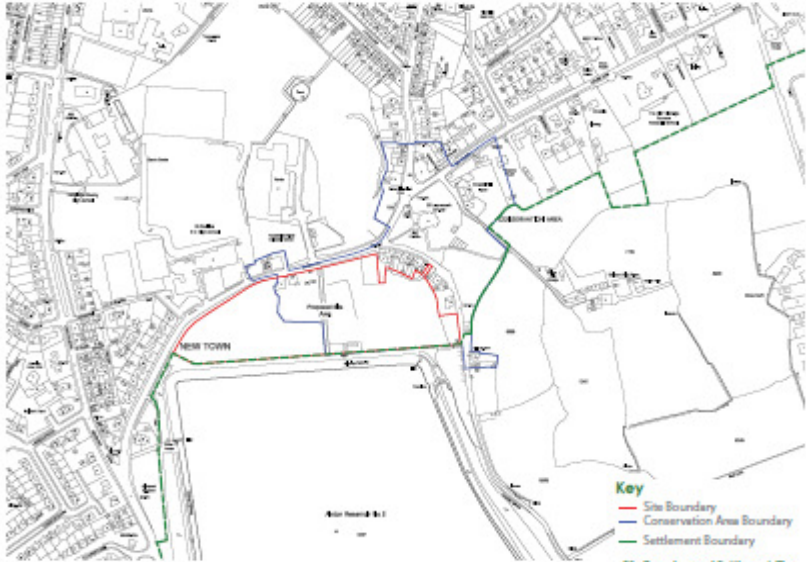
Andrew Leyssens
Planning Manager, United Utilities

APPENDIX 4.0

Exhibition Board Images

Welcome

Chapel Hill Longridge



Key
— Site Boundary
— Conservation Area Boundary
— Settlement Boundary
Site Boundary and Settlement Plan

Welcome
Thank you for taking the time to attend this public exhibition to discuss the plans for land to the south of Chapel Hill.

We would like to know your thoughts, so please take some time to look at the information on display at today's exhibition to find out more.

Members of United Utilities' development team are available to discuss the proposals and would be happy to answer any questions you may have.

Let us know your views!

United Utilities
United Utilities provides water and wastewater services to nearly seven million people in the North West, supplying 3.2 million households and over 400,000 businesses.

United Utilities is also responsible for the proactive management of its land holdings and the disposal of surplus assets.

There is a responsibility placed upon United Utilities to demonstrate, both to stakeholders and the general public, that they strive to secure value for money whenever possible. This in turn allows further investment in the infrastructure within local communities.

The Proposals
United Utilities is proposing to develop land to the south of Chapel Hill for a residential development of approximately 70 homes.

The proposals will help to deliver homes in Ribbles Valley, offering a mix of housing types and sizes. The plans will provide new private family homes, as well as a proportion of affordable housing.

The plans also include the renovation of 53 Chapel Hill and the associated barn. These derelict buildings are located within the Conservation Area and have become a target for anti-social behaviour and vandalism.

United Utilities own the additional land to the north, comprising the recycling centre and the former landfill site. United Utilities is currently working with the Environment Agency to monitor the gas levels which are commonly associated with landfill sites.

United Utilities will retain ownership of this land for the foreseeable future to ensure the ongoing gas monitoring programme is undertaken in a responsible manner. As such, this currently prevents the development of the northern site.

Welcome


0161 247 8410






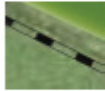
The Development Concept

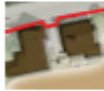

Chapel Hill

Longridge



Development Concept Plan

Areas of public open space

Development Areas

Site Boundary

Stone Wall Boundary

Existing and integrated landscape

1/2 Chapel Hill to be retained

Existing trees to be retained

The Development Concept

The proposals will offer:

- Approximately 70 new family homes, with a mix of housing types
- Affordable homes for first-time buyers, key workers or the elderly
- The retention and renovation of the existing house and barn (53 Chapel Hill) for active uses
- A scheme that will be sensitively designed to be in keeping with existing properties in the village
- An opportunity to enhance the existing Conservation Area

- New homes close to public transport links, as well as local shops and services
- An accessible development, with pedestrian and cycle links throughout the site
- Extensive landscaping and the retention of existing trees, wherever possible
- Open spaces for the public to use and enjoy
- An opportunity to deliver benefits for the wider community

United Utilities is proposing an outline planning application that will establish the principle of development at the site. If approved by Ribbles Valley Borough Council, a detailed reserved matters application will need to be prepared for the site.

