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## Philip Dagnall

**From:** Robinson, Peter [Peter.Robinson@KPMG.co.uk]  
**Sent:** 04 June 2014 14:23  
**To:** Post Hearings  
**Subject:** FAO Colin Hirst - Core Strategy Response - Letter of Objection (And specifics to Site 385) and Planning Application Number 3/2014/0438

Dear Sirs

This e-mail relates both to the core strategy and planning application 3/2014/0438. If you need these to come under separate cover please advise.

I can only reiterate what I have documented in my previous e-mail and ask that RVBC take into account all of the proposed developments and temper this with the needs of the local community.

I agree new homes are required but these should be of the type required to fulfil the housing needs of the community not large sprawling estates that build on extensive areas of green field sites.

I do not want this to come across as Nimbyism and I think most people would I agree that a small expansion for each of the sites proposed by the developers including the new application made by W Monks at Grimbleston Farm. This would lessen the impact for all whilst fulfilling your statutory obligations. The biggest risk for this is that the developers will not want to do 'small' developments.

Finally, RVBC will receive a lot of money from the developers. The community needs to know how and when this will be spent to alleviate our concerns over infrastructure.

You also have a duty to take into account the planning application made in Preston that affect Longridges borders.

My original response to the Core Strategy and Site 385 is below and remains aside from any amendments that have been made to the core strategy not reflected in this e-mail.

Dear Sirs

I am writing to you to object to parts of the Core Strategy in the strongest possible terms. However, there are also parts where I am in support. This is not done on the basis of objecting without reason or foundation but a plea to the council who should be serving its constituents to think long and hard about what we should be trying to achieve in order to make the future sustainable for the Ribble Valley and its residents. As it stands at the moment the core strategy is completely unbalanced.

I would like to point out that the excuse provided by the council on the exclusion of Site 385 as "an administrative error in a large and complex document" is completely unacceptable. An administrative error is a minor typo or exclusion of a minor point. The unintentional (or deliberate) exclusion of this Site in the core strategy is at best a fundamental error, at worse tantamount to gross negligence on behalf of the council. To put it another way if I, as an individual, submitted a planning application to the council but omitted to inform the planning officer that my 'actual' plans involved a 25% increase in the proposition, and I then proceeded to build it, I am in no doubt what the councils response would be! Completely unacceptable!

The key points of observations which no doubt will be similar to others are: -

- I Support Core Strategy with reservation that the villages should have more development which they need to remain vibrant .
- Longridge to expand by 1039 homes over the 20 year period and no more and to include barn conversions, flats over shops, small flats for 18-24 and singles ,adapted bungalows and flats for the elderly . Building sheltered flats and bungalows releases houses for families and migrants who wish to move in and can be a main engine of growth , reduces the need for large housing estates.

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- The provision in the CS that this total should be reduced by 200 to reflect nearby development in the City of Preston should be retained.
- Taking 282 planning applications granted, 164 sites approved in 2009 but still awaiting planning applications, 200 in City of Preston (point 3) and 100 small sites already identified, Longridge only needs a further 300 sites over the lifetime of the plan.
- Longridge does not therefore need anywhere near the 2270 housing sites proposed for public consideration in the SHLAA.
- The Strategic housing site at Standen Estate Clitheroe should be the only one in the Ribble Valley therefore site 385 should be excluded as originally proposed by the planners to the planning committee. Site 381 and 382 combined is also a potential strategic site -903 homes.
- In Longridge development should be gradual based on small sites rather than on the large estates.
- Longridge should have a neighbourhood plan to make sure that housing is driven by need not greed.
- Planning should be also related to the delivery of school places, health provision, road development social service, utilities and job creation to cope with the expansion. It is clear as a resident of Longridge that there is a shortage in school places and there is insufficient healthcare.
- Preserve the rural nature and character of Longridge.

Specifically in relation to Site 385: -

(c) Site 385 Willows Park Road to the Alston Arms 930 homes

This is the largest site in Longridge and the second largest in the Ribble Valley. **It was recommended to the planning committee by the planners for rejection as increasing the settlement (Longridge) by 25%. The planners should be urged to take their own advice this should not be included for consideration as a development site. The planners should not try to get this site back into the CS by the back door having made a mistake.**

In the view of Ken Hind who was present all the way through the committee debate and spoke on behalf of the people of Longridge to reject 3 sites did not argue about site 385 as excluded by the schedule under debate, the committee did not recommend this site to the public for future inclusion in the CS as a potential development site and this should remain the position.

This will be a second strategic site in the Ribble Valley CS and should be rejected on that basis. It is 23 hectares or approximately 55 acres will include 930 homes (Planners estimate) The site appears in the SHLAA report as having one owner. This is not strictly correct as it was owned by a farmer who is recently deceased and now the property is in trust for the beneficiaries of his estate. As far as we can establish there is no purchase option signed by the beneficiaries with Barretts. **This effectively means multiple ownership and therefore this site at present is not deliverable and should be argued on this basis.**

**The site has major drainage problems and a number of underground springs on it and is open to flooding.**

**It will have a major impact on the recreational facilities as it totally surrounds the Longridge Cricket Club and will move the settlement boundary well to the north and north east. This will open up the football club and second cricket pitch and or land around it to potential development by developers applying to City of Preston. It will have a major environmental impact upon the surrounding area as well as visual amenity.**

Finally, may I remind you of some key statements from the RVBC website: - (These are **your** obligations to the residents of the Ribble Valley).

- Ribble Valley Borough Council is focused on delivering the best possible service to its customers and

communities. At the same time aiming to make them accessible to all residents.

- The Ribble Valley has a very highly rated environment in terms of its natural beauty, high air quality and low levels of pollution. It is the Ribble Valley Borough Council's policy and ambition to "help make people's lives safer and healthier," and to "protect and enhance the existing environmental quality of the area."

In planning for the future of Longridge you have to provide for the need of existing residents not just migrants who wish to move here, build for need not greed. It is essential that we have a Neighbourhood Plan, approved by referendum by the people of Longridge to make sure we provide from amongst the total of homes agreed adapted accommodation for the elderly which represents half council's waiting list. In addition flats and affordable homes for young singles and families starting on the housing ladder. We must make sure the younger generation are not driven out of Longridge to seek cheaper housing areas elsewhere.

Yours faithfully

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