Development Concept

Existing Area



Indicative Layout



APPENDIX 5.0

Questionnaire



United Utilities is undertaking public consultation on its proposals for land to the south of Chapel Hill and would like to hear your views ahead of submitting a planning application to Ribbles Valley Borough Council. The information we receive from local people will be considered as the plans progress and will help inform our final scheme.

Please tell us what you think of our draft proposals, including what you like or dislike.

Do you agree that the site is ideally located to provide much-needed new housing?

Is there anything you would like to see included as part of the proposals? Are there any specific issues or areas for improvement that need to be considered in the planning application?

[continues overleaf]



Comments

Please use the space below for any additional comments you may have:

Personal Details:

Your name and address are optional, but are requested to support your comments. Copies may be made available to the relevant planning authority so it can note your comments. We will request that your personal details are not placed on the public record. Under the Data Protection Act 2000, we have a legal duty to protect any personal information we collect from you and will not pass your details to any third parties.

Please sign below to confirm you agree to your comments and personal details being forwarded to Ribbles Valley Borough Council.

Name

Address

.....

.....Postcode

Telephone

Email

Signature

Please place your completed comment form in the box provided.

Alternatively, you can return the form to:

Chapel Hill Consultation c/o Lexington Communications
Barnett House
53 Fountain Street
Manchester
M2 2AN

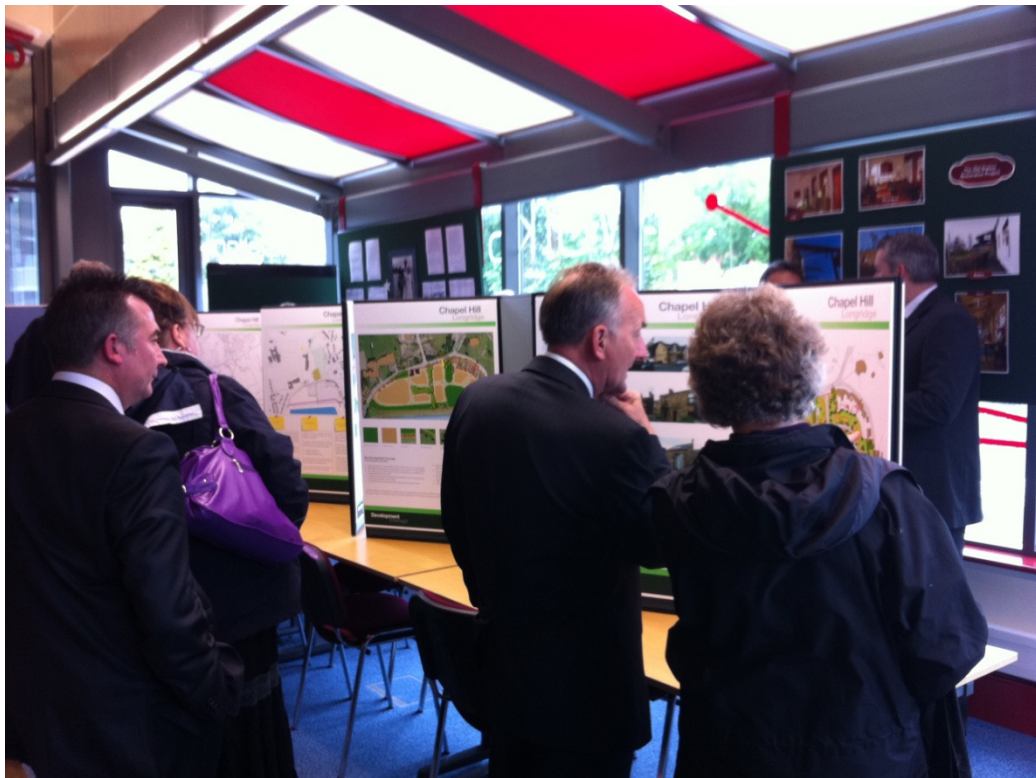
All completed forms should be sent back to the above address no later than **Monday, 25th July 2011**

APPENDIX 6.0

Photographs from the Exhibition









APPENDIX 7.0

Feedback Received During Public Consultation